

# Riverside Estates 2026 Road Sealing/Paving Project

## Parts Two and Three

### Frequently Asked Questions (FAQs)

The road sealing and paving project last month was completed successfully with few issues outside of the weather. ***You, the residents, were AMAZING and the Board of Directors thanks you sincerely.*** Everyone was great in dealing with changes in schedule, sharing their driveways with others and for the most part did not disturb the newly sealed roads until cones were removed by the contractor. The cul de sacs, which were repaved, will still need to be sealed after 3 months cure time. That will be one day in mid-July.

While the newly sealed streets look so much better, the Board and our contractor recommend enhancing them by sealing of major cracks, followed by a second coat of sealer. Phase One came in under budget leaving adequate funds for the second sealing. We regret this will again inconvenience many but the finished product should be great.

#### ***When will the Phases Two and Three occur?***

Phase Two begins Monday April 27 and barring weather problems will be completed Wednesday April 29. As stated above, Phase Three will be in mid-July.

See the picture below.



Crack Fill and Seal Coat RED: Monday April 27  
Crack Fill and Seal Coat YELLOW: Tuesday April 28  
Crack Fill and Seal Coat PURPLE: Wednesday April 29  
**Cul De Sacs Seal (All): July (Date TBA]**

***Will access to the neighborhood be blocked during the project?***

Access into and out of the neighborhood will be maintained, however the project will necessitate closing traffic on one direction at a time for sealing, the other direction will allow vehicle traffic. At least one gate will be open, and may be shared by both incoming and outgoing traffic. The project logistics may result in one gate being left open overnight.

***Are there specific requirements on residents during the project?***

Yes. As in the past there are requirements all residents must abide by to ensure a successful project.

- Sprinklers must be shut off in resident yards a minimum of 24 hours in advance and remain off until completion of work on that side of the street, including drying time.

- Roads must not be driven on until the cones and tape are removed by the contractor (the next day). This will allow the sealant to cure successfully.
- Vehicles that need to be driven ***MUST be out of resident's driveway no later than 7:30 am on the day your side of the street is to be sealed.***
- Residents are encouraged to “share driveways.” Specifically, if your neighbor across the street is having sealing done offer your driveway to them for any car(s) that must leave the neighborhood. In previous sealing projects the north side of Alcester was listed as a common area, and that was in error. That side of the street are property of the residents at the east and west ends of the street and should not be used.
- Barricades/Caution Tape will be in place to restrict the lanes being sealed. ***Under no circumstance may residents or any visitors move or remove them until the contract removes them once the curing time has ended.***
- ***Trades people, deliveries and other visitors***
  - Keep visitors to a minimum.
  - It is recommended you have your lawn service not come out as they will have no where to park their truck/trailers without impeding traffic.
  - This also applies to pool services and other non-emergency contractors. Amazon, FedEx, US Mail drivers who need to make delivery may do so, but not by driving on any closed off portions of the road.
- ***Questions or concerns should be address to our Ameritech property manager at 727-726-8000, ext.407***