



Eastlake Village

Shores

Community Association

2017 Annual Meeting



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Community Association

Street Rehabilitation & Paving Plan

A New Street

A Re-Newed
Neighborhood

Retained
Value

Pride in
Community



BACKGROUND

Average Lifespan for Asphalt Streets:
~30 Years

Approximate Age of The Streets:
In Excess Of 35 Years

Current Conditions





Maintenance Limited to Periodic Slurry
Treatment (~Every 4 Years)

Historical Costs: ~\$40,000 - \$60,000

Historically Reserve Funds Were Allocated
for Maintenance Only

ACTION TO DATE

Initial Review by Mr. Phil Winkler

Retained LaBelle/Marvin

Phase I Asphalt Rehabilitation Evaluation
(Complete)

Pavement Evaluations

Pavement Coring and Laboratory Testing

Rehabilitation Plans and Specifications

Pavement Prioritization

Cost Estimates

Bidding Documents

Phase II Bid and Proposal Services
(In Process)

Bidders Solicitation

Contract Agreement

Material and Project Specifications

Bid Review Services

Phase III

Construction Management and Supervision
(Pending)

Materials and Equipment Submittals

Preconstruction Meetings

Construction Inspection and Supervision

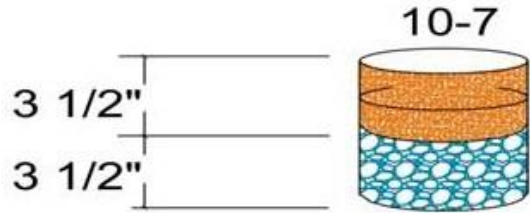
LaBelle/Marvin

Ed Perez

AS-BUILT PAVEMENT SECTIONS

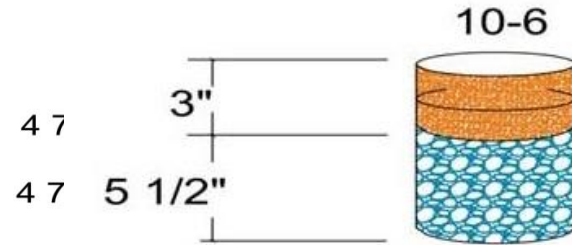


AS-BUILT VARIATIONS



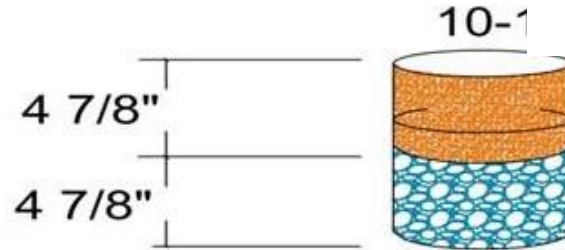
MC: 14.6%

SOIL TYPE: SAND



MC: 16.6%

SOIL TYPE: SAND SILT



MC: 18.4%

SOIL TYPE: CLAYEY SILT

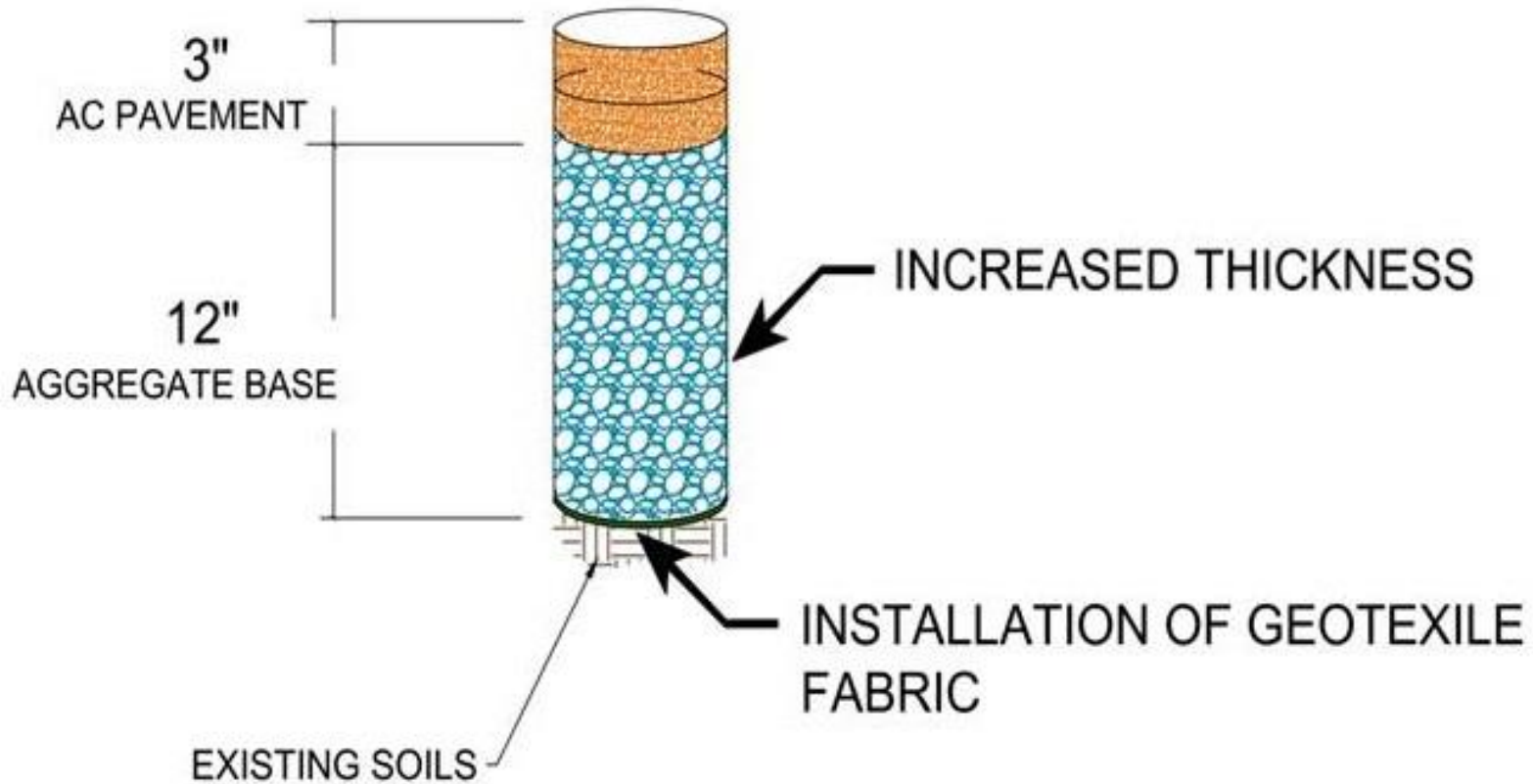
LEGEND

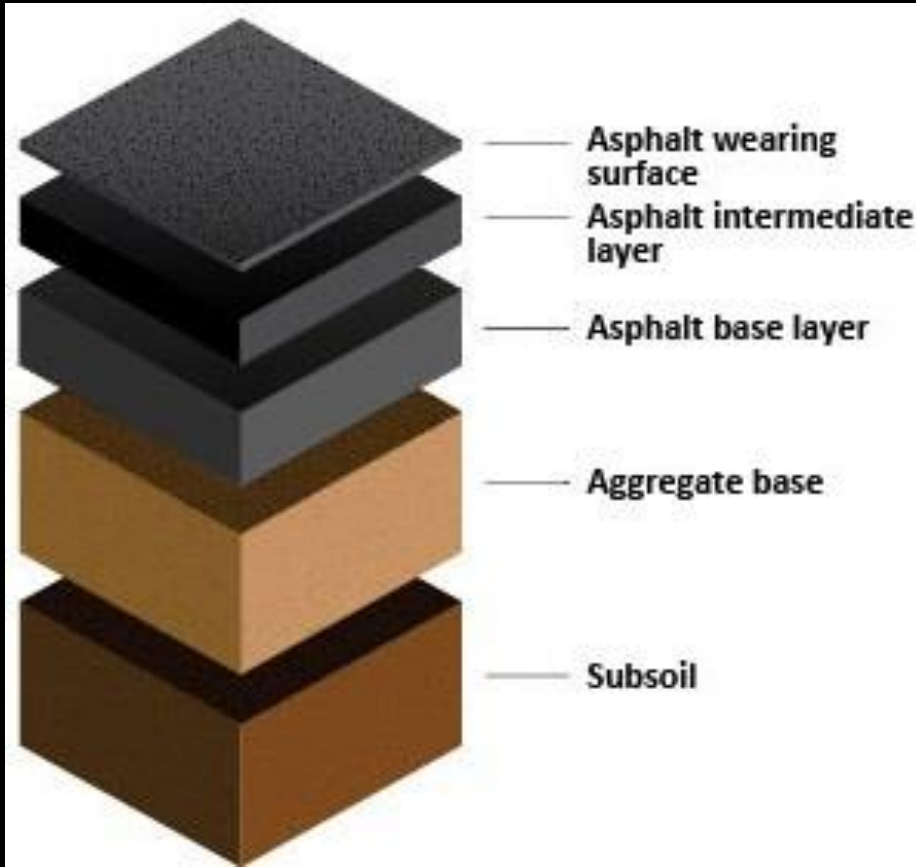
- AC PAVEMENT
- AGGREGATE BASE

ND

AC PAVEMENT
AGGREGATE BASE

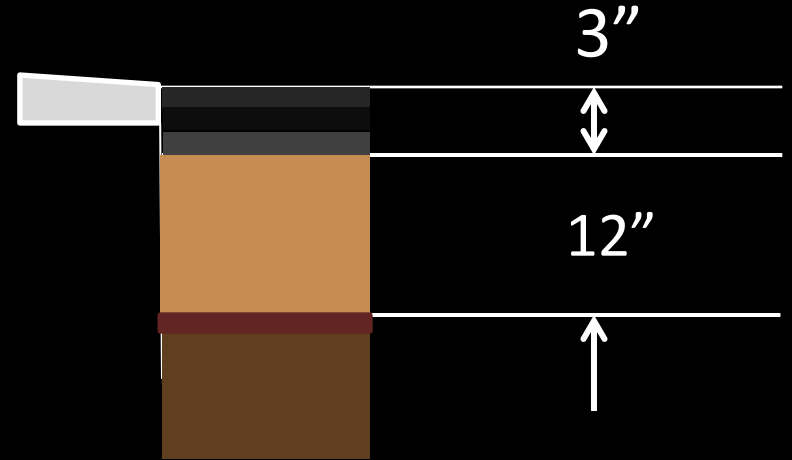
DESIGNED REPLACEMENT SECTION





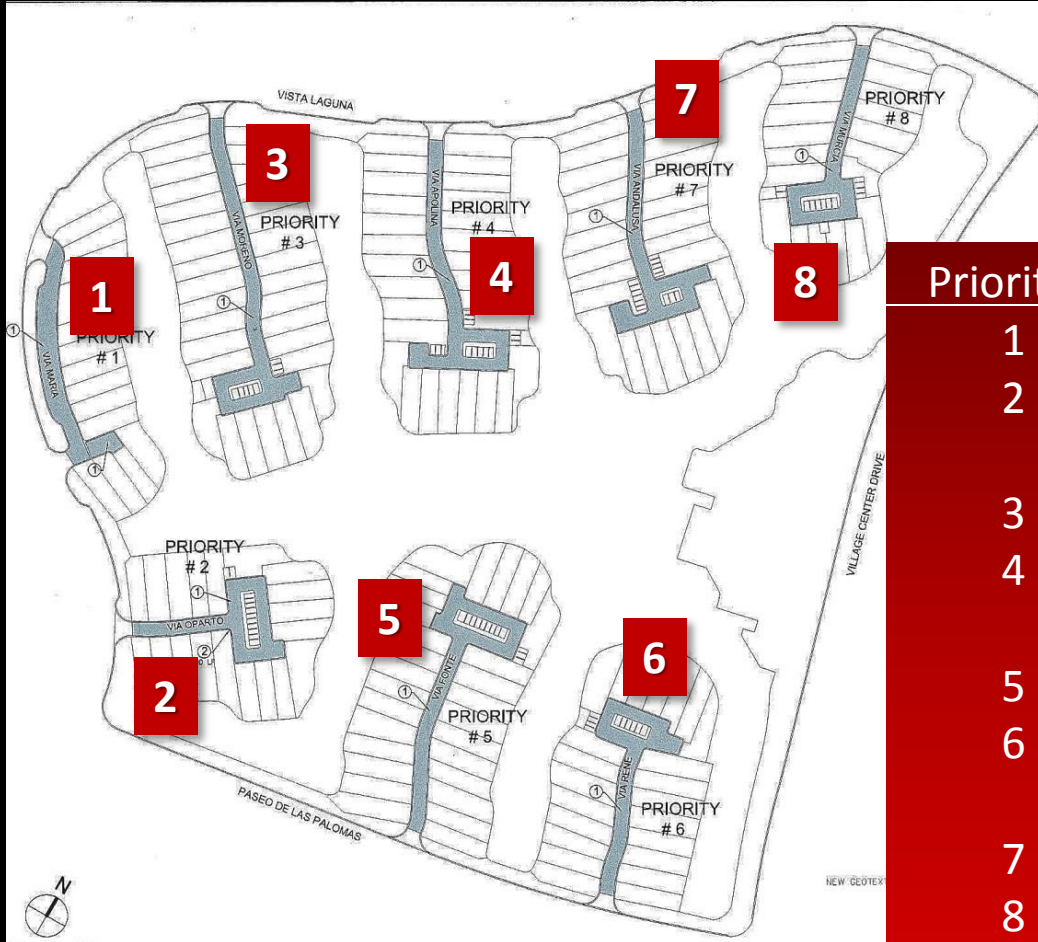
Sample Illustration Only

Designed Replacement



Endurance / Life / Durability

Eastlake Villages Shores Street Rehab & Paving by Priority



Priority Street Projected Schedule

Priority	Street	Projected Schedule
1	Via Maria	2017
2	Via Oporto	
3	Via Morena	2018
4	Via Apolina	
5	Via Fonte	2019
6	Via Rene	
7	Via Andalusia	2020
8	Via Murcia	

PHASED STREET REHABILITATION – GENERAL FUNDING PLAN

Homeowner Units	191		
Current Monthly Assessment/Unit/Year	\$28		
Current Yearly Assessment/Unit/Year	\$5,292		
Project Cost Escalation Factor/Year	4%		
Total Estimated Project Cost	(\$856,388)		
Current Funds Available as of: 28 Feb 2017	\$222,112		
Reallocation of Existing Reserves (Spread over a four (4) year period)	\$100,000		
Required Funding	(\$534,276)		
Funding Term (Months)	36		
Total Required Monthly Assessment	Current Per Unit Monthly Assessment	Per Unit/Month Increase	Total Per Unit Assessment/Month
\$14,841	\$28	\$50	\$78

STREET REHABILITATION - ESTIMATED COST PER PHASE

Sum of Total		Fiscal Year				
Phase	Type	2017	2018	2019	2020	Grand Total
I	Via Maria	\$92,477				\$92,477
	Via Oporto	\$83,043				\$83,043
	Project Management	\$13,000				\$13,000
I Total		\$188,520				\$188,520
II	Via Moreno		\$116,700			\$116,700
	Via Apolina		\$105,440			\$105,440
	Project Management		\$13,000			\$13,000
	Estimated Escalation		\$9,406			\$9,406
II Total			\$244,546			\$244,546
III	Via Fonte			\$111,816		\$111,816
	Via Rene			\$87,122		\$87,122
	Project Management			\$13,000		\$13,000
	Estimated Escalation			\$8,478		\$8,478
III Total				\$220,416		\$220,416
IV	Via Andalusia				\$103,120	\$103,120
	Via Murcia				\$78,983	\$78,983
	Project Management				\$13,000	\$13,000
	Estimated Escalation				\$7,804	\$7,804
IV Total					\$202,907	\$202,907
Grand Total		\$188,520	\$244,546	\$220,416	\$202,907	\$856,388



Communicate

Communicate

Communicate

Planning In Detail



All-Point Considerations



Providing Answers Ahead



Follow-Up Methods



A "Community" Effort

ELV SHORES PAVING PROJECT
RESPONSIBILITY MATRIX

<u>Tasks/Services</u>	<u>Shores Board</u>	<u>Stone Kastle</u>	<u>Master</u>	<u>LaBelle/ Marvin</u>	<u>Owners</u>
<u>Emergency Services</u>					
Fire Dept./EMT	X			X	
Police/Sheriff	X			X	
SoCal Edison	X			X	
SoCal Gas	X			X	
YLWD	X			X	
<u>Nurse/LVN</u>					X
<u>Trash</u>					
Bin Identification	X	X			
Pickup Location(s)				X	
<u>City of Yorba Linda (Parking)</u>		X			
<u>Visitors</u>					X
<u>Contractors/Repairs</u>					X
<u>Mail Delivery</u>		X			
<u>Shores/ELVCA Events</u>		X	X		
<u>Contractors for H/O</u>					X
<u>H/O Guests</u>					X
<u>Deliveries/Installations</u>					X
<u>Cable TV/Utilities</u>					X
<u>Street Rep Liaison/ Communication</u>	X	X		X	
<u>Notices of work dates/ No Access periods</u>		X		X	
<u>Project Management</u>				X	
<u>Street Committee</u>	X				X

Covering The Bases:

Parking

Emergency Access

Nurse

Trash Pickup

Visitors

Contractors/Repairs

Mail Delivery

Other Deliveries

Liaison with

Fire Dept./EMTs

Postal Services

Police/Sheriff

Disposal Co.

... and many more!



How We'll Keep You Informed



You Deserve the Right to Know



Today - printout of this presentation
- placement on ELVSCA Website this week



Detail Schedules and Reminders Before
Work Starts on your street



FAQ – Answers to most frequently asked
questions posted to website



Updates by your Street Rep, Board and
StoneKastle



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