

Fairfield House Condos
ROAD CLOSURE NOTICE FOR SEALCOAT PROJECT

PHASE 1 (GREEN) : CLOSED 7:30AM – WEDNESDAY, OCTOBER 9TH OPENS: THURSDAY, OCTOBER 10TH

***PLEASE NOTE, RESIDENTS PARKED IN THE BLUE OUTLINED AREA IN PHASE TWO
WILL NOT BE ABLE TO EXIT OR ENTER THE PROPERTY DURING THE WORK IN PHASE ONE ***

PHASE 2 (ORANGE) : CLOSED 7:30AM - THURSDAY, OCTOBER 10TH OPENS: FRIDAY, OCTOBER 11TH



Please read this notice completely, it explains how this project will impact you and help you plan ahead. **No Parking and Road Closed** signs with dates and times are posted as additional reminders. Vehicles violating signs and barricades on the date of the project **WILL BE TOWED at the vehicle owner's expense.**

- **The Property is split into TWO phases per the site map** - Cleaning of the roads and applying the sealcoat within each phase section is expected to be completed by the early afternoon. The road sections will each be kept closed overnight to allow the material to properly dry before opening the road section to vehicle traffic. Re-stripping/painting is expected to occur that afternoon, but if the material is still soft, the crew will return in the early morning and then open the roads.
- **We will not close the next day's section until the previous days section is ready to open.**
- Residents will need to relocate their vehicles outside of the impacted phase/community if they plan on leaving while the work and cure time is in progress the night before the project begins.
- **Re-locate your vehicle(s) from the property the night prior to the scheduled start time to a legal parking spot either in the other phase, or outside of the community until the barricades have been removed by a Finley Asphalt & Concrete Representative.**
- Sealcoat is similar to paint, it has a shiny appearance when wet and a matte appearance when dry. Once it is matte, it will be safe to walk on. However do this at your own risk, use caution and watch for wet spots especially in shady areas.
- **Residents attempting to leave after the roads have been barricaded will be stopped and not allowed to proceed, if any damage to the road has occurred, it will be documented and the resident will be responsible for any repairs needed – No Exceptions**

Before Work Begins:

- **Plan Ahead For Limited Access** – *Suggestions:* Get groceries & medications - Inform any guests, vendors, and deliveries that the roads are closed – Get kids out the door a bit earlier and expect delays.
- The work areas will be closed to all vehicle traffic once crews arrive – (Construction and Emergency vehicles only)
- Any vehicles left parked on the roadways or in parking areas on the morning of the project **will be towed at owner's expense.**
- Please keep all doors and windows closed during this project as the work will generate dust during the cleaning process. If you are concerned about your car getting dusty, please make sure to either relocate it or park it inside your closed garage. The HOA nor its contractors will be responsible for carwashes.

After Work Begins:

- **Please do not re-enter** the closed section of the community until all barricades have been removed by Finley Asphalt & Concrete representative.
- **For each phase, the roadways shall re-open** on the following day at approximately 7:30am or before. *(this is all weather, and material dry time dependent)*
- **Please be careful** – walking through the work area may cause you to track wet sealcoat over concrete, into your homes, and cannot be removed. Check your shoes and proceed with caution. Finley Asphalt & Concrete and the Fairfield House Condo Association will not be liable for any personal property damage, dust on vehicles & homes due to the nature of the work, or tracking of materials inside or outside of homes.
- **Please Note:** Residents will be charged for damage caused by driving or walking on the newly sealed streets prior to barricades being removed.
- **Scuffing and light tracking of the new seal from vehicles is normal** and will occur for *6-8 weeks*. Over time, these marks will mend and will hardly be noticed.

**MANAGEMENT HAS ARRANGE OVERNIGHT PARKING AT THE
FAIRFAX TOWNE CENTER MOVIE THEATER PARKING GARAGE**

**THE GARAGE IS LOCATED AT THE REAR OF THE THEATRE AND TOWING WILL NOT BE ENFORCED
FOR THE DURATION OF THE PAVING PROJECT**

THE GARAGE CAN BE ACCESSED VIA MONUMENT COURT