



Dear Members:

March 21, 2022

I hope you and your family are doing well. Spring is here, which brings construction season as well. This memo will speak to the scope of construction that will be taking place in our community this year.

### **Repair and/or Replacement of CCOA Streets:**

The City of Clive will be completing additional full-depth concrete patching this year primarily between NW 128<sup>th</sup> Street and Country Club Boulevard. See green highlighted areas on attached/enclosed map. The city has recently awarded the work and the contractor would like to get started the week of April 4<sup>th</sup>. The city does not know the preferred start location at this time but given the large area, work will be ongoing for most of the summer. There are no full closures anticipated with this type of project and there is a completion date for patching operations specified in mid-September. Approximately 18 to 24 inches of existing ground at the back of curb immediately adjacent to patching areas will typically be disturbed during construction. The contract **does require** that these areas be reseeded prior to project acceptance by the City. With the early start, areas completed early in the construction season (prior to Memorial Day give or take) can initially be reseeded by the end of May. However, like last year, during the hottest time of the year (June through August) the contractor's focus is completing the patching with the intent of returning to reseed disturbed areas after Labor Day. Disturbed areas will be backfilled in a timely fashion prior to reseeded as the work progresses.

### **Dredging (Country Club Lake):**

Country Club Lake (large lake) was scheduled to be dredged sometime during the 4<sup>th</sup> quarter 2021. The last dredging was in September 2014. With project delays all around us, ours was no exception. We faced huge delays in obtaining the needed permits. The permits are now completed, and the project **start date** is now projected as late June 2022. Once the project starts, the same contractor we used in 2014 (Superior Seawalls, LLC) will perform the dredging in the same manner. We were very pleased with the procedures used by Superior Seawalls previously and their attention to keep the streets and job site clean. As we get closer to the project start, we will send more details on the process. Dredging is and will continue to be our single most costly expense. Since the last dredging in 2014, costs have increased 40%. The eight-year span since the last dredging is slightly longer than the one before. This should give us some hope, since it could be an indication that siltation has slowed. The project should be completed within 3 weeks from start, weather permitting.

**Construction and Remodeling projects** – As you plan for 2022 projects, please note that Board approval is required for all resident roof replacements, erosion controls pads, sheds, swimming pools and fencing. The Architectural Review Form can be found on the website under information/rules and procedures. This form must be completed and submitted by residents prior to remodeling. The form can be found on our website, at [www.clivecoa.org/Information/Rules and Procedures](http://www.clivecoa.org/Information/Rules and Procedures). Alternatively, if you have any questions about finding, completing, or submitting this form, please contact Lisa Logsdon [hoamanagement@outlook.com](mailto:hoamanagement@outlook.com)

**Financial position** – Although our financial position is strong, we continue to focus on expense management. Inflation has raised its ugly head on materials, service, and labor rates.

Take Care and Stay Healthy

*Mark*