Deferred Maintenance: Background and Path Forward

As we began developing the upcoming summer projects list, we reviewed the Association's Reserve Studies from 2017 and 2023 to better understand which major repairs and replacements had been done and which were coming due. That review quickly revealed a larger issue.

Many items identified in prior years had been deferred, temporarily repaired, or replaced with equipment that was already near the end of its useful life. What initially appeared to be individual maintenance items was, in reality, a growing backlog with no long-term strategy in place to fully address it.

As we dug deeper, it also became clear that the long-standing approach of keeping quarterly assessment increases low year after year contributed to this situation. While well-intentioned, that model did not generate enough funding to keep pace with aging infrastructure or adequately support the Reserve Fund.

Together, these factors underscore the need for a thoughtful, comprehensive approach to addressing deferred maintenance. The goal now is to clearly present the current condition of the Association's assets, outline viable funding options, and support informed decision-making that protects the community's safety, financial stability, and long-term value.

For more discussion on the community's deferred maintenance and proposed path forward, we encourage you to attend the upcoming Town Hall meetings hosted by the Finance Committee on January 8th, February 5th, and March 5th at 7:00 pm in the Rec Hall.

Table of Contents

Why Addressing Deferred Maintenance Protects the Long-Term Health of the Community

Deferred maintenance doesn't stay static—it grows more expensive, more disruptive, and riskier the longer it is delayed. Many of the items listed below involve infrastructure or essential systems that our community relies on every day: water valves, drainage structures, HVAC units, pool systems, concrete pathways, roadways, and safety equipment. When these components fail, they rarely fail quietly—they create emergencies, cause property damage, disrupt operations, or increase liability.

Addressing these issues now:

1. Prevents major failures and costly emergency repairs

When equipment is well past its useful life, breakdowns become more likely and typically far more expensive to fix. Replacing aging systems proactively protects both the budget and our community's infrastructure.

2. Protects resident safety and reduces liability

Failing concrete, unsafe equipment, deteriorating culverts, and high-reach maintenance done on ladders all create preventable risks. Investing in maintenance now protects residents, staff, and the Association from accidents and liability exposure.

3. Preserves essential services and daily operations

Critical functions such as water shutoffs, HVAC, pool filtration, security cameras, irrigation, technology systems must work reliably. End-of-life equipment jeopardizes basic operations and increases downtime.

4. Maintains property values and community appeal

A well-maintained community retains its value. Deteriorating paint, flooring, windows, roadways, and visible infrastructure problems impact both appearance and overall confidence in how the community is managed.

5. Supports responsible long-term planning

Catching up on deferred maintenance is essential in order to break the cycle of constant emergency fixes. When the community brings its assets back to proper condition, we regain control—allowing repairs and replacements to be planned, budgeted, and executed on our terms. This shift from reactive to proactive management not only protects our infrastructure, but also creates smoother operations and long-term financial stability for the community.

Outstanding Deferred Maintenance Overview

Year 1	
Isolation Valves	$ 150,000.00
Fire Hydrant Replacement	$ 60,000.00
Network Switches	$ 31,000.00
Salt Cell System Phase II	$ 22,360.00
Phase I and Phase II Sand Filters	$ 18,045.00
Reseal Streets	$ 185,968.00
Heat Pumps, Gas Packs, Mini Splits	$ 96,500.00
Boom Lift	$ 30,000.00
Aerator	$ 45,000.00
Greens Mower	$ 23,000.00
Block Wall Assessment	$ 14,000.00
Culvert Repairs	$ 340,000.00
Cameras and Cabling	$ 90,000.00
Year 2	
Phase I Aquatic Building Moisture Barrier	$ 100,000.00
Golf Course Irrigation Timers	$ 25,000.00
Condenser Rec Hall Ice Machine	$ 8,000.00
Concrete Repairs -Common Areas/Canal	$ 12,000.00
Exterior Paint Common Area Buildings	$ 76,289.00
Windows and Screens	$ 24,005.00
Phase II Pool/Spa Resurface	$ 63,800.00
Phase II Deck	$ 45,000.00
Chemical Spray Tank for Golf Course	$ 10,000.00
Water Fountain Replacements	$ 9,000.00
Seed Spreader	$ 8,425.00
Interior Paint	$ 10,325.00
Tee Box Screen Replacement	$ 7,478.00
Common Area Flooring - Carpet/Vinyl	$ 29,271.40
Bridge Structural Evaluations	$ 15,000.00
Used Golf Carts	$ 38,874.00
Restaurant Equipment	$ 75,381.00
Year 3	
#8 Lake Liner/Asphalt/Concrete	$1,200,000.00
Contingency	$ 316,278.60
Grand Total	**$3,180,000.00**

Project Descriptions and Rationale

Isolation Valves & Fire Hydrants
Isolation valves control water flow so repairs can be made without shutting off large areas. We have 100+ valves, and recent inspections identified 20 failed or failing valves and 3 failing fire hydrants. Replacement costs vary based on size, depth, and location, as some are buried under concrete, patios, or structures.

Network Switches
Roadhaven utilizes network switches in most of its buildings throughout the resort. These network switches serve as the critical interface connecting the resort's fiber optic network to various devices, including computer workstations, WiFi networks, security cameras, gate management systems, and business-line VOIP phones.

Most of our switches are past their end of life and no longer receive security updates, increasing the risk of failures and cyber events. The system was maintained over time without a consistent design, making it difficult to troubleshoot and manage. Replacement and standardization are needed for reliability and security.

Camera Systems
Over the past decade, more than 140 cameras have been installed throughout the resort. Because they were added gradually over many years, the system now includes a mix of equipment—ranging from older analog cameras to newer digital models. This staggered approach has created inconsistencies in technology, cabling, and platforms.

As a result, the system lacks standardization, and several critical cameras—including those at the Broadway Gate and the Woodshop—are currently offline. Maintenance is also more difficult due to limited documentation and the variety of equipment used.

Transitioning to a single, standardized platform and connection type will greatly improve system reliability, streamline repairs, and enhance overall security coverage for the community.

Golf Course Equipment
Several critical pieces of equipment are past useful life:

- Seed/fertilizer spreader is rusted, patched, and unsafe to operate.
- Aerator is failing and parts are unavailable.
- Greens mower has over 5,800 hours and failing hydraulics.
- Only one 60-gallon spray tank is in use; a 150-gallon tank is needed for safe chemical separation.
- Five of seven irrigation timers are past lifespan, rusted, have no concrete base, and exposed to moisture.

Tee Box Screens
Tee box screen nets protect golfers and nearby property from errant golf balls. When nets are damaged they are more likely to fail on impact, increasing the risk of serious injury or property damage. Keeping these nets in good working condition reduces liability risk for the Association and ensures a safer experience for both golfers and residents. Failing metal frames have been repaired.

Culverts (Inuit Street)
The culverts beneath this section of roadway have reached the end of their useful life and are severely deteriorated. Rusted-through sections are exposing soil and weakening the street above, while trapped water is accelerating corrosion and increasing the risk of flooding or sinkholes. Replacing these culverts now is critical to prevent roadway failure, protect public safety, and avoid costly emergency repairs.

Lake Liner and Concrete – Hole #8
The lake has both a liner and a concrete cap, which are repeatedly found cracked and torn during the required 3–5 year sediment cleanouts. Past patching is no longer effective, largely due to inadequate original concrete thickness, which has allowed ongoing failure and liner exposure.

This lake is part of the community's drainage system and is directly connected to the canal that manages water flow through the north end of the resort, making its condition critical to overall drainage performance.

Boom Lift
Purchasing a boom lift is primarily a safety investment for the community. Relying on ladders for high-reach work creates significant risk of falls, injuries, and liability. A boom lift allows staff to safely perform elevated tasks such as exterior painting, light maintenance, minor tree trimming, rooftop access, and equipment repairs. It greatly reduces the chance of accidents while also eliminating repeated rental costs and improving work efficiency.

Salt Cell System - Phase II Pool & Spa
Current salt cells are undersized and stacked to meet demand, stressing equipment and reducing performance. A larger commercial-grade system is required for proper sanitation and reliability.

Sand Filters – Phase I & II Pools & Spa
Five of the six filters for Phase I & Phase II pools and spas have exceeded their useful life, reducing filtration effectiveness and water quality while increasing the risk of equipment failure. Replacing them will improve system performance, enhance water quality, and improve overall skimmer effectiveness.

Phase II Pool/Spa Resurface & Deck
Pool and spa surfaces are failing, with cracks and material loss despite repeated patching. The deck's rubberized surface is trapping moisture in areas, causing bubbling, staining, and ongoing deterioration. Full resurfacing and deck rehabilitation are needed.

Reseal Streets
Streets should be resealed every 5–7 years to prevent cracking, water intrusion, and major structural failures, protecting long-term roadway investment.

Water Fountains
Several fountains are at the end of their useful life, with increased failures, leaks, and electrical risks. Replacement improves safety and reliability.

HVAC & Condenser Replacement
Multiple heat pumps, gas packs, mini-splits, and the Rec Hall ice machine condenser are past useful life. These aging systems are less efficient and prone to failure. Aging systems are less efficient and increasingly prone to sudden failure; Proactive replacement helps control expenses and maintain reliability.

Concrete - Canal & Common Areas
Cracked, settled common area concrete and exposed rebar in the canal create safety and structural risks, especially in drainage canals. Ongoing, prioritized repairs are required to manage risk and prevent larger failures.

Phase I Aquatic Building Moisture Barrier
Original construction lacks a moisture barrier, allowing water intrusion to corrode rebar and damage walls (similar to the south exterior wall of the Rec Hall). Installing a barrier will prevent further structural deterioration and reduce future repair costs.

Bridge & Perimeter Wall Evaluations
Professional evaluations are needed to identify cracks, shifting, rust, and stability issues to prevent structural failures and costly emergencies.

Paint & Flooring
Some common area buildings have interior and exterior paint and flooring beyond useful life. Replacement protects surfaces, improves safety, reduces ongoing repairs, and ensures our shared spaces present a clean, well-maintained, and well-cared for appearance.

Windows & Screens
In some buildings**,** aging windows and screens have broken seals, drafts, moisture intrusion, and security issues. Replacement improves energy efficiency and safety.

Golf Carts
Maintenance and security carts are heavily used each season, and some have become increasingly unreliable. Replacing them with newer used units improves reliability, reduces downtime, and is more cost-effective than continued repairs.

Restaurant Equipment
Several pieces of restaurant equipment are approaching the end of their useful life. To ensure continued service reliability, maintain food safety standards, and avoid unexpected failure or costly emergency replacement, these items have been included on the deferred maintenance list. While the long-term future of the restaurant is still under review, planning for equipment replacement protects the Association from operational disruptions and preserves options moving forward.

For more discussion on the community's deferred maintenance and proposed path forward, we encourage you to attend the upcoming Town Hall meetings hosted by the Finance Committee on January 8th, February 5th, and March 5th at 7:00 pm in the Rec Hall.

Frequently Asked Questions

Why is this work needed now?
Many of the systems included in this plan are already past their expected useful life and are experiencing increasing failures. Delaying repairs often leads to higher costs, safety risks, and service disruptions. Addressing these items now helps prevent emergency repairs, reduces long-term expenses, and protects the community's infrastructure.

How will these Projects be funded?
During the December 16, 2025 open meeting, the Board approved placing a special assessment measure on the upcoming election ballot. The proposal seeks $3.18 million to fund the full list of deferred maintenance projects; equal to a $3,000 per-lot assessment, payable over three years. Approval requires a two-thirds "yes" vote of those who cast a ballot. If the measure does not pass, the alternative would be annual HOA assessment increases of up to 20% per year until sufficient funding is reached.

Why a special assessment instead of reserves?
Reserves alone are not sufficient to address the accumulated deferred maintenance. This approach allows the community to correct critical issues without depleting reserves needed for future planned replacements.

Why spread the cost over three years?
Phasing the assessment over three years reduces financial impact while allowing projects to be prioritized and completed responsibly.

Will this prevent future assessments?
While we cannot predict the future, or future needs, the goal here is to break the cycle of deferred maintenance. Bringing systems back to a stable condition allows future repairs and replacements to be planned and budgeted rather than handled as emergencies.

Are these upgrades or replacements?
These projects are necessary replacements and repairs, not cosmetic upgrades. Most involve infrastructure and safety-related systems that have reached the end of their useful life or are already failing. This work addresses essential needs required to keep our community operating safely and reliably—not optional improvements or enhancements.

How were priorities determined?
Projects were prioritized based on safety risks, liability exposure, likelihood of failure, impact on daily operations, regulatory requirements, and long-term cost avoidance. Items that pose the greatest risk to resident safety or the Association's liability, or that could lead to emergency failures and higher costs if delayed, were addressed first.

What role does the reserve study play in deciding what work gets done?
The Association's reserve study consultant evaluates the condition of major assets every five years, estimates their remaining useful life, and provides long-term cost projections to support planning. Their role is advisory; they do not decide what projects must be completed or when.

What a “Yes” Vote Means

A *Yes* vote for the special assessment authorizes the Association to move forward with the full deferred maintenance project list now rather than continuing to delay repairs. Dedicated funding would allow the work to be completed within approximately three years, reducing the risk of failures, emergency repairs, and rising costs caused by inflation and further deterioration.

Addressing the backlog in a planned and comprehensive manner helps protect property values, preserve community assets, and avoid escalating problems that become more expensive later. While this assessment focuses on the current backlog, the Association will continue planning for future maintenance needs to ensure long-term stability and responsible asset management.

Payment Options if Passed

If approved, homeowners would have flexible payment options to choose from based on their financial preference:

- **$3,000 one-time lump-sum**, or
- **$1,000 per year for 3 years**, or
- **$250 quarterly for 3 years**, or
- **$83.33 monthly for 3 years**

(Projected HOA dues with the special assessment applied)

Quarterly Example*
Year 1: **$1,200/quarter** (825 operating + 125 reserve + 250 special)
Year 2: **$1,258/quarter** (858 operating + 150 reserve + 250 special)
Year 3: **$1,317/quarter** (892 operating + 175 reserve + 250 special)

*Assessments would begin July 1, 2026. Figures shown are estimates assuming a 4% annual operating increase; exact future costs cannot be predicted.

What a “No” Vote Means

A *No* vote for the special assessment does not remove the need to complete the maintenance; the work would still have to be done over time. Without special assessment funding, progress would be slower and projects would be completed only as funds accumulate through annual assessment increases.

This approach increases the likelihood of further deterioration, unexpected failures, and higher total project costs in the future. Funding would need to come from operational and/or reserve increases, which may be adjusted annually, up to 20% per year, until adequate funds are reached.

Potential Cost Scenario if Not Passed

(Example of what may be required to build funding over time)

Quarterly Example*
Year 1: **$1,086/quarter** (825 operating + 261 reserve)
Year 2: **$1,303/quarter** (858 operating + 445 reserve)
Year 3: **$1,564/quarter** (892 operating + 672 reserve)

*Assessments would begin July 1, 2026. Figures shown are estimates assuming a 4% annual operating increase; exact future costs cannot be predicted. The “No” scenario represents one possible funding path and is provided for comparison purposes only.

Yes vs. No Comparison

Category	If the Special Assessment PASSES (YES)	If the Special Assessment DOES NOT PASS (NO)
Project Timing	Projects can begin sooner and be completed in a planned, coordinated way	Projects could be delayed and must wait for funds to accumulate
Cost Control	Better cost control by avoiding reactive repairs and emergency pricing	Higher long-term costs due to deterioration, and reactive repairs
Risk of Emergencies	Lower risk of unexpected failures and emergency repairs	Higher risk of system failures, service disruptions, and emergency repairs
Financial Predictability	Clear, capped amount per household ($3,000) with defined end date	No clear cap; no defined end date
Impact on Assessments	Temporary assessment that ends once projects are paid for	Higher increases to quarterly assessments and/or reserve contributions
Reserve Fund Health	Protects reserve balances and keeps funding aligned with reserve studies	Continued strain on reserves or need for accelerated contributions
Long-Term Strategy	Allows the Association to reset and move forward with a plan	Extends the backlog of deferred maintenance without a clear endpoint

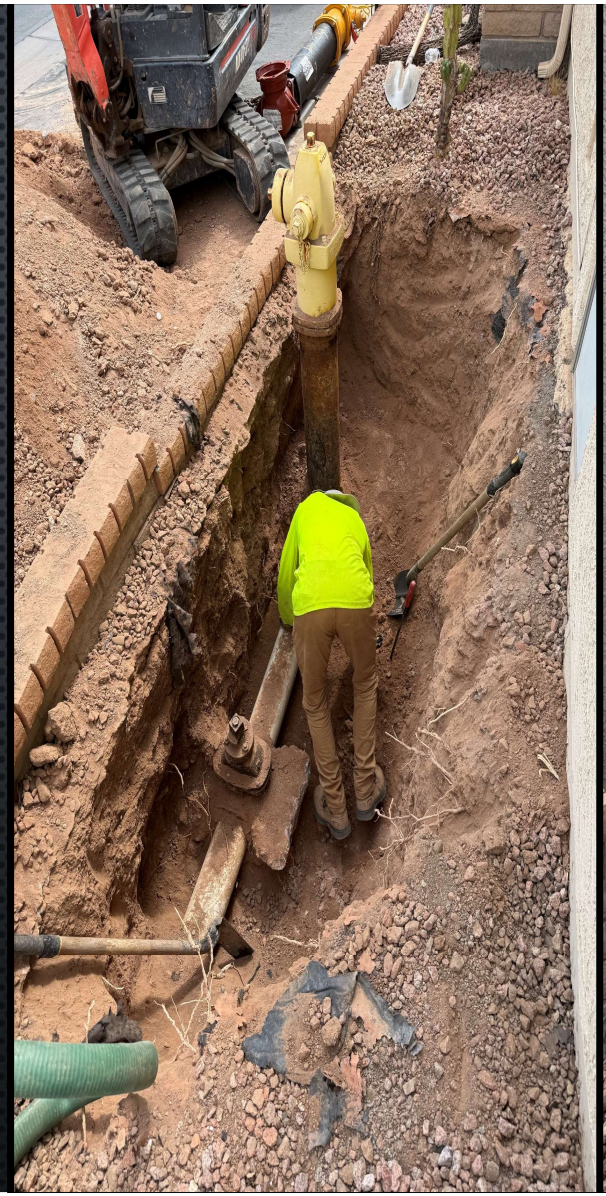
DEFERRED MAINTENANCE PHOTOS

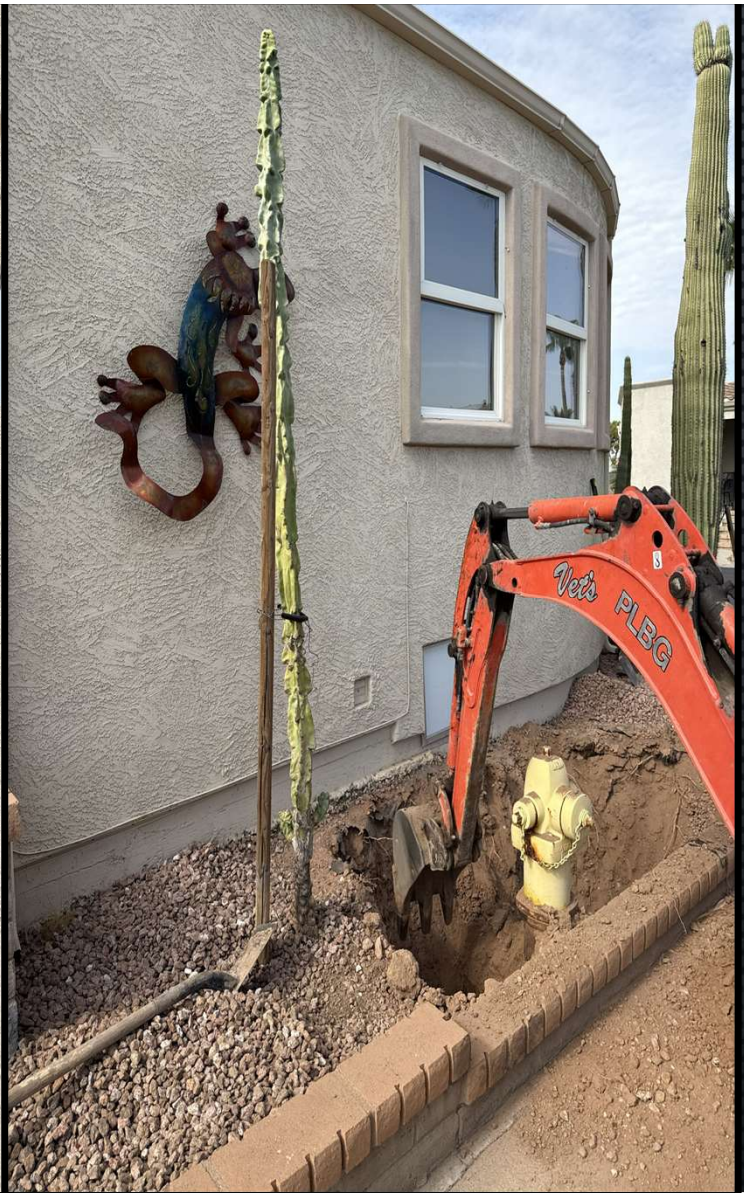
ISOLATIONS VALVES AND FIRE HYDRANTS

BAD VALVES

BAD VALVES

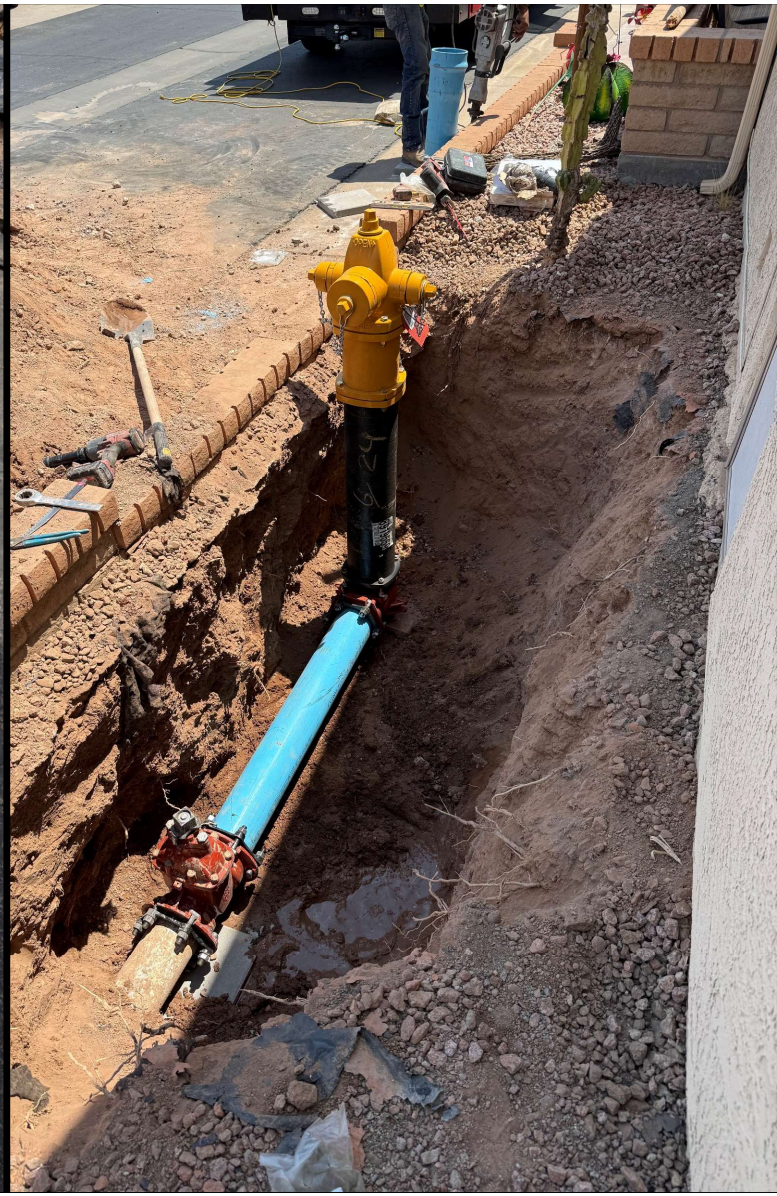
OLD HYDRANT AND VALVE





HYDRANT DIG

NEW HYDRANT AND VALVE



UNDER PM VALVE DIG

UNDER SLAB VALVE DIG

GOLF COURSE EQUIPMENT

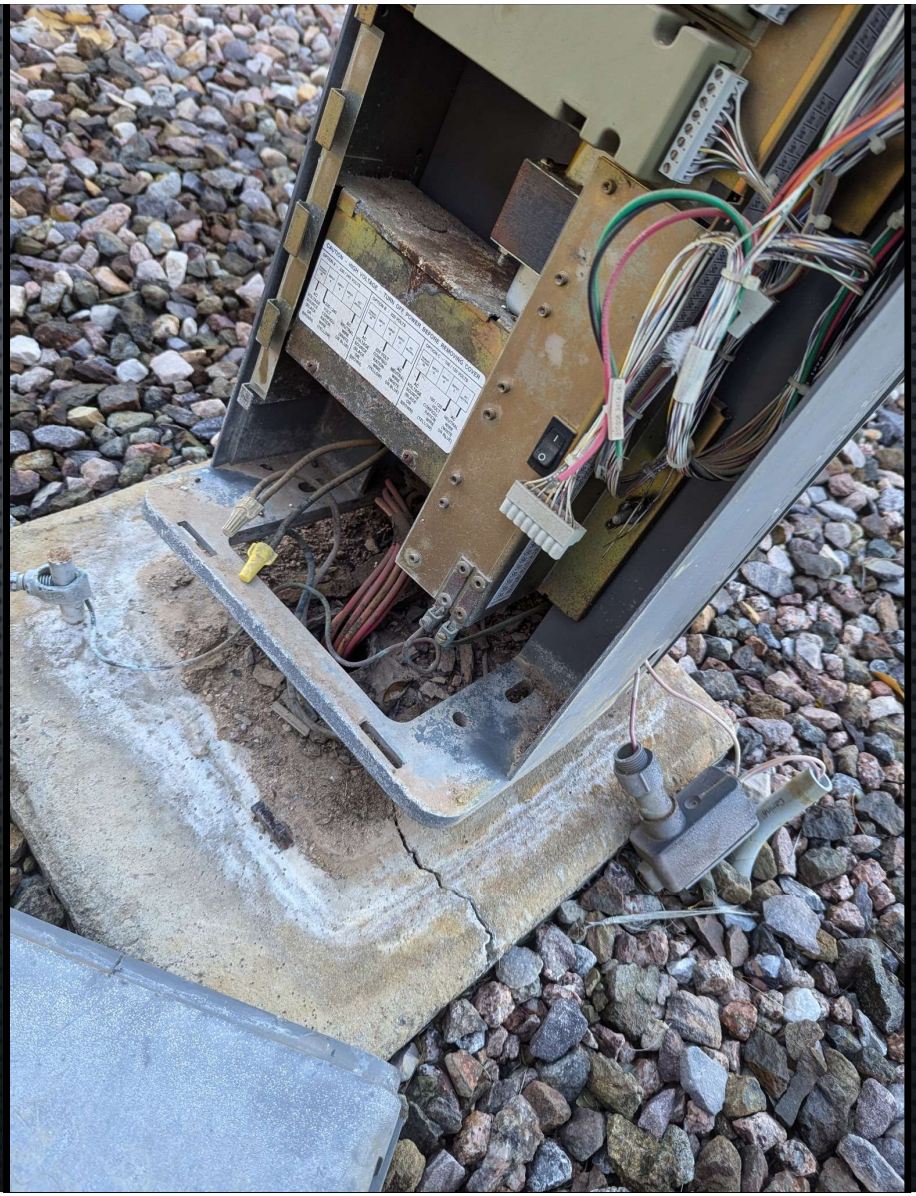
AERATOR BEYOND UL

GREENS MOWER AT EUL

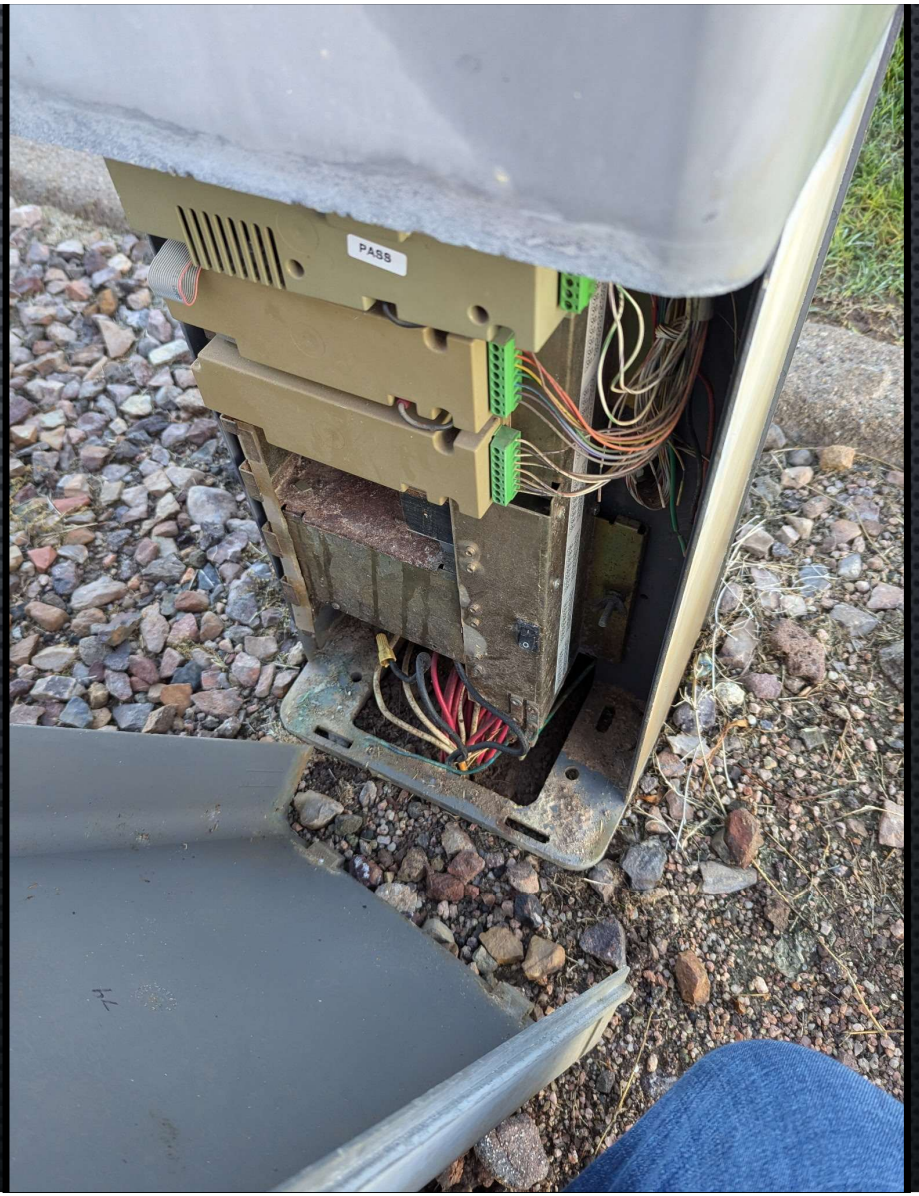
SEED SPREADER BEYOND UL

GOLF COURSE TIMERS

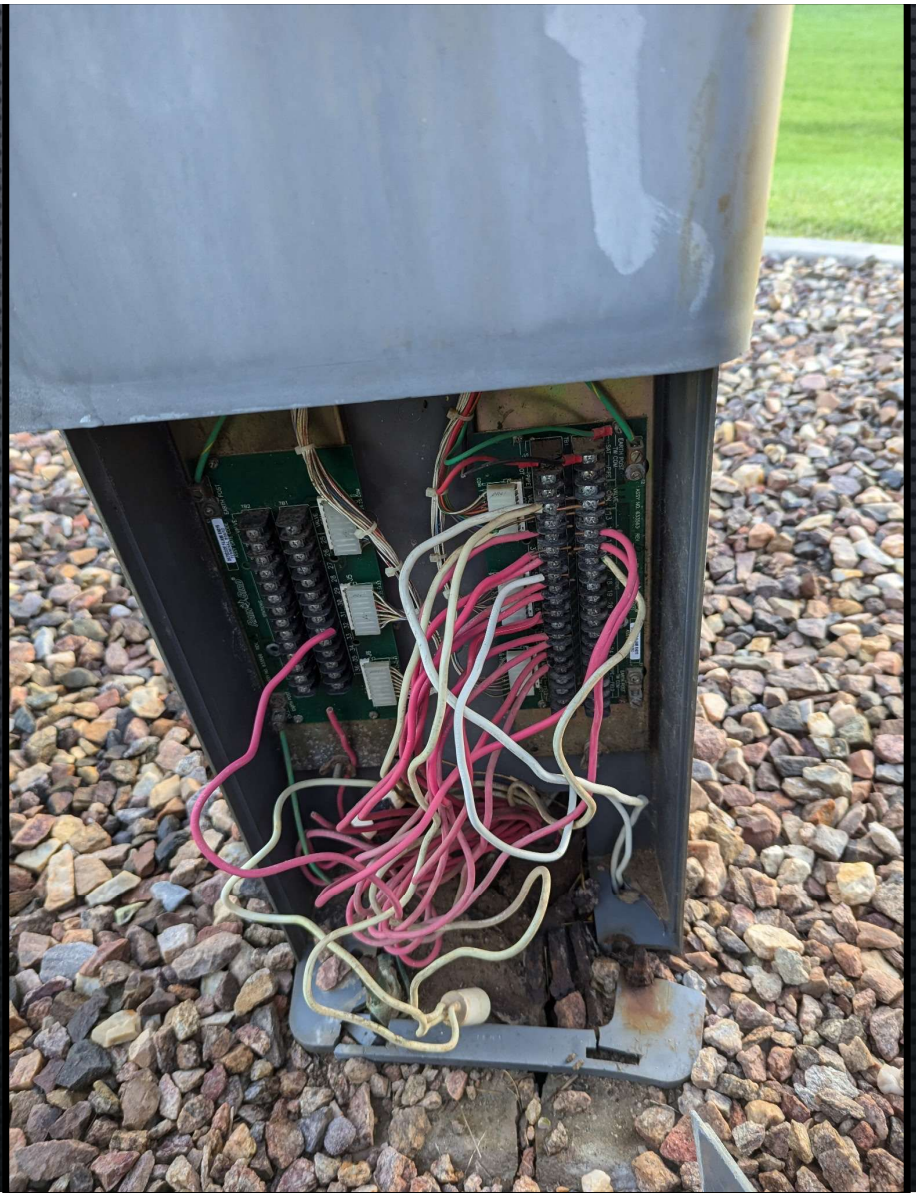
TIMER: CRACKED BASE & RUSTED



TIMER: NO BASE & RUSTED



TIMER: OLD BASE & RUSTED



CULVERTS

THE FOLLOWING IMAGES SHOW THE DETERIORATION

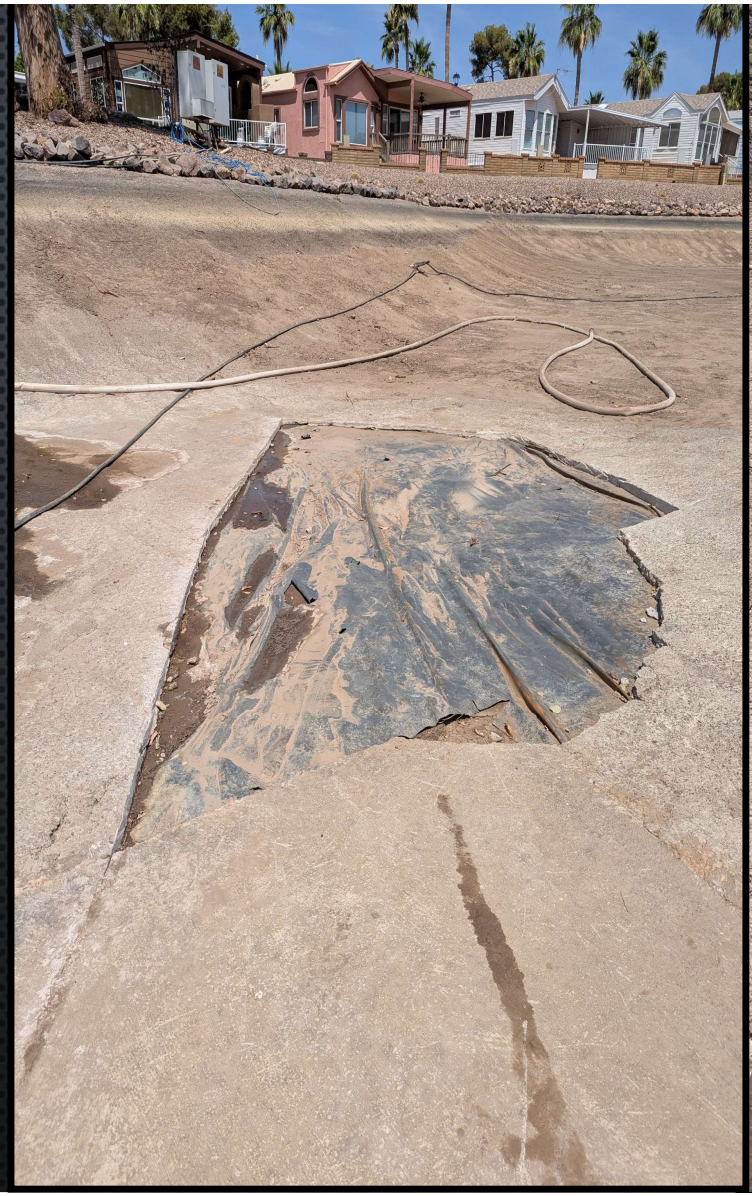


LAKE LINER AND CONCRETE

#8 LAKE

CONCRETE PATCHWORK

LINER TEARS THINNED CONCRETE



THINNED CONCRETE EXPOSED TORN LINER

THINNED CONCRETE EXPOSED TORN LINER

SALT CELL SYSTEM PHASE II POOL AND SPA

PHASE I: PUMP HOUSE CORRECT SIZE

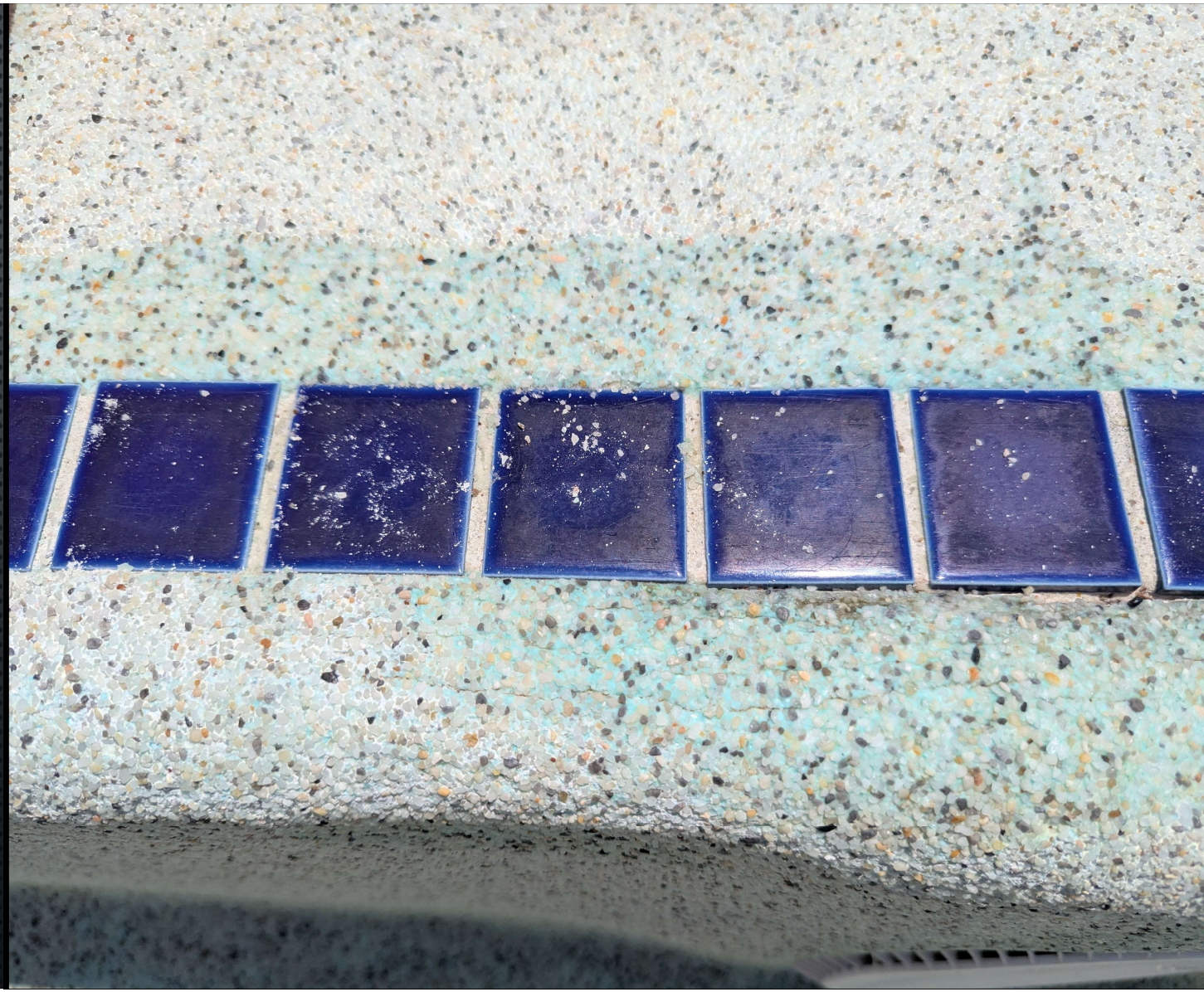
PHASE II: PUMP HOUSE INCORRECT SIZE

PHASE II POOL AND SPA RESURFACE AND DECK

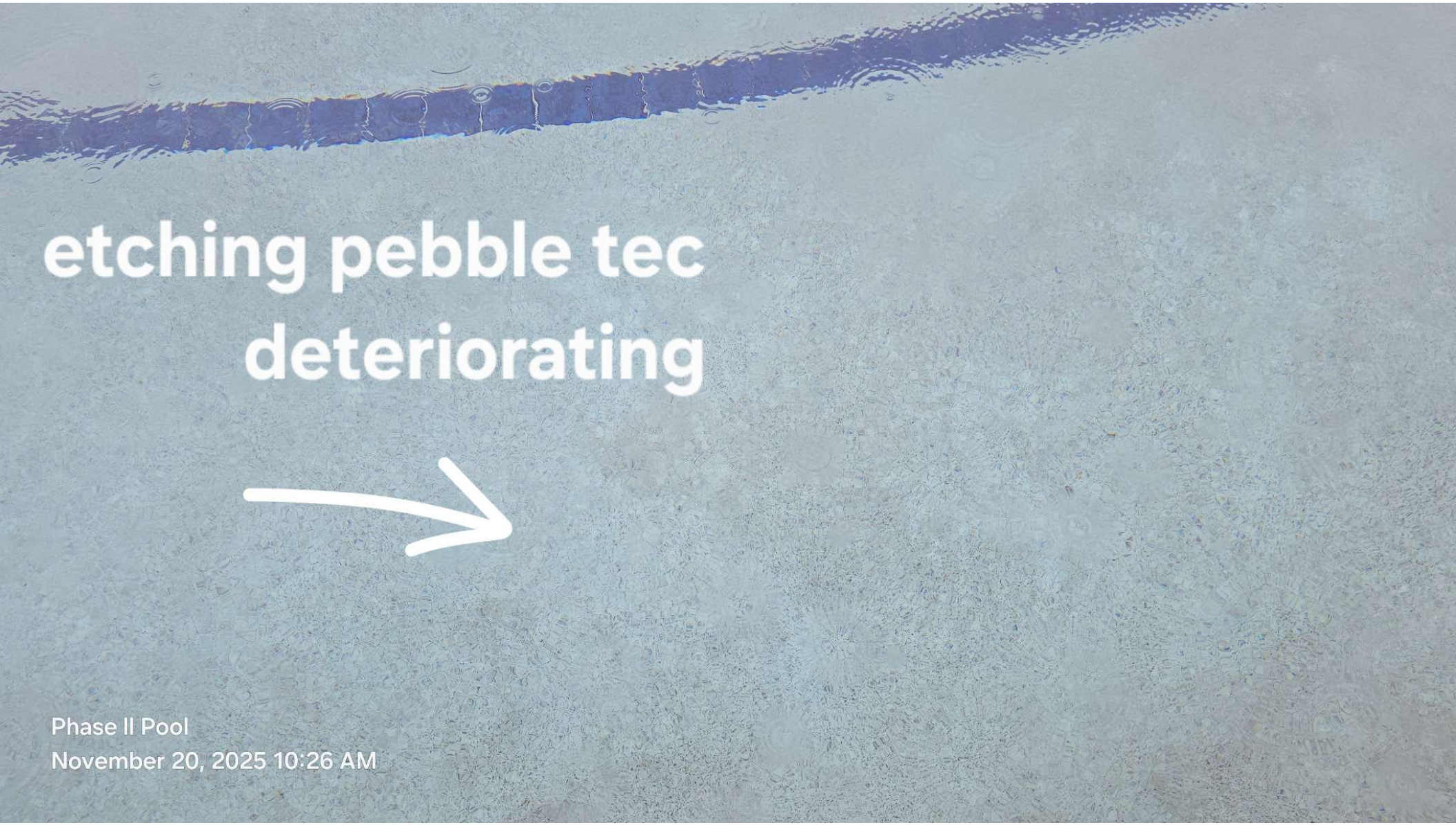
CRACK

CRACKS AND DETERIORATION

CRACKS
STAINING
DETERIORATION



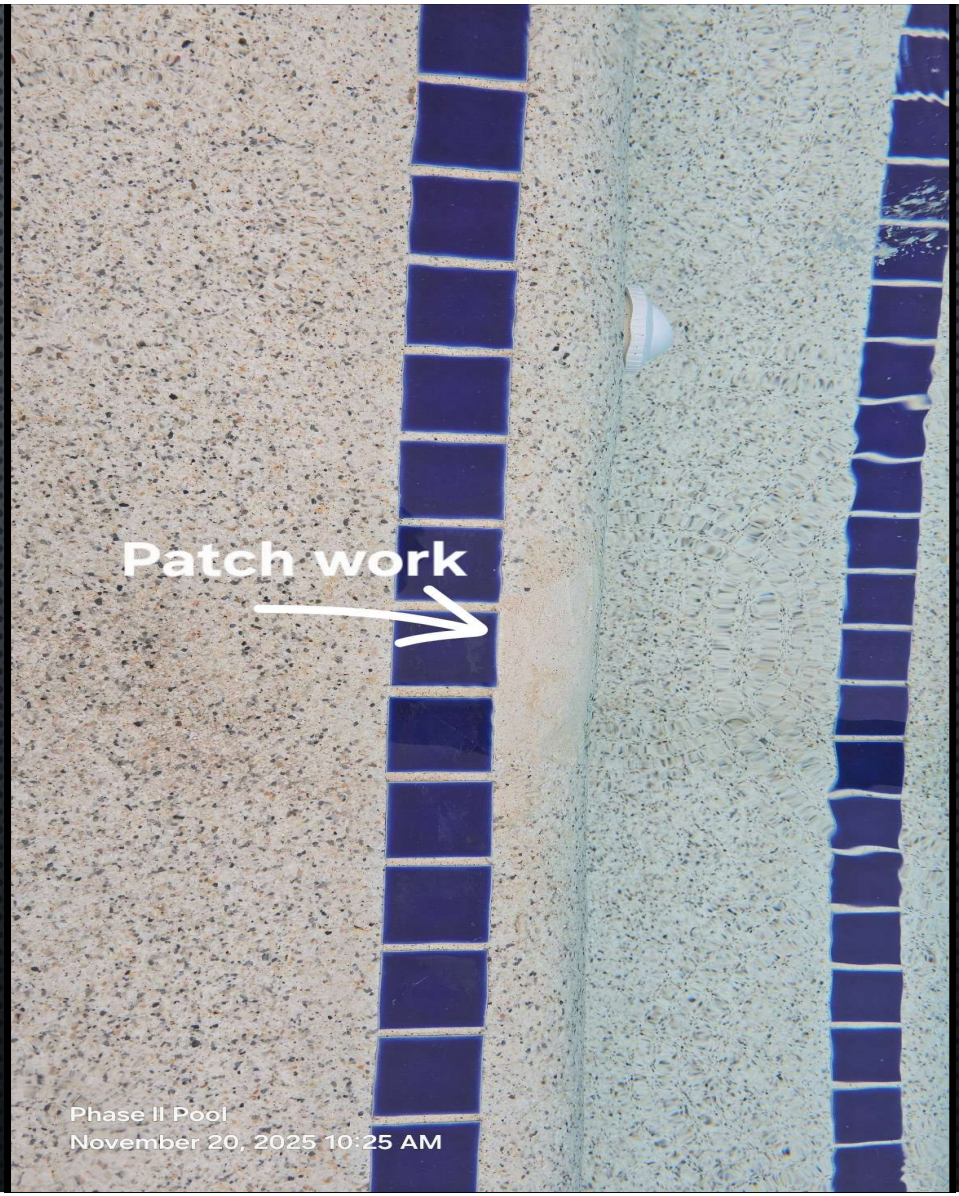
CRACKS


etching pebble tec
deteriorating
Phase II Pool
November 20, 2025 10:26 AM

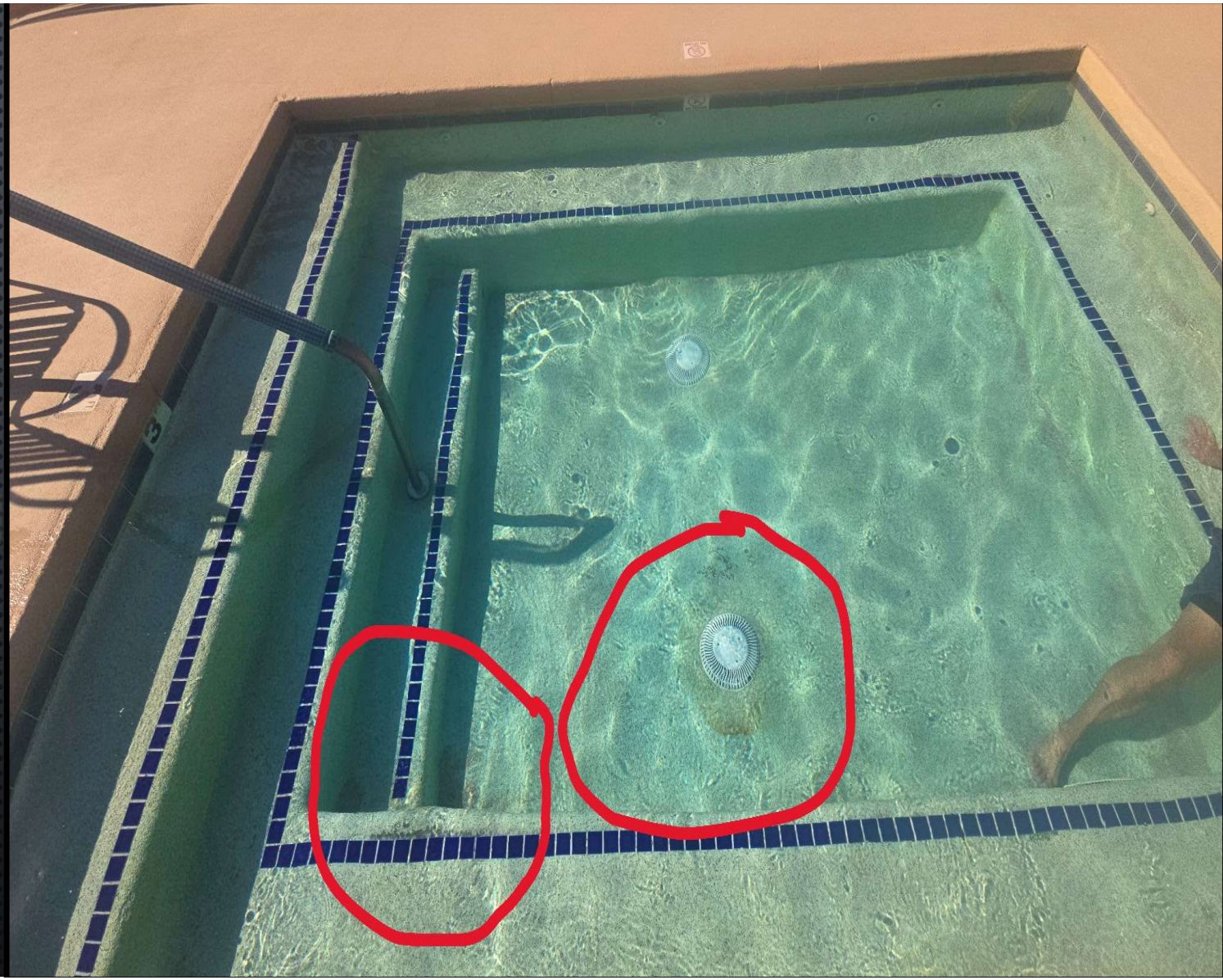

Etching pebble tech
deteriorating
Phase II Pool
November 20, 2025 10:25 AM

CRACKS AND DETERIORATION

OLD PATCH WORK DETERIORATION



STAINING DETERIORATION



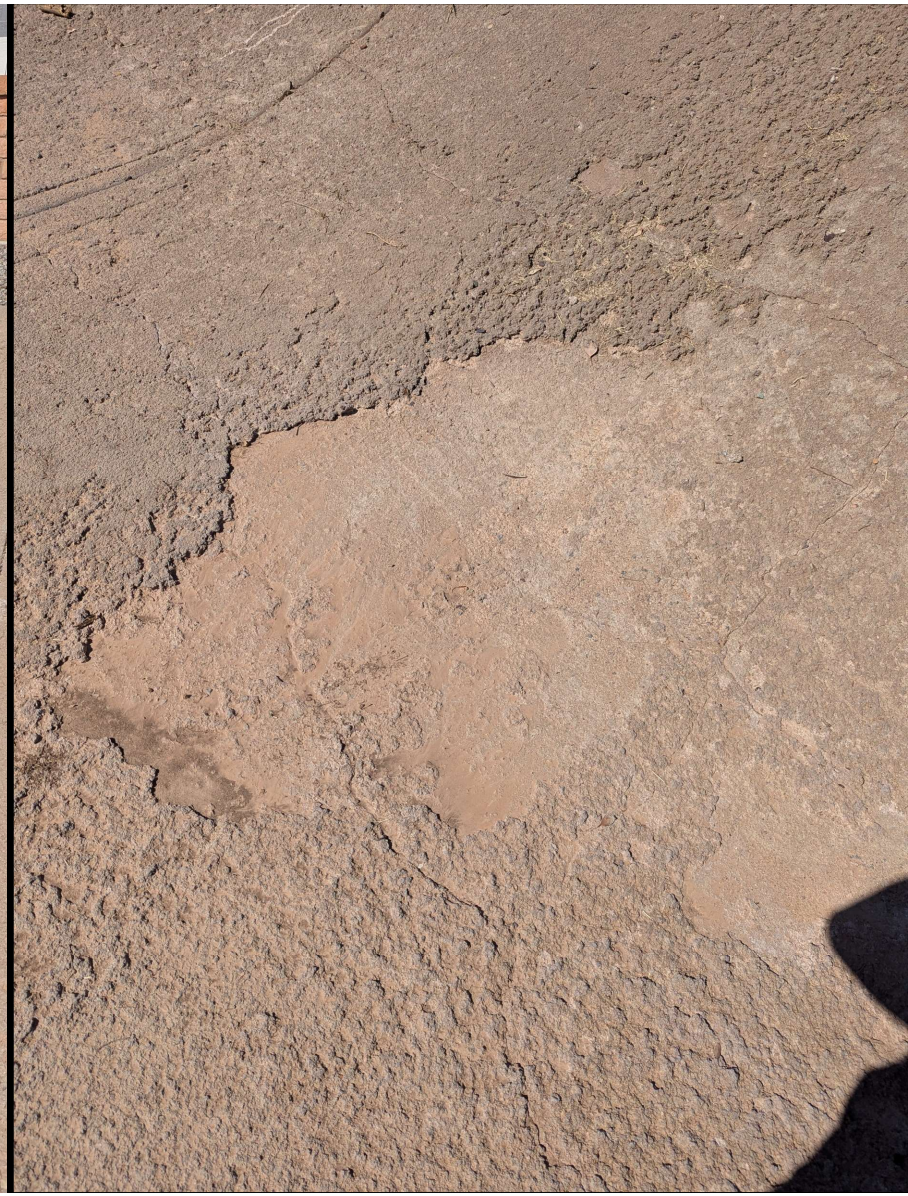
PHASE I AQUATIC BUILDING MOISTURE BARRIER

THE FOLLOWING IMAGES DISPLAY DETERIORATION FROM WATER DAMAGE

“MELTING LOOK”

CONCRETE CANAL AND COMMON AREAS

CANAL WALL



COMMON AREA