



# Paradise Cove DOCK

NOVEMBER  
2024

## HOA MEETING

Although this month's meeting was scheduled originally on November 7, the meeting facility became unavailable. The Board decided to hold the meeting on November 20 to allow attendance in-person for those interested in coming.

The meeting will also be accessible via Zoom.

**zoom.us/join**  
**and follow browser instructions**  
**Meeting ID: 890 9472 2691**  
**Password: 931442**

## KEEPING UP APPEARANCES

### Leaves

Autumn is here, and the leaves have started to fall. Just as you would tend to your lawn every week during the summer, leaves should be cleared at least once a week.

That includes clearing leaves and other debris from the sidewalk and the median strip between the sidewalk and the roadway.

Homeowners on corner lots are responsible for their side as well as their front.

Landscape contractors sometimes blow leaves onto the roadway or a neighbor's lot. That's not OK — the leaves need to be binned and removed.

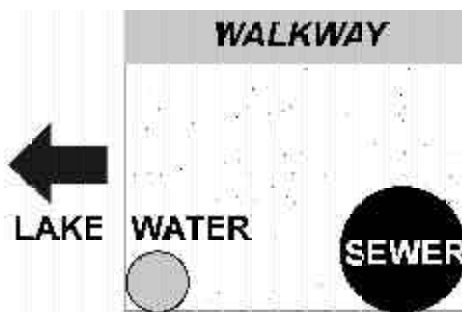
[CC&R 5.6 & FCC 22B.140.A3]

## HOMEOWNER'S ASSOCIATION MEETING

**Thursday, November 20**  
**Refreshments — 6:30 PM**  
**Meeting Starts — 7:00 PM**  
**Association of Realtors Office**  
**3690 Hilborn Rd.**  
**Fairfield**

## LAKESIDE WALKWAY

You have probably noticed that the asphalt walkway on the northwest side of the lake is badly cracked in places, and the cracks are getting worse over time.



As shown in the diagram, there is a water line and a larger sewer line underneath the walkway.

A geotechnical engineer was retained to collect core samples, analyze them, and provide recommendations on how to mitigate the distressed walkway,

The three core samples revealed that there is a 2" layer of asphalt over a 4" layer of sandy gravel (dirty base rock). This overlays critically expansive clay to a depth of 4 ft, with weak claystone bedrock below that.

The distressed walkway results from soil movements of the subsurface clay and claystone. Creep forces from the down slope to the adjacent pond also come into play, and settling of the sanitary sewer trench backfill is another contributing factor.

These mitigation steps are being considered and priced.

- Repair/replace retaining wall on homeowner side with a reinforcing geogrid
  - Replace the walkway, which is not sufficiently thick to start with, using an aggregate base section, a reinforcing geogrid, and a thicker layer of asphalt
- The distressed walkway will be discussed at the November meeting.

**SUBMISSIONS**—email to [rich@ccpropmgmt.com](mailto:rich@ccpropmgmt.com). **COMPILED BY** Ted Iwanowski.