

# Fountain Lake Road Project 2019

## Rules of the Road

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*April 09, 2019 Update*

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As part of our ongoing Capital Improvement project, we are planning a major road repair project at Fountain Lake Townhomes. This project will impact all residents and homeowners, so please ensure that you carefully read the following information.

We are looking at repairing 16 areas of our existing roadways that have holes or are failing. The repairs will be full replacement of the concrete – requiring demolition and re-pouring the concrete. This will require road closures during the construction work.

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### *Quick Information You Need to Know*

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- **Start Date:** Sometime between **22-April to 29-April**. An email will be distributed a few days prior to the start. The construction will occur in 2 phases (detailed below).
- **Project Duration:** The contractor has estimated 15 work days excluding weekends and bad weather days. We suggest the community to should be prepared for a minimum of 4 weeks of construction and maybe longer.
- **Project Concerns:** Please call Bill Randolph @ 281-732-4914 or Joe Wix @ 281-224-3652.
- **Website Info:** <https://www.flra.org/2019-road-project>.

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### *Rules of the Road*

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1. **2-way traffic on 1-way roads** – during construction, the open 1-way roads will become 2-way traffic. This will be problematic, especially if the ground is wet. Please be patient and give-way when possible. For 2 vehicles to pass, both will have to have 1 set of tires off the road. Please limit package deliveries and visitors, if possible, during the construction to minimize the impact. Also postpone any construction work to your unit to avoid conflicts.
2. **Traffic Signs & Barriers** – please obey all construction signs and barriers during the construction project for your safety. Please be diligent when walking close to construction areas to avoid an injury.
3. **Parking** – during construction all assigned parking **WILL BE SUSPENDED**. This means someone could park in your assigned space at any time. This does not apply to 2 handicap parking areas by units #127 and #134 designate by handicap signs.

4. **Boat Yard** – during Phase 1 construction, there **WILL BE NO ACCESS** to the boat yard. Please ensure you remove any items you might need from the boat yard prior to the construction commencement.
5. **Link to Phase 1 & Phase 2 Drawing** – [Phase Site Map Link](#). Phase 1 will cover the inbound roadway and the upper loop road, thereby making all the parking for the upper unit non-accessible. Phase 2 will cover the outbound roadway and the lower road; check the site map link for more details.

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*More Information*

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“2019 Road Project” page on our website @ <https://www.flra.org/2019-road-project>.

