

# **Stanton Landing Long Range Plan 2016 – 2026**

**Version 7 - Final**

**3/24/17**

**Committee Members:**

**Rodney Hutcherson, Chair**

**Alan Averette**

**Gail Bottoms**

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**Susan Hughes**

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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. Subdivision Drainage</b>	<b>14</b>
<b>VIII. Boat Ramp</b>	<b>14</b>
<b>IX. Clubhouse Rip Rap</b>	<b>14</b>
<b>Appendix A: Photos of Items</b>	<b>16</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, clubhouse, Subdivision Drainage and Boat Ramp. Each common area report gives the findings, recommendations and future enhancement options.

Appendix A – Long Range recommendation will act as a guideline for the SLPOA Board to follow and prepare for capital expenditures. The projected costs are calculated based on current cost with a 2 % inflation rate through to the year it may need replacement. The current Capital Expenditures Reserve is \$ 41,035. 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.

## 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)

Gates were repaired and batteries replaced on 10/2015-\$852

Gates were repainted and re-taped on 7/2016 - \$98

#### 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. Long Range Planning Committee recommends that we replace any gate component as required when it fails, pay for the replacement at that time and not to reserve any Capital funds for replacement.

#### 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

## **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**

Long Range Planning Committee recommends that no additional landscaping for Phase 2 be included in the Plan. We also need to continue to monitor plants at Gate to determine if they need to be replaced or enhanced. No funds shall be reserved.

## **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**

Long Range Planning Committee recommends that no additional irrigation for Phase 2 be included in the Plan.

## **E. Site lighting**

### **Findings**

Gate Lamps were replaced in 2011 at a cost of \$350.

### **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.

#### **F. Additional Street lighting**

##### **Findings**

Street lighting along Old Stanton Road and Phase 5 is not adequate for security.

##### **Recommendations**

Explore adding additional street lights and determine costs for inclusion into Operating Budget along with any Capital Costs for Installation.

### **III. Roads**

#### **A. NCDOT Roads**

2012 -2022 Planning Committee recommended the following:

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.

Since then, NCDOT has assumed maintenance of the roadway from Dolphin Way to “Dip in roadway on Old Stanton Road”

##### **Recommendation**

Continue to support the 2012-2022 recommendations of postponing the issue of converting the road to the State and make repairs as needed.

#### **B. SLPOA ROADS**

##### **Findings**

2012 -2022 Planning Committee found the following:

Subdivision roads were installed in 2004 and estimated the normal life to be about 15 years with normal life and as long as 20 years with limited residential and construction traffic. In 2012, inspections by Long Range Committee and S.T. Wooten Corporation

indicated the roads were in good shape and it was reasonable to expect the roads would not need repaving until 2022 or 2024. Please see the 2012-2022 Long Range Committee report for further information.

Updated Cost estimates for the 2016-2026 Long Range Committee are as follows (Table)

Assume that roads will need to be repaved during 2023 based upon findings from Previous Long Range Planning Committee.

Road Name	Length	Sq. Feet	Sq. Yards	Cost/Sq. Yard	Road Section Paving Cost
Old Stanton Road	250 ft.	5,000	556	\$11.25	\$6,255
Stanton Landing Dr.		10,543	1,172	\$11.25	\$13,185
Gatsey Lane		85,668	9,519	\$11.25	\$107,089
Dolphin Way	750 ft.	15,000	1,667	\$11.25	\$18,754
Waterway Drive	955 ft.	19,200	2,133	\$11.25	\$23,996
<b>SLPOA Totals</b>		<b>135,411</b>	<b>15,047</b>		<b>\$169,279</b>

**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.

East Parking Area was repaved 4/2015 at a cost of \$28,224. South Parking area and drainage is being reviewed by SLPOA Board of Directors as of 9/2016.

**Repaving:**

Determine a feasible reserve amount that would provide for a minimal assessment when repaving is required and make recommendation to the Board of Directors for inclusion in the next SLPOA meeting.

## IV. Boat Trailer Storage Facility

### Findings

Boat Storage Facility is currently Large enough to accommodate approximately 50 boat trailer spaces. Since to date, 21 homes have been built with 3 more in the final planning stages, 2016-2022 Long Range Committee feels that we will need to expand the facility within 3 to 5 years and that we need to determine and reserve capital funds for the expansion. We also will need to reserve funds for adding gravel base to the existing storage facility. Rodney Hutcherson talked to Donnie Bryant to determine a preliminary of expansion and adding gravel.

### Existing Storage Facility:

Donnie indicated that we could add 2 to 3 inches of gravel to the existing yard and roadway. Costs for gravel is \$35/ton and approximate \$9/ton to spread and compact. (Convert Cubic Yards to Tons by multiplying CY by 1.5).

### Expanding Storage Facility

Donnie also indicated that estimating expansion was difficult but guidance was that we would need to add fill to the area and cover the fill with 4" of gravel to get a good base. Estimates were ball park and could vary when we complete the final review and estimate.

2012-2022 Long Range Planning committee also recommended that we create signage to identify spaces (numbering) and develop a system of documenting and tracking space assignment in the Storage Facility. We also need to review the storage facility rules and ensure users are assigned spaces and tracked annually.

### Recommendations:

- A) Determine if the Storage Lot entrance road and fenced lot need to have gravel added along with costs
  - Access Road Length – 450 Feet
  - Access Road Width – 12 feet
  - Access Road Area – 5,400 SQ Feet
  - Storage Facility (250' x 100') -25,000 SQ Feet.
  - Anticipated Costs - \$18,500
- B) Determine the cost of expansion of Storage Yard by 100'x250'
  - Clearing Area - \$10,000
  - Grading Area -\$10,000
  - Adding Gravel -25,000 SQ Feet -4" deep - \$20,000
  - Add chain link fence-450 feet -\$5,000
  - Video Monitoring - \$5,000
  - Anticipated Costs - \$50,000
- C) Develop signage for spaces and develop owner assignments for Spaces.

## V. Pool

2012-2022 Long Range Planning Committee found that 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.

### A. Pool Surface

Sherry Davis and Gail Bottoms had someone come out and look at the pool surface. It was determined that the surface is in good shape, but has some cosmetic issues that may need to be addressed in the next couple of years. Estimate: \$4600 to wash, remove stains, repair and repaint. This repainting would be expected to last another 10-12 years.

#### **Recommendation:**

Pool Surface: wash, remove stains, repair and repaint in 2018 - Estimate-\$4,600

### 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 \$880.

#### **Recommendation:**

Reserve Funds in 2018 for replacement of Pool Pump.

### C. Pool Filter and Multiport

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. Update: Pool Sand Filter was replaced January 2017.

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.

**Recommendation:**

The filter sand has never been replaced and is recommended to be done now. (2017)  
Estimate: \$680. Should be expected to be redone in 8-10 years thereafter.

Replace Multiport as needed. Do not reserve any capital funds for this

**D. 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. Inspection in 2016 indicated Pool Deck is currently in Good Shape.

**Recommendation:**

Continue to inspect and monitor pool deck for inclusion to Long Range Plan

**E. 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.

**Recommendation:**

Update:

- Umbrellas were replaced on 7/2013 - \$603
- Tables were replaced on 8/2013 -\$1,508
- Chairs were recovered on 8/2013 -\$589
- Lounge Chairs may need to be recovered within 2 years. \$800

Since most of the Pool Furniture was replaced or upgraded in 2013, recommendation is not to reserve any funds for long range plan

**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.

### **A) Roof**

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. Reserve \$10,000 in 2025 to replace roof

### **B) Exterior Paint**

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

#### **Recommendations:**

Exterior paint should be redone in 2018. Reserve \$6,000 in 2018.

### **C) Interior Paint**

Interior paint was redone 2009.

#### **Recommendations:**

Interior paint should be redone in approximately 2019. Reserve \$6,000 in 2019

#### **D) Doors**

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.

#### **E) Windows**

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.

#### **F) Hot Water Heaters**

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. Do not reserve any Capital Funds for this expense.

#### **G) HVAC**

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.

#### **H) Flooring**

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.

Update:

- Interior Flooring was replaced on 5/2015 - \$9,875

**D) Outside Staircase**

Outside Staircase was inspected by Allen Spivey and he feels it will need to be replaced. Allen also estimated the replacement at \$6,300

**Recommendations:**

Replace Outside Staircase in 2017. Estimate - \$6,300.

**J) Workout Equipment**

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.

**K) Kitchen Appliances**

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.

Update:

- Refrigerator was replaced 5/2015 -\$513

## VII. Subdivision Drainage

The Stanton Landing Subdivision currently has approximately XXX Feet of drainage ditches that need to be inspected and cleaned out periodically.

**Findings:**

Subdivision Draining Ditches were cleaned out on 2/2015 - \$2,400.

**Recommendations:**

Plan on cleaning out ditches every 2 years at the same cost that was spent in 2015.

## VIII. Boat Ramp

The Stanton Landing Subdivision currently has a boat landing to be used for small boats.

**Findings:**

Boat ramp was closed due to erosion on 5/2015.

**Recommendations:**

Repair or remove Boat ramp in 2017. Cost estimate - \$6,500

## IX. Clubhouse Rip Rap

The Stanton Landing Clubhouse has approximately 310 feet of Shoreline along the Intercoastal Waterway that the SLPOA is responsible for maintaining.

**Findings:**

Rip Rap was inspected in 2017 and appears to be in good shape with a few locations that need additional rip rap for stabilization. Anticipate that some rock addition will be needed within 3 to 5 years.

**Recommendations:**

Repair Wash Out area along north Dock walkway in 2017 - \$3,000 (repair at same time as Boat Ramp repair/removal.)

Add additional rip rap in 2021. Cost estimate - \$8,000

## **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

# Appendix A:

## Photo Item II- Entrance Signs



**Entrance Signs – North Side**



**Entrance Signs – South Side**

## Photo Item IV – Trailer Storage

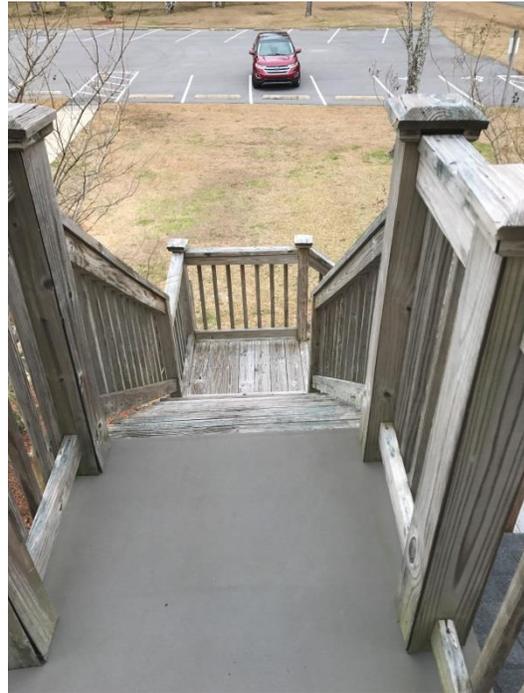


## Trailer Storage Lot Photos

**Photo Item VI- Clubhouse**



**Clubhouse Stairs – Stair Damage**



**Clubhouse Stairs – Overall**

**Clubhouse South Parking and Ramp Area**



**Clubhouse - Drainage**

**Photos Item VIII - Boat Ramp:**



**Boat Ramp – South Side**



**Boat Ramp – North Side**