



July 22, 2024

****UPDATE TO SCHEDULE****
NOTICE ABOUT PIPESTEM ROAD & PARKING CLOSURE

Dear Homeowners,

The Clifton Crest HOA has entered a contract with Brothers Paving Inc. for paving and crack sealing for the three pipestems in Clifton Crest. Please read this memo carefully as there has been a change in dates.

The pipestem serving 13318, 20, 22, 24, & 26 Regal Crest Drive was repaved approximately 7 years ago and will receive crack sealing only. The other two pipestems, — the ones serving 5706, 08, & 10 Regal Crest Court and 13380, 82, 84, 86, 88, and 90 Caballero Way — will be fully repaved. Those two pipestems have never been repaved and are showing substantial deterioration after 24 years of use. Full repaving includes milling the existing pavement to a depth of 2 inches and applying a new asphalt surface.

The repaving of the Regal Crest Court and Caballero Way pipestems is currently scheduled for **August 22, 2024**. The crack sealing of the Regal Crest Drive pipestem is scheduled for **August 23, 2024**. Please ensure your cars are moved before 7:00 a.m. to allow the crew to work. The pipestem will be closed off for 24 hours until it fully cures and will reopen the following day.

VERY IMPORTANT: Sealing or paving of the individual private drive ways connecting the pipestems to garage entrances will **NOT** be paid for by the HOA. It is strongly recommended (particularly for the full repaving) that affected homeowners have their private driveways done at this time, but this will be at the individual homeowners expense. If you want to include your private driveway, please reach out to Jacob Banks at jbanks@brotherspaving.com. **Scheduling must be done one week before the pipestem work, with the deadline set for August 14th** The quoted price is only valid if the private driveway work is completed simultaneously.

Here's the breakdown for private driveways:

<u>Regal Crest Court</u>	<u>Caballero Way</u>
5706 Regal Crest Ct - \$2,300	13380 Caballero Way - \$2,380
5708 Regal Crest Ct - \$1,400	13382 Caballero Way - \$2,575
5710 Regal Crest Ct - \$2,100	13384 Caballero Way - \$1,540
	13386 Caballero Way - \$3,135
	13388 Caballero Way - \$2,380

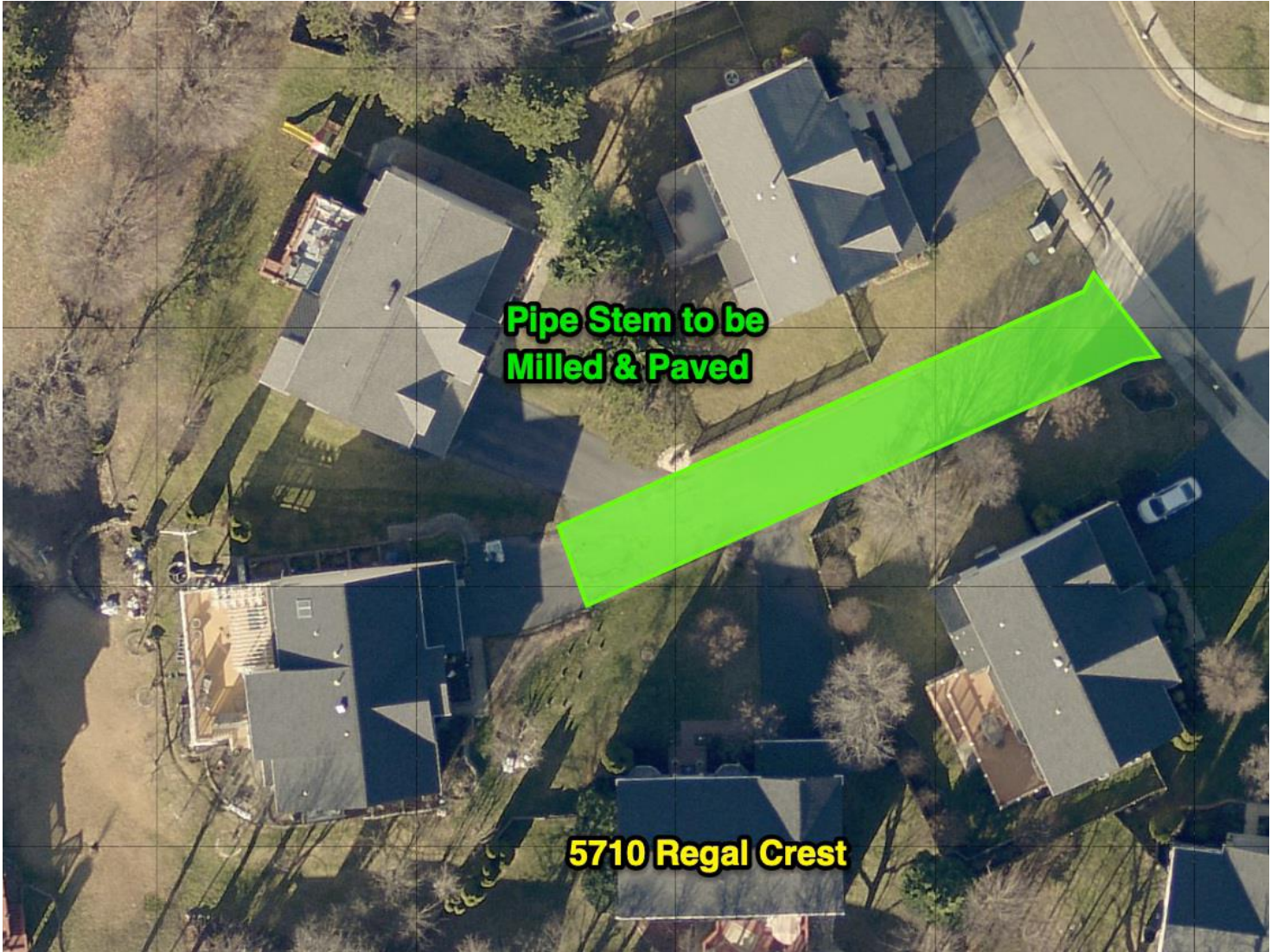
Weather – This is weather-dependent. In the event of rain, we will be forced to cancel the project for that day. Please visit www.cliftoncrest.org for updates. Should you have any questions, please contact the Property Manager, Ingrid Ketterman at 703-707-6404 or via email at iketterman@capitolcorp.com.





13322 Regal Crest Dr

Crackseal to be applied in this area



**Pipe Stem to be
Milled & Paved**

5710 Regal Crest

13380 Caballero Way



Pipe Stem to be Milled & Paved