

SILVERWOOD PROPERTY HOMEOWNER'S ASSOCIATION, Inc.
Long Range Capital Improvement Plan
December 15, 2017

1. Front Gate

Project Description: All equipment ultimately fails and this equipment is quickly approaching the end of its life cycle. Waiting to purchase the replacement equipment until the old gate system breaks will inconvenience all SPHA homeowners. Now that the current system needs to be replaced, a SPHA committee researched several options and decided that the best course of action is to completely redesign the type of entry system for Silverwood Plantation. When our community was first developed, entry at the gate was controlled by a “guard” at the gate house and an automated decal/card reader. Several years later personnel costs for the “gate guard” were deemed too costly. The SPHA terminated the use of a “gate guard” and entrance to the subdivision was controlled solely by the decal/card reader currently in use today. Although this may have been the wisest move fiscally, the front gate infrastructure was not designed for this type of entry system. Having only one lane for vehicles to enter Silverwood Plantation is not optimal. Vehicles simply park at the front gate and wait for someone to let them enter. The amount of time the gate arm has to remain open allows several vehicles to enter when a vehicle's decal is read by the equipment. Changing this time interval is not possible because of the location of the decal/card reader. The best solution is to design a new entry system utilizing two entry points for vehicles. One lane for homeowner's/decal holders and one lane for guests. A copy of this project proposal is located in the SPHA business office and is available for homeowner review.

2. Road Repair

Project Description: One of the attractive features of Silverwood Plantation is the presence of a mature canopy of trees throughout our community. While these trees are an important part of our subdivision, they also cause damage to our road system. The roads throughout Silverwood Plantation are damaged from roots growing beneath the roads. This project requires removal of the roots from underneath the roads and repair of all damaged sections of the road.

3. Road Resurfacing

Project Description: The entire road system in Silverwood Plantation is in the middle of its expected life cycle. All roads in Silverwood Plantation will need to be repaved in approximately 10 to 20 years.

4. Drainage Ditch Repair

Project Description: Silverwood Plantation was built in an area that retains a large amount of water during periods of heavy rain. The drainage system that was implemented when the community was first developed does not meet the current drainage requirements. Virtually every ditch in Silverwood is not properly maintained. A phased, multi-year maintenance plan is needed to address this critical issue. Every ditch in the community needs to be cleared and properly graded to allow water flow to the community's retention ponds. The use of rip rap or other stabilizing agent may need to be utilized on the ditches and this may substantially increase the cost of this work. Construction of new homes, garages, pools, and pool houses during the past 30+ years since the installation of the initial drainage system has significantly changed the capability of the SPHA drainage system. There are areas within the subdivision that may need additional drainage and this will require the construction of new drainage systems/ditches. Regular maintenance of all ditches is necessary and needs to be accounted for in the SPHA annual budget.

5. Roadside Swale Repair

Project Description: New construction, occasional replacement of driveways, changes to landscape plans, and erosion impede drainage of water in the swales that run parallel with the community's roads. Elevations at each driveway need to be determined and then each swale will need to be properly graded to allow water flow to the community's retention ponds. Some driveways in the community were not constructed at the right elevation and they impede drainage. Possible solutions to this problem include placing drainage pipes under existing driveways or removal/replacement of the portions of the concrete driveways that impede drainage.

6. Clubhouse Drainage Repair

Project Description: There are two locations on the concrete pad at the bottom of the clubhouse that retain water during heavy rains and this is damaging the building and a retaining wall. Water is also leaking into a storage room on the bottom floor of the clubhouse. In an effort to mitigate the damage, a previous board had part of the concrete foundation removed and a pump permanently emplaced. A dehumidifier was also installed to help reduce damage because of standing water in the clubhouse basement. This is only a short term solution. An additional issue is that the ground surrounding the clubhouse slopes towards the building bringing more water and more damage to the building. Damage to the clubhouse will continue until these problems are resolved. The longer corrective measures are deferred, the more extensive the damage will become.

7. Dam Swale Repair

Project Description: The concrete swale at the front pond (adjacent to the clubhouse) has several large holes in the surrounding dirt, concrete, and asphalt. The cause of the holes needs to be determined. If it is merely surface erosion, the solution is relatively simple. If the holes are caused by underground water, the solution will be much more complex and much more expensive. Also, one large tree was removed at the base of the dam adjacent to the swale. The root ball needs to be removed and dirt added/compacted to ensure dam stability.

8. Dam Tree Removal

Project Description: In accordance with FEMA guidelines and a 2014 engineering study prepared by Collins Engineers, Inc. for the SPHA, all trees on the dams need to be properly removed. The 2014 engineering study clearly states that the dam on Lake Tomacheechee in Silverwood Plantation is not in compliance with accepted engineering standards primarily because of trees on the dams. The problem with having trees on a dam is that the roots may extend into the lake. The roots may then compromise the integrity of the dam. Simply cutting the tree down is not proper tree removal. It is essential that the root ball is removed, dirt added to fill in the hole, and that the dirt is properly compacted. This work needs to be completed by professionals experienced with this type of work on dams. All trees on SPHA property that are on dams need to be removed. One issue that complicates remediation of this problem is that part of the Lake Tomacheechee Dam is located on private property and the SPHA does not have an easement to access these properties for tree removal. The SPHA should contact these property owners and offer to remove all trees in the potentially hazardous zones at no cost to the homeowner. A copy of the complete engineering report detailing conditions that could potentially threaten dam integrity and recommendations for correcting all inspection findings is available at the SPHA business office and available for homeowner review upon request.

9. Dam Inspection

Project Description: The 2014 engineering report by Collins Engineering, Inc. did not analyze the dams' overflow pipes and these pipes have not been inspected for over 30 years. A company that utilizes underwater cameras is needed to conduct this examination. If the overflow pipes need to be

repaired or replaced, this will have to be added as a new item to the Capital Improvement Plan.

10. Speed Control

Project Description: Speeding in Silverwood Plantation has been a constant problem for many years. This is a safety issue for joggers, walkers, and many young children in our neighborhood. Although there are posted speed limit signs throughout the community, many drivers ignore the speed limit. Placing speed bumps on our roads is one option that may slow vehicular traffic and enhance the safety of all Silverwood Plantation residents. For longer streets, 3 or 4 speed bumps might be needed to ensure that drivers maintain the appropriate speed throughout the neighborhood. Another part of this project requires placing appropriate signage in advance of the speed bumps to alert drivers of the raised road surface.

11. Dog Park

Project Description: Many homeowners have pets and a 1/2 acre (approximate) piece of SPHA property behind the clubhouse / playground is available. Construction of a fence, sign, and erection of benches will provide another amenity for our community at a relatively low cost.

12. Walking Trail

Project Description: Build a walking trail adjacent to the small stream flowing from Silverwood Plantation's main retention pond (behind the clubhouse). The walking trail will follow the path of the stream until it exits Silverwood Plantation property and then circle back towards the clubhouse. This stream is an important part of the drainage system for Silverwood Plantation. In order to ensure proper maintenance of this part of our drainage system, access to the stream is required. This part of the SPHA is overgrown with natural vegetation and access to the stream is very limited. The project will accomplish two objectives. One component is providing access to a part of Silverwood Plantation's drainage system helping to prevent flooding in our community. The second component provides another amenity for Silverwood Plantation residents to enjoy.

13. Chimney Road Gate

Project Description: Silverwood Plantation residents that live on Chimney Road experience difficulty accessing SPHA amenities because of their distance from the front gate. In an effort to better serve these resident's needs, construction of a small gate (next to the existing gate on Chimney Road) large enough for golf carts is proposed. This gate will have a card reader system similar to the one in use at the front gate allowing access only for authorized residents of Silverwood Plantation.

SPECIAL NOTES:

1. The SPHA's annual revenue (including the FY 2018 20% increase in assessments) is approximately \$250,000.00. The SPHA currently spends approximately \$160,000.00 each year on fixed expenses leaving \$90,000.00 annually to accomplish all of the items listed above. If annual revenue remains the same, it will take many years to accomplish these objectives.
2. This long range capital improvement plan is a working document and is available for the entire community to review and make comment. The SPHA Board will conduct an annual needs assessment in coordination with various committees to update the plan and determine project prioritization.