



To: Cherry Hill Village Homeowners Association Member

From: Jeff McDuff, Site Manager  
Herriman & Associates, Inc.  
Cherry Hill Village Homeowners Association

Date: July 20, 2018

Re: **Sidewalk Maintenance**

Greetings!

Having reviewed sidewalks throughout the CHV community, I have detected one or more sections of sidewalk in need of replacement in the immediate vicinity of your CHV home.

As you know, the Association's governing documents were amended to ensure individual CHV homeowners are responsible to maintain, repair and replace the sidewalks that traverse their individual "lots". Historically individual owners have performed such maintenance, repairs and replacements; that practice has now been memorialized.

Sidewalk sections that have been deemed to be in immediate need of replacement (see standards at the end of this memo) have been marked with a **GREEN DOT**.

The Association is offering an option for homeowners to have their section(s) replaced by the approved contractor that has been hired to perform sidewalk replacement in CHV II and CHV common areas, in order to try to save money for interested owners.

The contractor's price to replace each section of sidewalk is \$200.00. This includes permit fees and inspections required by Canton Township. Count the number of green dots on your sidewalk and multiply by \$200 for your total cost.

If you choose to have the Association's contractor replace your section(s) of sidewalk, you must reply to me by **August 6, 2018** via email to [jmcduff@herriman.net](mailto:jmcduff@herriman.net).

Some marked sections appear to be "shared" between the two adjacent "lot owners". In such cases, we encourage you to speak with your neighbor to come to an agreement – is it yours, theirs or both.

Contractors hired by the Association will not be responsible for the following:

- Trees, where roots need to be cut that are causing the section (flag) to lift.
- Lawn Irrigation that may get damaged.
- Surrounding turf. (The homeowner will need to fill form depressions and seed).

**CONCRETE WORK PROCEDURE:**

1. Remove marked section(s).
2. Excavate as required for proper installation of new concrete.
3. Install forms.

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4. Prepare existing sub base and compact.
5. Install minimum 4,000 psi concrete.
6. Install necessary expansion joint material.
7. Remove all debris.
8. Remove forms.

The Association has chosen to replace, not repair, sidewalk sections (flags). There are alternative ways of repairing some sections (flags) if you choose to repair yourself:

- Grinding
- Concrete Leveling

Of course you have the option to repair or replace your sidewalk section(s) on your own. If you choose to do this, your sections must be repaired or replaced (or you can provide evidence of having accepted a proposal from a contractor for performance this season) by **September 21, 2018**.

If the sidewalk is not repaired or replaced (and you have not provided evidence of having hired a contractor) by **September 21, 2018** the Association will hire a contractor to make the replacements at the going rate at that time and you will, of course, be invoiced by the Association.

The Canton Township ordinance that prescribes when sidewalk repair or replacement is required states the following:

- (1) If the sidewalk has displacement of more than three-quarters inch between any two sections (flags) of sidewalk at the connection joint.
- (2) If the sidewalk has more than two cracks of one-quarter inch in width or more in any two linear feet of sidewalk section.
- (3) If the sidewalk has a crack more than three-quarters inch in width.
- (4) If any section of sidewalk is tilted in excess of one inch per foot from the inside edge toward the outside edge (the outside edge being the edge of the sidewalk nearest the street line).
- (5) If any section of sidewalk is tilted from the outside edge toward the inside edge (the outside edge being the edge of the sidewalk nearest the street line).
- (6) If, in any five-linear-foot section (flag) of sidewalk, more than 50 percent of the surface has scaled off to a depth of one-quarter inch or greater.
- (7) If the concrete has settled, allowing water to pond to a depth of three-quarters inch or more.
- (8) If a portion of sidewalk is removed or damaged as a result of a utility repair.
- (9) If a sidewalk is undermined or damaged as a result of a township utility.

We greatly appreciate your assistance in this matter.

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