

# **Stanton Landing Long Range Plan 2012 – 2022**

**Committee Members:**

**Jack Ashley, Chair**

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# **Table of Contents**

<b>I. Introduction</b>	<b>3</b>
<b>II. Entrances</b>	<b>4</b>
<b>III. Roads</b>	<b>6</b>
<b>IV. Boat Trailer Storage Facility</b>	<b>8</b>
<b>V. Pool</b>	<b>9</b>
<b>VI. Clubhouse</b>	<b>11</b>
<b>VII. Appendix A - Long Range Spreadsheets</b>	
<b>VIII. Appendix B - Photographs</b>	

# Introduction

The Long Range Plan is to assist the Stanton Landing POA in developing an on-going comprehensive maintenance and component replacement program for the common property areas and to systematically fund that program for the next 10 years.

The goals:

1. Fiscally prepare for these maintenance and component replacements with projected timelines and cost estimates.
2. Research possible future enhancements to the common property as funding permits.

The committee met to split up the common areas into manageable parts for each to research and report. The common areas are: entrances, roads, boat trailer storage facility, pool and clubhouse. Each common area report gives the findings, recommendations and future enhancement options.

Appendix A – Long Range Spreadsheets will act as a guideline for the POA Board to follow and prepare for capital expenditures. The projected costs are calculated based on current cost with a 3 % inflation rate through to the year it may need replacement. The current Capital Expenditures Reserve is \$ 17,897. Additionally, the 2012 budget allows for \$ 8,800 in Capital Expenditures. Where available, the year the component was installed whether initial installation or replacement has been listed with the cost at that time and the life expectancy.

Appendix B – Photographs of components.

## II. Entrances

Stanton Landing has 2 entrances with the following components: signage, 2 lift arm gates with keypad and timer, lamp post, lighting and landscaping w/ irrigation.

### A. Gates with Keypad and Timer

#### Findings

Gates: 2 lift arms are currently in working order.

Vendor: DC Solutions Inc. (now out of business – purchased by Liftmaster)

Model: Mega Arm, Serial #'s 03-04-9193 and 03-04-9195

Date: 04-30-03

[www.liftmaster.com](http://www.liftmaster.com)

OVERHEAD DOOR COMPANY OF NEW BERN (closest dealer)

1002 TARA HILLS DR

NEW BERN, NC 28562-2828

252-638-3167

Keypad by Linear Access. AK-2W

Weather Resistant Digital Keyless Entry System

[www.linearcorp.com](http://www.linearcorp.com)

Timer by Altronix Corp. with lifetime warranty.

PT2724 – two channel 365 day 24 hour controller

[www.altronix.com](http://www.altronix.com)

#### Recommendations

With a life expectancy of 8 – 10 years for the lift arm gates and 10 years on the keypad, these components will need to be replaced very soon – within the next 2 years. The estimated cost and installation for 2 gates is \$ 3,000 each and the keypad is \$ 800 for a total of \$ 6,800. These will need to be replaced at 10 year intervals thereafter.

#### Enhancements

Research on various other gate structures would need to be done for both design and cost at time of RFP.

### B. Signage

#### Findings

The signage for both entrances was completely redone in April 2011 by Coastal Signs and Graphics.

### **Recommendations**

Life expectancy: the original signs lasted approximately 8 years. With this assumption, the signs will need to be redone again in 2019 and at 8 year intervals thereafter.

Cost Estimate Range: \$ 2,500 - \$ 3,800

Note: bids in 2011 ranged from \$ 1,578 - \$ 6,175 depending on method used.

### **C. Landscaping**

#### **Findings**

Landscaping is currently maintained on a yearly basis through the operating budget therefore no recommendations are required for the long range plan.

#### **Enhancements**

The POA had requested a bid for an additional enhancement to the landscaping from Casey's Landscaping / Phase 2 for an estimated cost of \$ 7,500. This bid has expired therefore any future enhancements would need to be researched for design and cost at time of RFP.

### **D. Irrigation System**

#### **Findings**

Irrigation was installed and will be maintained on a yearly basis through the operating budget therefore no recommendations are required for the long range plan.

#### **Enhancements**

Irrigation would need to be installed for Phase 2 landscaping. Design and cost at time of RFP for additional landscaping.

### **E. Site lighting**

#### **Findings**

One lamp post and one broken ground light.

#### **Recommendations**

Maintenance will be on an "as needed" basis through the operating budget for the lamp post. Recommendation to add solar spot lights for the main entrance sign through operating budget when available.

## **III. Roads**

### **A. NCDOT Roads**

The Committee explored having the NCDOT assume maintenance of the road from the “End of State Road” sign to the Stanton Landing entrance.

#### **Findings**

Mary Beth Houston with the NCDOT was consulted about this issue and provided the following: First we will need to determine if the strip of road right of way in question is recorded with the Register of Deeds as public or private. She found no record of the road at DOT and therefore assumes that the road is recorded private. If in fact the road is recorded as private, we would need to go through the legal process of converting the road to public. This process would probably require us to get signed acceptance of all other property owners that adjoin the road. Once the road is converted to public, DOT would have to take core samples to determine if the road construction meets DOT standards and they would also inspect the road for immediate needed repairs. Prior to the State taking over the road, SLPOA would be responsible for making any needed repairs and bringing the road up to DOT standards, if the core samples did in fact provide negative results. Ms. Houston suggested that we call her after determining whether the road is recorded private or public for guidance beyond that point. She can be reached at 252-514-4716.

#### **Recommendation**

In view of the fact that SLPOA would have to go through the expense of bringing the road up to DOT standards as well as make all needed repairs identified by the DOT prior to them taking over the road, the committee recommends postponing the issue of converting the road to the State and make repairs as needed.

### **B. SLPOA ROADS**

#### **Findings**

Jack Ashley and Nancy Dixon met with the developer, Gary Hill, to gain background info on the subdivision road systems and the results of our discussions follow.

The roads inside of the entry gates were installed in 2004 by APAC from Kinston, NC.

According to Ron Cullipher with Stroud Engineering, he issued certification that the roads met state standards for subdivisions with 6” of stone and 1 ½” of asphalt. A copy of the certification was obtained from Stroud Engineering for SLPOA’s permanent records. The road from just outside of the gate to just past Phase IV was also certified to meet State subdivision standards. Dolphin Way was installed in 1989 for Sea Gate by Coastal Paving from New Bern, NC and the construction standards are believed to have met State standards. The road from the “End of State

Road” sign to the ditch just outside of the entry gate is also believed to have been installed by Coastal Paving, meeting State standards according to Mr. Hill. It is also worth noting that in discussions with Ron Cullipher, he stated that today’s cost for 1” of paving would be approximately \$7.00 per sq. yd. and curb and gutter would be approximately \$12.00 per lineal foot.

Jack Ashley and Ollie Dixon met with Tyler Watkins, S.T.Wooten Corp., on January 19, 2012 to review our roads and obtain recommendations and proposals for patching issues and repaving. Tyler cited the two parking areas at the club house that needed to be excavated and repaved to replace damaged surfaces and eliminate water pooling. He estimated the repair would require 100 tons of material at a cost of \$25000. Relative to repaving the subdivision roads, Mr. Watkins estimates the normal life of subdivision roads to be about 15 years, but could be as much as 20 years with limited residential and construction traffic. He further noted that our roads looked to be in pretty good condition under given circumstances and could have a longer than normal useful life with continued use. Since the roads inside of the subdivision were installed in 2004, it may be reasonable to expect our roads to last as long as 2022 or 2024 before needing to be repaved. Mr. Tyler gave us rough cost estimates for repaving with 1.5” overlay as follows:

<u>Section</u>	<u>Miles</u>	<u>Sq Yds</u>	<u>Price per Sq Yd</u>
<u>Total Price</u>			
Dolphin Way \$36,256	0.3	3520	\$10.30
Old Stanton Rd 36,256	0.3	3520	10.30
Roads Inside Gates <u>90,640</u>	0.75	8800	10.30
Estimated Total \$163,152			

Mr. Tyler cautioned that we may need to plan for minor repairs or patching as needed between now and when the roads are repaved.

**Recommendations**

**Immediate Repairs:** Review further for alternative and less costly solutions for the two parking areas at the Club House and reserve for or identify funding sources.

**Repaving:** Determine a feasible reserve amount that would provide for a minimal assessment when repaving is required.

## **IV. Boat Trailer Storage Facility**

### **Findings**

Committee members, Jack Ashley and Ollie Dixon researched this common area. The facility was installed in late 2005 by the developer on a parcel of land dedicated to SLPOA. The existing storage facility is a 100 ft X 250 ft area defined by a chain link perimeter fence with a lockable gate. Assuming 10 ft width storage spaces, the current facility will accommodate 50 boat trailer spaces. The SLPOA by-laws allow for one storage space per residential lot and there are 84 lots in the subdivision. However, only 14 homes have been built to date and construction activity has slowed considerably in the last couple of years and is expected to remain slow for the foreseeable future. In view of the slow growth and consequent low demand for storage spaces, we conclude that the existing fenced storage area should accommodate SLPOA members for another 20 years plus. However, should construction activity accelerate for some reason, the land parcel dedicated for the storage area is large enough to expand the fenced facility to accommodate all 84 lots if deemed necessary. Based on our findings, we do not recommend reserving capital funds to expand this facility over the next 10 years.

### **Other Observations and Recommendations:**

It should be noted that there is a 60' X 272' strip of land adjacent to the entrance to the storage area that is currently owned by the developer but will automatically convey to SLPOA in 2013 or 2014. Gary Hill is to give to us with a definite conveyance date. Gary Hill, developer, committed to Jack Ashley and Nancy Dixon that he would have his attorney deed the storage facility access road land to SLPOA. As of this writing, no action has been taken on this and we will need to follow up with Mr. Hill.

We currently do not have a system of documenting and tracking trailers stored at the facility. For that purpose, we recommend installing numbers for all 50 spaces so they can be assigned to members as they utilize the facility. We further recommend that the storage facility Rules and Regulations be amended to allow for annual documentation of all assigned spaces, confirming that the members are in good standing, that there is only one assigned space per member, and identifying trailers and/or boats stored by license or registration numbers.

## **V. Pool**

Ron Hardee contracted with Miracle Pools Inc. in May 2003 to construct and install the pool as per the contract specifications attached. The pool is 24' X 34' in size and according to Carteret County regulations can accommodate a maximum of 54 bathers at any one time.

Jack Ashley and Ollie Dixon met with John Wiggins, an experienced technician with Greenville Pools, to gain insight on what to expect in future costs to maintain the pool over the long term. The results of our discussions with Mr. Wiggins are as follows:

### **A. Pool Surface**

It was Mr Wiggins opinion that the key to long term use of any pool with minimum maintenance costs is directly related to constantly maintaining good water chemistry. The surface of pools like ours should last 12 to 15 years under normal circumstances and could last up to 20 years with good luck and maintaining good water chemistry. Cost for replacing the pool surface is estimated to be \$18K to \$20 K and a pool surface wash for stains is estimated at \$600 to \$800. Under current circumstances, it seems reasonable to expect to have to replace/repair the pool surface sometime between 2018 and 2023.

### **B. Pump and Pump Motor**

Expected normal life of the pump motor is 5 to 7 years and the expected life of the pump is 12 to 15 years. Since the motor was replaced in 2010 it is reasonable to expect to replace the pump and motor in the year 2018 at an estimated cost of \$1000.

### **C. Pool Filter**

The filter sand should be changed every 5 years under normal use and every 10 years under limited use, or it should be changed anytime the water becomes cloudy and does not clear up. The cost to replace the sand is estimated at \$650, with a cost breakdown of \$380 for labor, \$120 for sand and \$150 for parts.

### **D. Multiport**

The multiport is estimated to last 7 to 8 years under normal use and possibly longer with limited use. Estimated cost to replace the multiport is \$450. It seems reasonable that we may need to replace this part in 2013 if not before. We should begin now checking on the functioning status of this item on an annual basis.

### **E. Pool Deck**

Under normal circumstances the pool deck is estimated to last 20 to 25 years without having to experience major expenses for maintenance issues. Our pool deck is in good condition

at this time so with proper care we should not need any major maintenance until the years 2023 through 2028.

#### **F. Pool Furniture**

Sherry Davis surveyed the existing pool furniture and reported her findings as follows: The three tables with chairs will probably need replacing in 2013 at an estimated cost of \$4,500. The six lounge chairs will probably need replacing in 2014 at an estimated cost of \$2,000. The umbrellas, being fairly new, may need replacing in 2015 or 2016 at an estimated cost of \$500. Sherry recommends purchasing good quality when replacement is required to achieve longer life under our coastal environment. She also stated that we may be able to extend the life of some of the furniture if necessary due to limited financial resources but cautioned that we need to keep the furniture as upscale as possible. The total cost over the next 4 years is \$ 7,000.

#### **Recommendations**

**Pool Surface:** Based on the information provided, begin to reserve \$2000 annually starting with fiscal year 2012 with expectations of replacing/repairing the pool surface in the next 6 to 10 years.

**Pump and Motor:** Begin to reserve \$200 per year with the expectation of replacing the pump motor in 2018 for a total cost of \$ 1000.

**Filter and Multiport:** Reserve \$550 per year in 2012 and 2013 with expectations of replacing both items in 2013.

**Furniture:** Reserve \$2150 per year in 2012, 2013, and 2014 and \$500 in year 2016.

**Note:** Bather Load - The number of people allowed in the pool at any given time is County regulations and is based on the surface area square footage. Based on the surface area of our pool which is 816 sq. ft., an official with the County has informed us that our pool is limited to 54 bathers (people). Based on the current number of homes in our subdivision and estimated rate of new home growth provided to Mr. Wiggins, he estimated that the size of our pool should accommodate our subdivision for 20 to 25 years. An accelerated rate of new home growth could obviously change this estimate.

## **VI. Clubhouse**

The Clubhouse in Stanton Landing was built in 1999 by the developer, Gary Hill. The two-story structure has a concrete foundation covered with stucco and the exterior of the building is finished in vinyl siding, shutters, and canvas canopies (2005) over some windows and doors. The building contains approximately 5580 square feet and was reconstructed and brought up to commercial standards in 2009.

### **Findings**

Roof: replaced in 2010 at a cost of \$ 9,704.71 with 30 year shingles that can withstand winds up to 150 mph.

### **Recommendations**

Roof should not need to be replaced 15 years – 2025.

### **Findings**

Exterior paint was redone in 2010 at a cost of \$ 4,505 by Bill Roach.

### **Recommendations**

Exterior paint should be redone in 2018.

### **Findings**

Interior paint was redone 2009.

### **Recommendations**

Interior paint should be redone in approximately 2019.

### **Findings**

Doors: All doors were installed with the original structure except the door on the south side, which was replaced in 2009. In addition the door to the workout room was replaced in 2010 and the door to the chemical room was replaced in 2010.

### **Recommendations**

Immediate need is to replace the garage door with an estimated replacement cost of \$1000. All remaining existing doors projected to need replacement in 2029.

### **Findings**

Windows: All windows were installed in 1999.

**Recommendations**

Windows: some need immediate need of repair and caulking. If only caulking required, this can be funded from operating expenses. If actual windows need replacement, then cost will be determined. Continue inspection on a yearly basis. Remaining windows are projected to need replacement in 2019.

**Findings**

Hot water heater: two hot water heaters were installed in 2001. (14 years LLE)

**Recommendations**

Hot water heaters are projected to need replacement in 2015 for an approximately cost of \$ 1200.

**Findings**

HVAC: There are three units used to heat the building. Unit # 1 was replaced in 2009 at a cost of \$ 4,875. Units 2 & 3 were installed in 2005. (15 LE)

1 AC strip in the gym was installed in 2005.

**Recommendations**

Unit # 1 will need to be replaced in approximately 2024. (\$5K each – then inflate) . Units 2 3 – need replacement in 2020. AC strip unit in gym may need to be replaced in 2020 for approximately \$ 1000.

**Findings**

Flooring: the structure contains a mixture of carpet, tile and vinyl flooring, all of which were installed in 2005.

**Recommendations**

Flooring: interior floors need to be replaced immediately for an approximate cost of \$ 14,000.

**Findings**

Workout equipment: with the exception of a treadmill that was purchased from Sears in 2011, all other equipment was installed in 1998.

**Recommendations**

Monitor the need to add an additional treadmill on an annual basis.

**Findings**

Kitchen appliances: the refrigerator, stove and dishwasher were installed in 2001.

### **Recommendations**

Kitchen appliances need to be inspected on a yearly basis. These are expected to last another 5-10 years due to minimal usage.

## **Additional Information**

Additional Lift Arm Gate Vendors:

MARVIN ALLAN DOOR COMPANY INC  
1404 PINEY GREEN RD  
JACKSONVILLE, NC 28546-4562  
910-378-4510

OVERHEAD DOOR COMPANY OF JACKSONVILLE  
JACKSONVILLE, NC 28540-5017  
910-346-1116

PANTEGO DOOR COMPANY  
964 MAINSTEM RD  
PANTEGO, NC 27860-9101  
252-935-5300