Harbor Club Homeowners Association, Inc.

Charlotte, NC 28278

**Notice to Residents**

**Re: Road & Overflow Parking Lot Repaving Project**

Dear Homeowner/Resident:

We are happy to announce upcoming road improvements in our neighborhood. This project is funded by special assessments that have been collected over the past nine years. It is your responsibility to notify tenants, landscapers, movers, waste management companies, etc. that vehicles will NOT be permitted in the work zone while work is in progress. Parking in the overflow parking lot is restricted during the repaving project. Be aware of the expected degree of noise that will last from 7 AM to 7 PM Daily. Any updates will be communicated via eblast, as well as posted to our community website – [www.HarborClubonLakeWylie.com](http://www.HarborClubonLakeWylie.com).

The work is divided into three (3) phases with corresponding days per the attached map.

**SCHEDULE:** The Contractor will begin work Monday, July 10th, 2023. Work is scheduled to be completed Wednesday, July 12th, 2023.

* Monday, July 10, 2023 - Phase I: Kings Carriage Lane, Overflow Parking Lot, and Queens Carriage Place.
* Tuesday, July 11, 2023 - Phase II: Crown Harbor Drive and Cathedral Way.
* Wednesday, July 12, 2023 - Phase III: Crown Harbor Drive and Glenford Place.

**CONTRACTOR:** NVM Paving and Concrete

 2157 Pageland Hwy

 Lancaster, SC 29720

**QUESTIONS OR CONCERNS:** If you have additional questions or concerns that are not covered in the below FAQ, please contact in the order shown below:

1. Board of Directors, Harbor Club HOA via email - Board@HarborClubonLakeWylie.com
2. Cedar Management Group/Michelle Mustain via email - MMustain@mycmg.com

**FREQUENTLY ASKED QUESTIONS:**

*What will happen to the road?*

 Road work will include concrete curb repair and asphalt reconstruction.

*How will access to and from homes be coordinated?*

There may be intermittent traffic delays throughout the community during the project as construction equipment moves around while the work is being performed. The contractor will attempt to minimize delays and maintain access to homes throughout the project. During paving operation, expect possible delays of up to 15 minutes or so.

*Will there be provisions for residents with special needs?*

Residents with special needs should contact either the HOA board of directors or Cedar Management.

*Will trees be harmed during the work process?*

Tree limbs/branches overhanging the road may be trimmed back if they are blocking the contractor’s access to perform repairs.

**ASPHALT CONDITIONS:** Once all materials are placed and compacted, the asphalt will be good to drive on. However, NO PARKING is permitted on the new asphalt until it has cured **for a period of 24 hours**. If damages occur as a result of parking on the asphalt before cure period is over, the homeowner will be billed/assessed for the cost of NVM coming back out to repair **at a minimum of $3,200.00**. Pavement surfaces around the job site may be cosmetically damaged with scratches and stains. No structural damage will be caused, and this cosmetic damage will fade/disappear within months. NVM is not responsible for any damage caused by pedestrians or vehicles that enter the work zone and cause damage such as tracking of material onto concrete, carpets, tile, etc.

**DUST, DIRT & GRIT:** NVM will suppress dust, dirt and grit generated on the job site by using water suppression systems on their demolition equipment. However, these systems are not full proof, and some dust, dirt and grit may escape with the winds beyond the work area. NVM Contractors, Inc. will not be liable for any damage caused by dust, dirt or grit deposited on any surface outside of the work area, including vehicles.

**POSSIBLE UPCHARGES TO HOMEOWNERS:** If work is unable to begin at the agreed upon time due to vehicles, dumpsters, or other obstacles in the work zone, the homeowner will be billed/assessed $500.00 per each hour NVM is forced to sit idle with no additional notification.

**ROAD CLOSURES:** During construction, there will be limited access during all work days starting at 7 AM through 7 PM. Be aware that you may experience some delays up to 15 minutes or so. Please be patient during these times when access is not readily available and try to give yourself ample time to maneuver through the construction zone.

**COST:** Homeowners need to keep in mind that while we are anticipating no additional cost to the community, there may be circumstances beyond our control once the project is underway where additional funding may be required, and an additional assessment will be imposed. Notification of such circumstances will be made asap.

**SAFETY:** This is the most important aspect of the project. Please work with us in respecting all signs/directives and construction zones and driving at a prudent speed. During the placement and curing of concrete, please remain off the concrete while barricades are in place. Avoid contact with concrete to minimize delays in construction.

We realize this project will be an inconvenience but repairing our deteriorating roads will improve the community for years to come by providing safe roads for homeowners. Thank you in advance for your cooperation and patience. Please contact us if you have any questions or concerns at Board@HarborClubonLakeWylie.com.

Sincerely,

Board of Directors

Harbor Club Homeowners Association