

Brickwork Project Planning

- Current situation with neighborhood structures
- Proposal for bridge structures
- Proposed mailbox standard

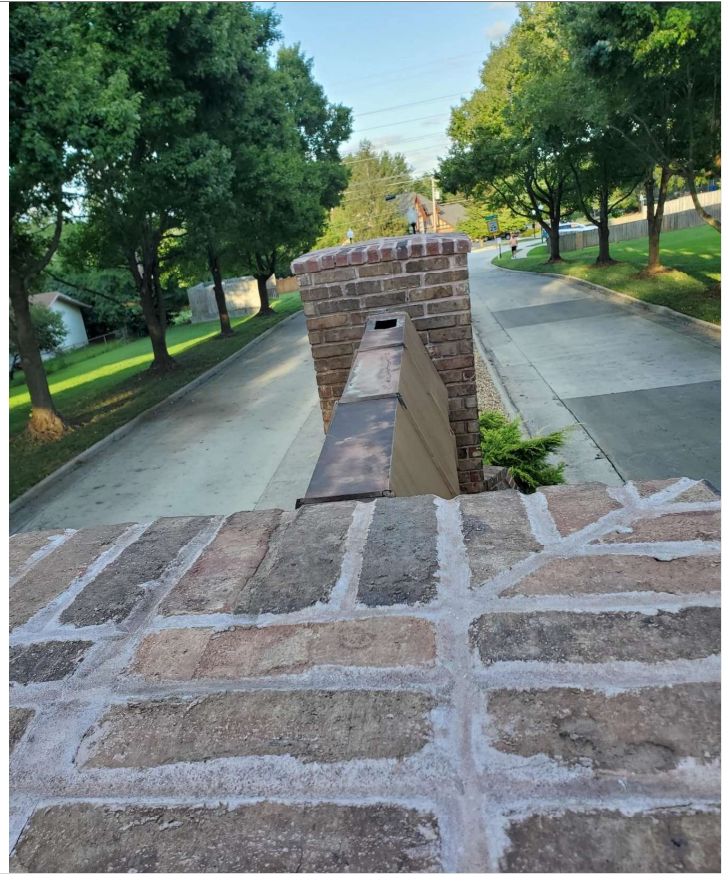


Our current situation is ugly but not bad.

- Two signs at key entrances
 - Recent brick repair on large sign with irrigated landscaping and lighting
- Three drainage crossings on Nottingham
 - Bridges are in acceptable working condition (preform concrete boxes)
 - Decorative brick pedestrian railings are deteriorated but functional
- Mailboxes and fencing are generally in very good shape, but many are failing due to poor design.

Front Sign

- Brick repair work complete – brick should last several years
- As of this fall, the top brick appears to be in good shape with new grout
- One metal panel is missing over the lighted sign
 - Rainwater and weather penetrate to interior



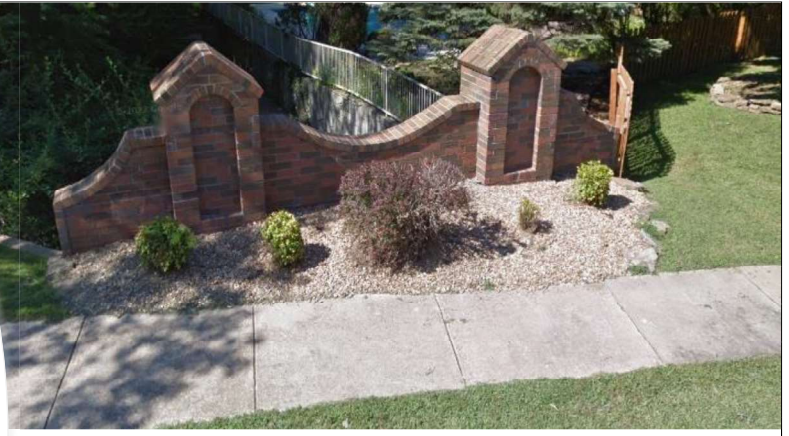
West Crossing



- Over largest drainage ditch; takes water from West side of Charleston
- North of Nottingham the ditch has been graded and rocked
- South of Nottingham / North of Lake Springfield is in poorer condition – flow is managed by berms and the ditch is not strictly maintained
- Decorative brick is failing

Central Crossing

- Ditch takes water from RWS and north – Lakewood, Spring Creek
- Better drainage condition upstream (north side)
- Downstream is in poorer condition but there is very little impact to RWS before Lake Springfield Park
- Individual resident solutions in place are only somewhat effective
- Decorative brick is failing



East Crossing

- Narrowest/ steepest drainage
- Significant upstream damage from rainwater flow (north side)
- Needs grading and rocking up to Norshire and even Richmond
- Individual resident solutions in place are only somewhat effective
- Decorative brick is failing

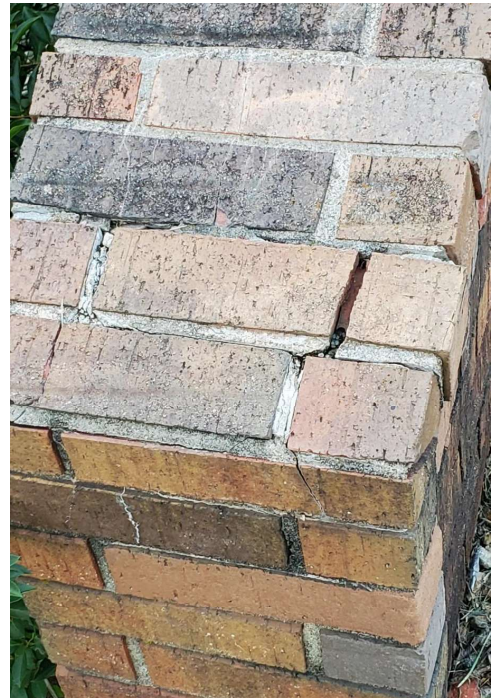


Categorization of Issues

- Drainage
 - Several areas need drainage work – grading, rock, and vegetation removal
 - Sanitary sewer lines have been uncovered due to erosion and minor spills of sewage due to line breaks after June 2023 storms
 - Many of these issues lay with private property owners, but the HOA can also approach the city as an advocate
- Pedestrian safety
 - Sidewalks, lighting and structures appear safe
 - Brick works at ditch crossings are failing, but safety is not compromised
 - Bridge and drainage structures appear to be functioning as designed with no integrity issues
- Aesthetics
 - Lighted front sign needs minor repair on top
 - Brick works need new strategy
 - Improved mailbox standard would help neighborhood image and reduce long-term costs

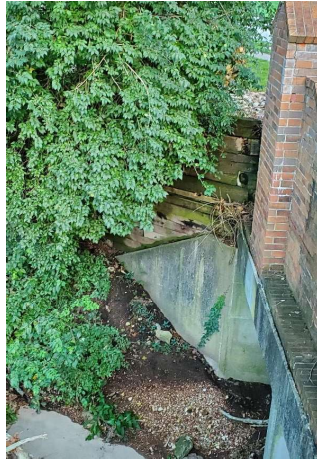
Problems with our current design

- Vertical mortar joints allow water to penetrate structure
- This is never done for a building or structure unless it is purely ornamental
- Brick walkways and patios either use pavers or are just overlays for concrete



Repairs of Brick are doable but won't last.

Bigger issue is drainage and ditch condition



Timber retaining walls are nearing end of life; shotcrete walls also failing.



Proposal for Brick Structures – Plant Vegetation and Cover

- Climbing ivy and / or tall ground cover (arbor vitae)
- Natural design / low cost (1/10th brick repair and replacement)
- Can hide imperfections and be very attractive
- Growth on or near brick does not impact utility (keeping people from falling in)
- Does not prevent or add to the cost of later replacement or other solution (current brick and mortar is at end of life)



Mailbox standard proposal

- Vertical mortar seams require regular maintenance.
- Most start to fail just a few years after installation
- Water that penetrates cannot escape; Mailboxes rust out from inside and are always damp

Standard:

- Brick to match or complement house
- Stone or concrete cap