

Driveway and Other Concrete Repair and Replacement Policy

Purpose:

To define, as clearly as possible the normal routine repair and maintenance responsibilities of the Association and of all other parties as listed in the Whispering Meadows Covenants, By-laws and Board Policy 505-1115; to establish clear communications among all parties concerning these responsibilities in order to protect the safety, property value, integrity, peace of mind and harmony of the entire community; and to establish a fair and equitable process of funding.

Explanation:

Whispering Meadows Board Policy entitled “Association/Homeowner Responsibilities Policy” (No. 505-1115) under the responsibilities of the General Maintenance of Common Area states that “concrete driveway repairs or replacement, if determined to be causing a hazardous condition or if deferred maintenance could cause a hazardous condition” are the responsibility of the Association. This policy further states under the “Areas and Items that are the Responsibility of Homeowner” that, “concrete driveway, entranceway or patio sealing with water repellent or other approved coating” and “Repair or replacement of entryway, porch or patio” fall under the Owner’s responsibilities. It has become quite apparent that the quality of concrete and concrete work at some of the homes and street sidewalks is less than desirable; therefore, the following policy is put in place.

Policy:

Curbs and street sidewalks:

The Association shall bear the entire cost of these repairs or replacements.

Driveways:

The Maintenance Review Committee and the Maintenance Manager shall determine and make a recommendation to the Board if and when repairs or replacement are necessary. An inspection shall be conducted to establish need and priority of repair or replacement.

The Board shall determine through the Finance Committee whether funding shall be a regular budgeted item for the entire Association and/or if a special assessment to the Owner of the Lot associated with the driveway is involved.

Due to the expense of driveway repair or replacement, each Owner will be requested to share in the cost of driveway repair or replacement with the Association in an equal amount, with fifty percent of the funding coming from the Association’s budget and fifty percent coming directly from the Owner upon completion of said repair or replacement. The repair or replacement could include all or part of the driveway. A repair could be mud jacking all or part of the driveway.

The Owner will be informed as to the Committee’s decisions and provided with an estimated cost. The Owner shall write a formal request, using the Association’s current Request Form and deliver it to the Maintenance Review Committee before any work is initiated.

If the Owner refuses to participate or enter into the Association agreement in accordance with this policy, any repair or replacement will not occur until either the Owner agrees to participate, or the Maintenance Review Committee deems the condition of the concrete to have become hazardous, at which time the Association will be responsible for the cost of repair or replacement.

Priority may be waived if the Owner makes a request for repair or replacement and is willing to bear the entire cost. In these cases, the Association shall contract and oversee the project for the Owner. Owners shall not contract repairs or replacement on their own.

All driveways repaired or replaced shall have gutter downspouts modified or moved where necessary and practical, to redirect drain water away from the driveway to reduce concrete erosion and staining. The cost of this modification shall be at the Owner's expense and made at the time or before driveway repair or replacement is started.

Concrete design mix: The concrete design mix shall conform to the latest revision of the Kansas City Metro Materials Board (KCMMB) concrete material specification or a design mix commonly referred to as "Johnson County Mix" with granite aggregate. (See below.)

Mixes shall be verified by the Maintenance Review Committee or the Maintenance Manager as to compliance with the design mix required and including, but not limited to, a minimum of 4,000 to 5,000 PSI and a slump of not more than 4 inches. Concrete placement shall be over a proper rock, compacted base and finished with the normally approved textured surface. Concrete shall be saw cut as to control cracking.

Considerations to be used in prioritizing these repairs/replacement are as follows, but are not limited to:

Limited funding

Degree of hazard to the public

The different lengths and widths of the driveways in question

Whether the entire driveway is in need of repair or replacement

Whether the Owner is willing to share in the replacement costs

Wishes of the Owner to extend the project to include additional areas or extension of the project for aesthetic or other legitimate reasons at Owner's sole expense

Condition of the curb and gutter in front of the driveway

All state-of-the-art sealing and coating materials may be applied by the Owner with the approval of the Maintenance Review Committee as stated in Policy 505-1115.

Entryway, porch or patio:

Since these items are the Owner's responsibility the KCMMB design mix will be recommended, but not required.

Concrete Design mixes:

Johnson County Mix is known by that name and is available at any concrete batch plant and all good contractors are familiar with this mix. The aggregate is granite.

Approved by the Board of Directors November 16, 2009.

Revised and Approved by the Board of Directors June 17, 2013.

Addendum Added and Approved by the Board of Directors January 20, 2014.

Policy and Addendum Revised and Approved by the Board of Directors November 16, 2015.

Policy and Addendum Revised and Approved by the Board of Directors April 18, 2016.

Addendum to Board Policy No. 507-416

Whispering Meadows Concrete Replacement Specifications and Bid Sheet/Contract

To all persons bidding on requested concrete work, the following specifications and requirements shall be included in your bid submission:

1. Attach proof of your license and insurance.
2. Removal and disposal of all designated concrete (see attached list).
3. Provide a minimum of a 2 inch bed of compacted gravel under all new concrete.
4. All new concrete shall be a minimum of 4 inches thick unless otherwise instructed.
5. #4 rebar on 2 foot centers shall be used in all new concrete.
6. All existing concrete shall be pinned to new abutted concrete; exceptions will be driveways to curbing.
7. Expansion material will be used where needed and all driveways and sidewalks will be saw cut appropriately to control future cracking.
8. All driveways, sidewalks and curbing concrete will be 4000 to 5000 PSI granite mix air entrained.
9. All driveways and sidewalks will be finished with the brushed textured finish.
10. Apply a curing agent when finished.
11. Concrete shall meet Kansas City Metro Materials Board specifications, i.e., Johnson County Mix.
12. If poured in cold weather, a cold weather additive will be added.
13. Removal and disposal of all forms used.
14. Clean up of site to include grass, concrete or asphalt areas next to the new concrete.

Payment is made after all work is complete and inspected by the WMHOA Maintenance Manager or Board Designee.

When this bid sheet and attachments are signed by the WMHOA President and the contractor the work shall start within 45 days.

Agreed to and signed this _____ day of _____ 20_____

WMHOA President

Authorized Signature

Company Name

