



Public Works Committee Update

Annual Meeting

June 13, 2026

Agenda

- ❖ Basin Maintenance Update
- ❖ Roadway Maintenance Update
- ❖ Proposed PWC Budget

Basin Maintenance Update

Recap: BHW Stormwater Detention Basins

- ❖ There are five stormwater basins:
 - ❖ Parcel SM-1 (**Basin 1**, Wedgewood)
 - ❖ Parcel Blue Heron Sanctuary I (**Basin 2**, Decker Creek)
 - ❖ Parcels SM 3-4 / Blue Heron Sanctuary II (**Basins 3 & 4**, Woodcrest)
 - ❖ Parcel BT-1 (**Basin 5**, Wedgewood Mail Box Area).

Last's Year Plan

- ❖ Clear the access paths to BHW detention basins.
 - ❖ Completed.
- ❖ Maintain access paths to detention basins.
 - ❖ On schedule, once a year (June), as part of the Landscaping contract.

Last's Year Plan

- ❖ Priority 1: remove excess debris and woody vegetation at the outlet pipe.
 - ❖ Completed.
- ❖ Priority 2: clear woody vegetation within the embankments.
 - ❖ Delayed due to scope of project.

Last's Year Plan

- ❖ Implement annual “Dry Detention Stormwater Basin Inspection Checklist”
 - ❖ Completed.
- ❖ Establish stormwater basin maintenance folder and detail records.
 - ❖ Completed and stored online.

Roadway Maintenance Update

Last's Year Plan

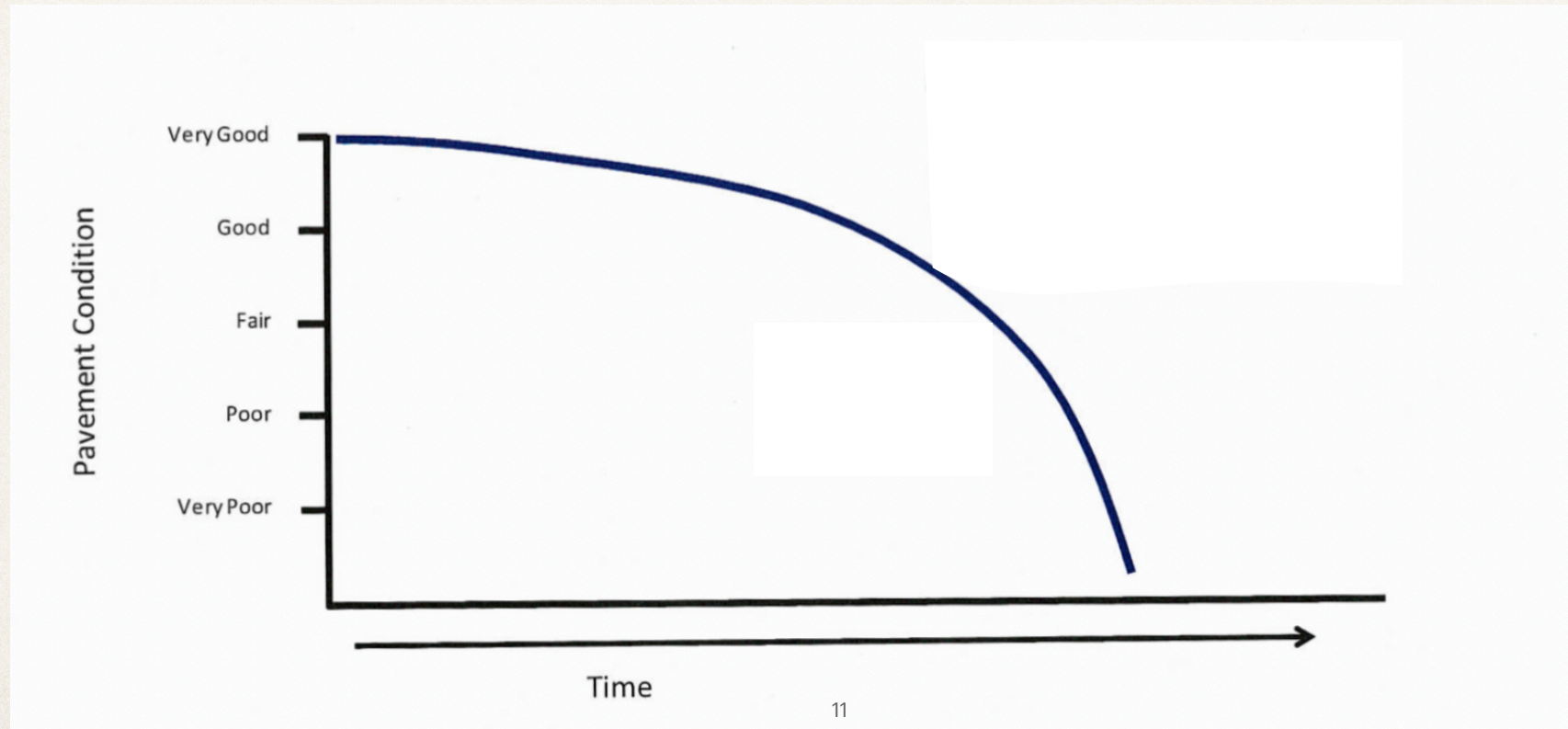
- ❖ Visually review and inspect of all BHW roadways and provide written evaluations of the existing conditions.
 - ❖ Completed by Keystone Engineering and stored online.
- ❖ Deliver an overall roadway inspection report and recommendations for future drainage and paving improvements to the entire roadway network.
 - ❖ Completed by Keystone Engineering and stored online.

Last's Year Plan

- ❖ Provide preliminary cost estimate for future roadway improvement projects.
 - ❖ Completed for areas of immediate concerns.
- ❖ Provide estimate for maintaining the overall roadway network.
 - ❖ In progress - methodology to be explained.

Preventive Maintenance Strategy

Roadways Are The Largest Physical Asset Our Community Owns



Preventive Maintenance Methodology

Proactive Financial Assessments

- ❖ Gauge the current and future conditions for all community roadways and forecast the funds needed over the next 15 years:
 - ❖ Establish Roadway Baseline
 - ❖ Conduct Professional Visual Condition Assessment
 - ❖ Estimate Remaining Service Life
 - ❖ Evaluate Pavement Repair Strategies
 - ❖ Create Annual 15-Year Roadmap

Roadway Baseline

Starting Point

- ❖ **Roadway Baseline** establishes the scope of roadways and common areas, road segmentation, road length and age.
- ❖ Segmented streets by traffic patterns into Primary and Secondary.
- ❖ Total length of roads 18,132' (3.43 miles). Does not include common area.
- ❖ First year for paved BHW roads is 2011.

Visual Condition Assessment

Keystone Engineering Inspection Report - Primary Roads

Scoring: Pavement (1-10), Drainage (1-5)

- ❖ **Blue Heron Way:** Pavement: 8, Drainage: 4.5, Overall: **Good**, needs immediate repair near Decker Creek and crack sealing.
- ❖ **Wedgewood Dr:** Pavement: 9, Drainage: 4.5, Overall: **Good**, needs crack sealing.
- ❖ **Springwood Dr:** Pavement: 9, Drainage: 4.5, Overall: **Good**, needs crack sealing.

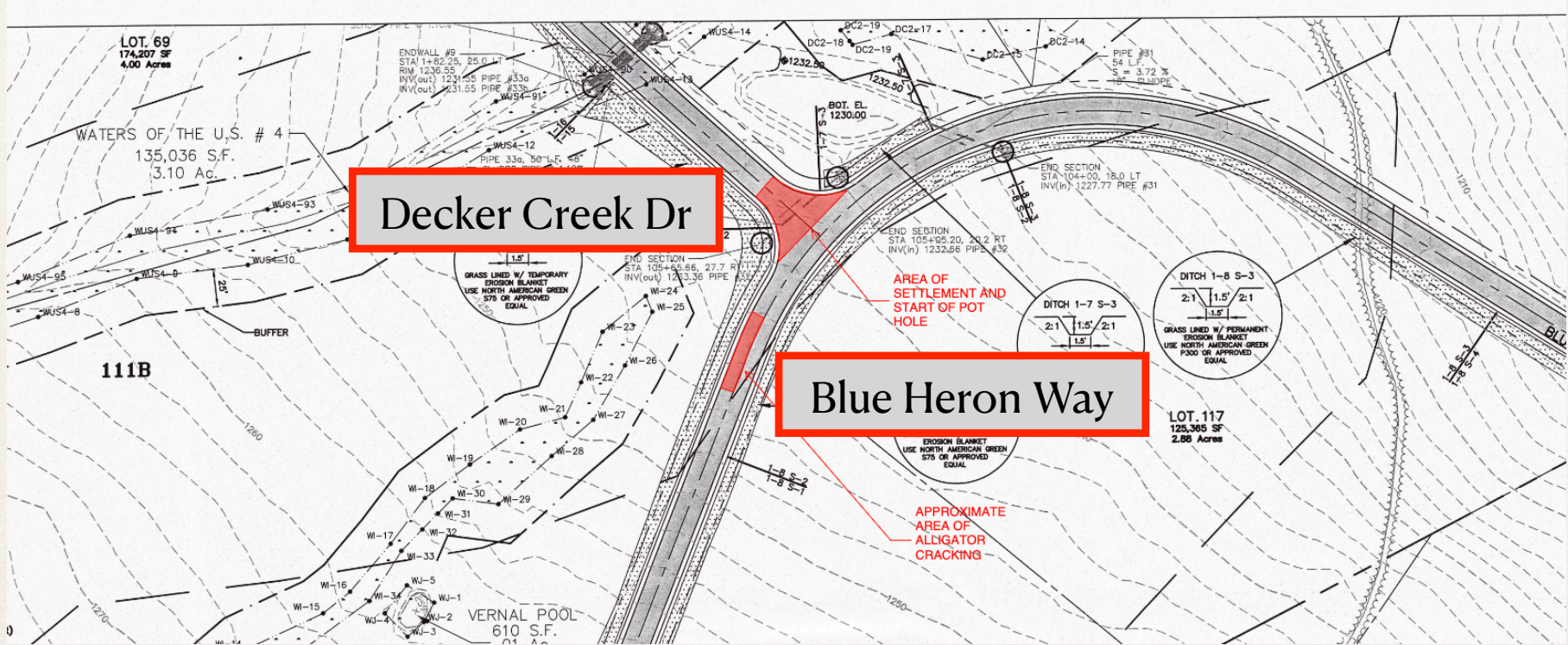
Visual Condition Assessment

Keystone Engineering Inspection Report - Secondary Roads

- ❖ **Woodcrest Dr:** Pavement: 8, Drainage: 4.5, Overall: **Good**, needs crack sealing.
- ❖ **Decker Creek Dr:** Pavement: 7, Drainage: 4, Overall: **Good**, needs immediate repair near Blue Heron Way and crack sealing.
- ❖ **Wooddale Dr:** Pavement: 9, Drainage: 4.5, Overall: **Good**, needs crack sealing.
- ❖ **Blue Heron Way Mail Box Area:** Pavement: 7, Drainage: n/a, Overall: **Fair**, substantial sinking and rutting along mailboxes at tire path.

Visual Condition Assessment

Areas of Immediate Concern - Road Deterioration



Remaining Service Life

How Long Will Our Roadways Last?

- ❖ **Remaining Service Life (RSL)** estimates the number of years remaining before a road hits a critical deterioration point.
- ❖ Estimating the RSL looks at how pavements typically age and predict when a **Visual Condition Assessment (VCA)** threshold will occur (typically a rating of 5).
- ❖ Current **VCA** shows all streets at 7 or better; predicted **RSL** is 10 - 15 years (depending on street) provided we continue annual preventive maintenance.

Recommendations

Protecting Our Largest Shared Investment

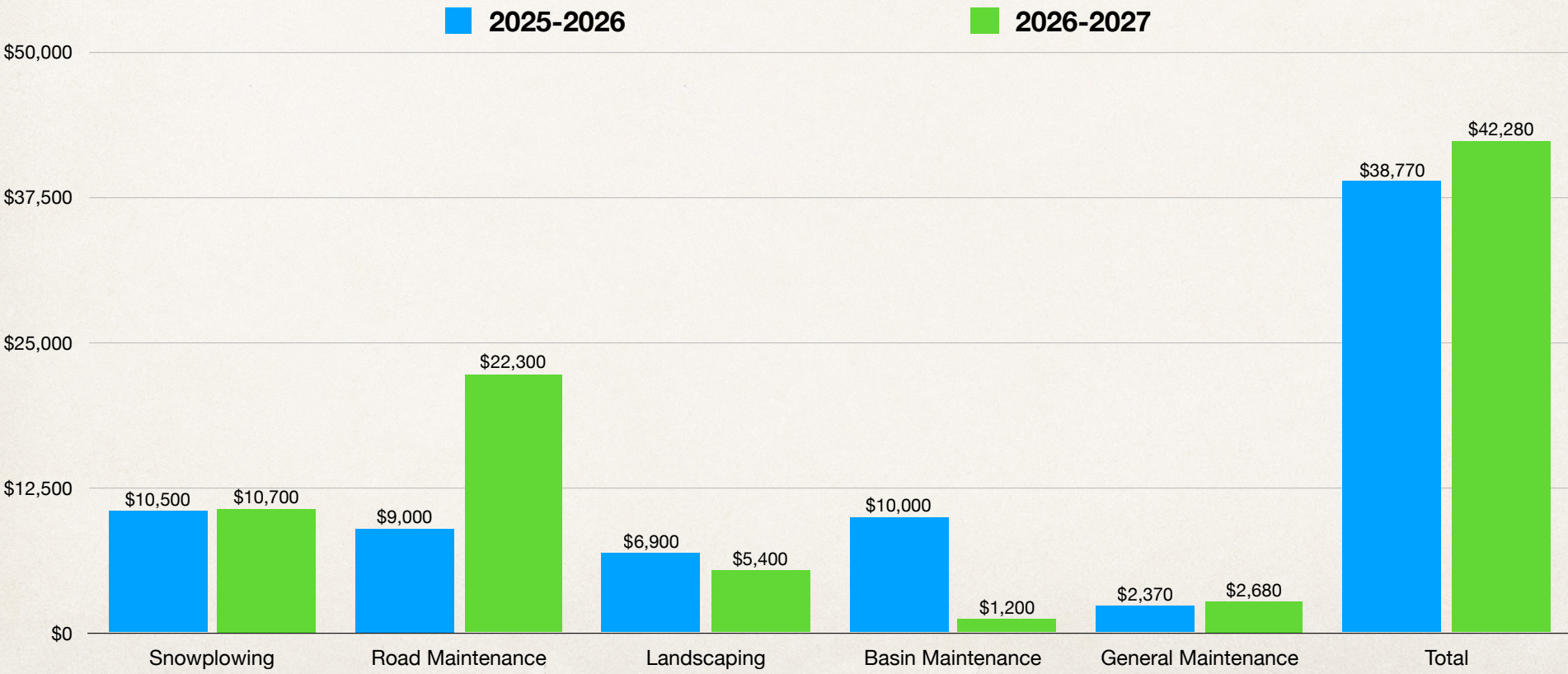
- ❖ Schedule **crack sealing** repairs every 2 years.
- ❖ Identify and repair **areas of immediate concerns** that extend the remaining service life.
- ❖ Periodic professional engineering engagement to deliver a **street by street visual condition inspection** and “**scorecard**” to update RSL estimates.
- ❖ Establish a **reserve** to fund future capital road repairs.

Proposed PWC Budget 2026-2027

Proposed PWC Budget for 2026-2027

- ❖ Snowplowing (year 3 of 3 year contract): \$10,600 plus \$100
- ❖ Road Maintenance: \$22,300
- ❖ Landscaping (year 1 of 2 year contract): \$5,400
- ❖ Basin Maintenance: \$1,200
- ❖ General Maintenance: \$2,680
- ❖ Total: \$42,280

PWC Year-over-Year Budget Comparison



Questions?

Thank You