

2026 LWC Reserve Road Plan

Plan assumptions:

1. Road and path surface issues are found throughout LWC. Tree roots, especially, present issues where they cause asphalt surface breaks and pavement failures. Trees are frequently found next to roadways and paths. It is the responsibility of the LWC BOD, Staff, and other committees to determine the need for specific tree removal. The latter often requires complete removal of trunk and root structures before successful repaving.
2. This Reserve Committee plan assumes that existing trees will remain in place and specifies maintenance work that attempts to mitigate damage as much as practical.
 1. Asphalt path and road fissures caused by tree roots pushing up pavement will be reduced by removing high spots and tapering pavement on both sides.
 2. No attempt will be made to remove major tree roots, which could damage healthy trees.
 3. Emphasis will be placed on removing significant tripping hazards on paths and drivability issues on roadways. Lesser surface issues will be annually monitored until such time that they present a preventative maintenance issue that should be included in that year's maintenance activities.
3. Safety is the primary weighing factor in determining each year's maintenance activities. Prudent preventive maintenance is also highly weighted in the decision process. Planned budget amounts are considered, but should not result in compromises to safety and prudent preventative maintenance.
4. Asphalt roads and paths will be inspected annually. The LWC Reserve Plan will be updated as appropriate to schedule near-term maintenance activities, and to reflect future maintenance costs. The LWC BOD and Staff are responsible for the execution of the Reserve Plan maintenance activities.
5. Seal coat/crack seal activities alternate annually with paving operations and are therefore planned every other year. As with paving operations, the need for seal coat/crack seal is determined by annual inspection. Seal coat is designed to mitigate weathering and will not be applied solely as a cosmetic activity.
6. Pavement pricing assumes \$1.75 sq/ft asphalt cited in the 2025 LWC Reserve Study. Prices may vary after 2026 contractor estimates.

Asphalt paving projects recommended for 2026:

1. South Ocean Path from final turn away from the ocean to Overlook access
 - 190 x 6-8 ft wide (~1500 sq ft), selective dig out and patch, and overlay
2. North Cove Point path to pumping station
 - 100 x 9 ft wide (900 sq ft) at the upper 1/3 of the pathway near two slumping areas
 - Create drainage canal on the south side of the roadway patch to prevent cross-path drainage
3. Walking Wood South near the house driveway at 1430 Forest Park
 - 15 x 10 ft (150 sq ft) dig out and patch
4. Cormorant entrance
 - 45 x 45ft (~2050 sq ft) dig out and patch
5. Tintinnabulary
 - Two dig out and patches
 - 26 x 6 ft
 - 45 x 9 ft

- ~600 sq ft
6. Meadow Lane
 - 150 x 20 (3000 sq ft) overlay
 7. Meadow Lane Garbage area turn around
 - 12 x 4 ft (~50 sq ft) overlay with turn taper
 8. LWC Exit Gate Road
 - 30 x 15 ft (450 sq ft)
 9. Path Meadow Lane northward
 - Three patch/ taper areas. Fill in low areas, crown and taper pathway to improve drainage
 - 35 x 7 ft
 - 10 x 4 ft
 - 45 x 6 ft
 - ~600 sq ft
 10. Path Meadow Lane south to Rec Center
 - 300 x 6 ft (1800 sq ft)
 - Fill in low areas, crown and taper pathway to improve drainage
 11. Path East of Spindrift path crossing Walking Wood and connecting with Rec Center trail
 - 200 x 6 ft (1200 sq ft)
 - Fill in low areas, crown and taper pathway to improve drainage

Total road/path 2026 asphalt work: ~13k sq ft asphalt:

Near Term Future Asphalt Work (next 2 to 4 years)

1. Mid Ocean Path, south of whale watch - 2026 soft patch applied by LWC Staff to ocean side to offset weather erosion
2. North Ocean path, from Whale Watch area (after drainage issues are resolved)
3. Path to Cinder Cone Gazebo nearest to Walking Wood entrance
4. Breakers Scarf Hill area
5. Selective patching on Edgewater crack areas
6. Selective patching on Shinning Mist crack areas

Higher Priority Seal Coat/ Crack Seal Projects for 2026/28

1. Singing Tree, from Meadow Lane to Walking Wood
2. The Pines
3. Meadow Lane, north end
4. Nesting Glade
5. Morning Walk
6. Spindrift, east end
7. Breakers Scarf (after asphalt patch completion)