

Silverleaf Road Maintenance Summary

Prepared as a basis for the 2026 Silverleaf POA Budget

Strategy & Recommendations

The road should be maintained through three key approaches:

- Routine Maintenance: Grading, ditch clearing, vegetation trimming, snow plowing.
- Reset Maintenance: One-time comprehensive reset to restore the road every seven years.
- Optional Practices: Dust and speed control.

Three Annual Maintenance Plans have been presented (Base, Lean and Standard) to reflect options available based upon three budget tiers. The Base Plan reflects the limited funding available for gravel by limiting the increase in dues to 10%. The Lean and Standard Plans show the potential maintenance options available with additional funding. All plans fall short of funding the required gravel needs (estimated at 920 tons) and limited optional add-ons, based upon limited funding availability.

Budget Implications on Annual Dues

All Categories	Annual Costs	One-Time Costs	Approximate Cost per Member
Non-road expenses	\$14,260		\$190
Annual Maintenance:			
Base Plan	\$34,260		\$457
Lean Plan	\$39,720	—	\$530
Standard Plan	\$60,720	—	\$810
Reset Maintenance:			
Avg. over 7 years	\$11,000	—	\$147
Optional Add-ons:			
Dust Control	\$1,000–\$2,000		\$13-26
Speed Limit Signage	—	\$1,000	\$13
Engineering Report		\$25,000- \$30,000	\$333-400

Budget Summary: All costs are estimates for 2026 budgeting purposes. The Silverleaf POA Board will engage vendors in competitive bids, where possible, to gain the best value for the community. Actual costs will be managed within the approved budget.

Proposed Maintenance Plans (Base, Lean, Standard)

Discussion: Community members will be asked to discuss and vote on the preferred maintenance plan, balancing maintenance needs versus available funding.

Base Plan	Annual Costs	Approximate Cost per Member	Comments
Non-road related expenses	\$14,260	\$190	
Annual Maintenance Plan-Base:	\$34,260	\$457	Includes \$5,500 for 100 tons of gravel
Optional Add-ons	\$2,000	\$27	Dust & speed control
Reset Maintenance Plan	\$-	\$-	Not in budget
Total annual cost per member	\$50,520	\$674	Rounded to \$660

Lean Plan	Annual Costs	Approximate Cost per Member	Comments
Non-road related expenses	\$14,260	\$190	
Annual Maintenance Plan-Lean	\$39,720	\$530	Includes \$17,000 for 300 tons of gravel
Optional Add-ons	\$2,500	\$33	Dust & speed control
Reset Maintenance Plan	\$11,000	\$147	Reserve for reset work every seven years
Total annual cost per member	\$67,480	\$900	

Standard Plan	Annual Costs	Approximate Cost per Member	Comments
Non-road related expenses	\$14,260	\$190	
Annual Maintenance Plan-Standard	\$60,720	\$810	Includes \$35,000 for 600 tons of gravel
Optional Add-ons	\$3,000	\$40	Dust & speed control
Reset Maintenance Plan	\$11,000	\$147	Reserve for reset work every seven years
Total annual cost per member	\$88,980	\$1,186	Rounded to \$1,200