

Starlight Cove Westchester Country Club HOA

April 26, 2017 Engineer/Contractor Final Inspection Walk-Through

Hello Neighbor! Just in case you are interested in some of the final road inspection items that were discussed:

1. Today was the final construction site inspection by John Haley of Haley Engineering, Inc. with Ranger Construction, the contractor and Linda Morris, board member for the Starlight Cove HOA.
2. The engineer stated that Ranger did very good work resurfacing the roads in our community.
3. All manhole and water valve covers were lifted to verify they could be removed. All water valve covers were identified except for one located at the corner of Sand Wedge Drive (west) and Sand Wedge Drive (north). There was also a broken water valve cover at this location. The engineer recommended the HOA contact the water company to locate the missing water valve cover and ask for a new cover to replace the one broken.
4. The engineer recommended that we either saw cut or drill weep holes at the front entrance island curbing to allow the water from the island to drain onto the pavement. Saw cuts should be $\frac{1}{4}$ " – $\frac{1}{2}$ " in diameter every ten feet and weep holes should be 1 $\frac{1}{2}$ " -2" in diameter.
5. The color differential of the asphalt was discussed. Both the engineer and the contractor stated this is normal since the asphalt was laid on different days. The asphalt will eventually turn a lighter color as new asphalt does and the color will be consistent throughout the community.
6. The look of the front entrance tack coating tracks from our entrance property line out onto Pipers Glen was discussed. The engineer and the contractor said this would eventually wear off by the constant travel of cars over the area. The reason Westchester east entrance and Country Greens entrance did not have this problem is due to both entrances having pavers which were covered by sand to protect the pavers.
7. There has been some concern about the tire marks being created when trucks or buses turn around in the cul-de-sacs. The tire marks scuffing is common on new asphalt and does not affect the structural component of the asphalt. They will disappear when the asphalt bleaches out to the whiter color as all asphalt does. Also because the asphalt had to be laid by hand in some areas at the cul-de-sacs where the asphalt machine could not be used, the asphalt is not as smooth as it would be if the asphalt machine placed it and some raveling will occur.
8. Paul advised the Ranger clean-up crew was here on Tuesday, April 25 and used power blowers to clean all the swales in the community. They cleaned around the manholes and water valve covers and removed chunks of loose asphalt from different areas.
9. John Haley delivered to Linda Morris the CAD CD he purchased on our behalf from the original engineer, Shalloway; now known as Engenuity Group Inc. He will email Linda a copy of his CAD drawings for our official records.
10. The sprinkler damage caused by equipment being parked on the lawns of two homes will be repaired by the HOA and reimbursed by Ranger. One invoice has been submitted to Ranger and the second invoice, for a sprinkler head

replacement, will be submitted once it has been received from the homeowner. Ranger will cut a check to the HOA after both invoices have been received and approved.

11. Beatriz will send Linda a letter regarding the 1 year warranty for their work.
12. Ranger's 10% retainage check will be released once we have received the Final Release of Liens from Ranger Construction (paving), Arrow Asphalt and Engineering (milling), Fine Line Striping (thermoplastic road markings), Pro Sweep (street cleaning) and Ranger's asphalt supplier.