

# June, 2026 Legacy at Jordan Lake Comprehensive Road Sealing Plan

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## Why are we sealing the roads now?

The Legacy at Jordan Lake Homeowners Association owns roughly 9 miles of roads through our community which the HOA is responsible for maintaining. Road Maintenance is the single largest expense in our long-term Reserve Budgeting, and failure to properly maintain the roads can result in enormous future expenses, special assessments, and other avoidable problems.

Our 2024 Reserve Study recommends that we seal roads approximately every 4 years, and repave roads approximately every 10 years. We are past due for sealing on some of the older roads in the neighborhood.

This work is **absolutely necessary** to maintain the long-term condition of our roads, and there is no way around the fact that it will be **very inconvenient for affected homeowners**, including those on streets that are not being sealed, but connect to streets being sealed.

To properly maintain our streets, roughly once every four years, residents will lose access to their driveway while sealing occurs, and travel in the neighborhood will be inconvenient with streets reduced to a single lane of traffic. We try to time this while school is out.

The map and schedule for road sealing work can be found on our website here:

<https://www.grandchestermeadows.com/legacy-at-jordan-lake/>

## Important Points to Remember:

**Problems:** If you encounter a problem associated with sealing:

- Call 911 for any true emergency (accident, injury, etc.)
- For problems that are NOT time sensitive, e-mail [ljl-bod@grandchestermeadows.com](mailto:ljl-bod@grandchestermeadows.com).
- For time sensitive problems, call 919-757-1718 and the Property Manager will respond as soon as possible.
- **Please be patient and safe!** Drive SLOWLY and remain alert. Navigating the one-lane roads will be inconvenient and must be done following traffic control instructions.
- **Rain will result in schedule changes.** Any changes will be shared ASAP.
- It is critical not to drive on newly sealed areas for 12 hours to prevent early failure and increased costs. Driving on uncured areas could also cause damage to your car or driveway.
- Be aware of alternate parking options for periods where your driveway is inaccessible.
- Please plan to postpone contractor work (yard services, landscaping, painting, etc.) during the day(s) your road is restricted for sealing.
- Delivery services may be restricted during this period.
- If you are able to avoid driving (work from home, etc.) during the sealing work, please do so.

## Fast Facts:

- Sealing will be going on for roughly 10 hours per day, and the sealing must cure for 12 hours before it can be driven on – so portions of roads and all driveways on the side being sealed will be **inaccessible for ~20 hours**.
- Curing time is 12 hours after sealing to safely drive without damage to roads or vehicles.
- Curing time is 6 hours after sealing to carefully walk across recently sealed surfaces.
- Roads must be dry for 24 hours before they can be sealed. Rain will change the schedule.
- There is NO PARKING on streets being sealed. Vehicles parked on streets being sealed will be towed at homeowner's expense.
- Work will typically start at 7:00am. As long as you are out of your driveway and off the street by 7:00am, you should not be blocked in or towed.

# Plan and Scope

Beginning June 15, and continuing for up to two weeks, we will be sealing a portion of Legacy's streets. Work will run from roughly 7:00 am to 6:00 pm. Streets to be sealed include:

- Legacy Falls Drive South
- Covered Bridge Trail
- Rolling Meadows Lane
- Stoney Creek Way
- Bridgewater Court
- Legacy Club Drive
- We are planning to seal one side of the road at a time, to maintain partial access to streets. While your side of the street is being sealed, you will NOT have access to your driveway.
- Open portions of road will be **one-lane**. That single lane will have to handle **two-way traffic**. **Please use EXTREME CAUTION while driving and follow traffic control instructions!**
- Signage and door hangers will be used to communicate, along with our regular messaging.
- Vehicles that are parked in areas to be sealed, or on the single open lanes **WILL BE TOWED** at the owner's expense.
- Intersections will be sealed in "halves" which will allow one lane of traffic through the intersection for Covered Bridge Trail and Legacy Falls Drive South. This will ensure that roads that feed into them remain accessible.

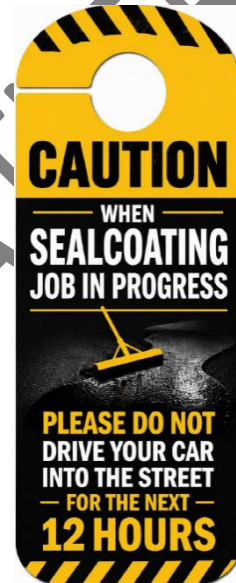
# Weather Impact

**Weather impact:** Rain will impact the sealing schedule. If it rains, the streets will need to dry for 24 hours before sealing can continue. If there is a high probability of rain, sealing that day will be postponed. This is likely to make the schedule fluid, and updates will be provided as things change. Changes will be updated on the current schedule, which can be found on the HOA website: <https://www.grandchestermeadows.com/legacy-at-jordan-lake/>

## Communication Plan

**Communication Plan:** Schedule updates and instructions are being provided in multiple ways:

- Details were shared in a series of e-mails from June 2 through the start of sealing.
- The [Grandchester Meadows website](#) has the current schedule posted.
- Immediately before sealing work, signs and door hangers similar to the images below will be placed on the affected streets that are being sealed.



**IMPORTANT:** Vehicles parked in no parking areas WILL BE TOWED at homeowner's expense.

- Daily updates are planned, confirming the next day's schedule and alternate parking options for the streets being sealed.

## Traffic Control

While sealing is being completed, there will be personnel directing traffic in the vicinity of the work. Please be patient, safe, and comply with their directions. After hours, there will be personnel controlling traffic on Covered Bridge Trail, between Stoney Creek Way and the traffic circle. This is the longest stretch of one-lane road with significant two-way traffic.

The residential portions of streets being sealed will also have one lane to handle two way traffic. We ask that in these areas, drivers:

- Use **extreme caution** and proceed slowly and carefully.
- If cars going in opposite directions meet, one will need to pull into a driveway **ON THE OPEN SIDE OF THE STREET** temporarily to let the other past. **Please do not drive on, or across the newly sealed surfaces.**
- Please remain polite and respectful. This is inconvenient for all residents, but we can get through it together.

**One way traffic:** Legacy Falls Drive South has two outlets (entrance area and traffic circle) which will allow us to control it with ONE WAY TRAFFIC in the single lane open while it is being sealed. One-way traffic will follow the normal flow based on the lane that is available. Ex. If the inside lane is open, everyone should be going clockwise (from entrance toward traffic circle) around the loop. If you need to use Legacy Falls Drive South, please use it ONLY in the direction indicated.

## Sealing Schedule

The current sealing schedule is on the HOA Website:

<https://www.grandchestermeadows.com/legacy-at-jordan-lake/>

Sealing is current scheduled to run from Monday, June 15 to Friday, June 19. However, the current weather forecast shows rain as likely the week of June 15. The rain in the forecast makes it likely that work will continue through the weekend and into the week of June 22. As schedule adjustments are made, they will be updated on the website.

The Clubhouse Parking Lot is scheduled first on Thursday morning to avoid conflict with trash and recycle pickup. The Clubhouse lot will be striped the day after it is sealed.

## Alternate Parking

Unfortunately, it is physically impossible to properly seal and cure the street without restricting access to driveways for one day, and choosing not to seal the streets will dramatically shorten their life and increase long term HOA costs. This requires homeowners to either stay at home for roughly 24 hours, or plan for alternate parking.

Work will typically start at 7:00am. As long as you are out of your driveway and off the street by 7:00am, you should not be blocked in or towed. People who plan to leave later than 7:00am will need alternate parking the night before the work. And people arriving home after 7:00am on a sealing day will need alternate parking arrangements.

The option which involves the least walking to/from your vehicles would be to partner with a neighbor on the opposite side of your street to arrange a “Driveway Swap.” On the day that even-numbered houses are affected, both houses can park in the odd-numbered driveway and on the day that odd-numbered houses are affected, both can park in the even-numbered driveway. Note that this is **100% voluntary**, and only a suggested way for neighbors to help.

We recognize that arranging a driveway swap may not work for everyone due to the number of vehicles, driveway size or other reasons, so we are also providing suggestions on alternate parking locations which will be available on a first-come-first serve basis.

**IMPORTANT:** You should not walk across newly sealed roads until they have cured for a minimum of 6 hours. Assuming sealing **completes by 5pm**, this means you can safely walk across the sealed surfaces after 11pm that evening, or the following morning. Unfortunately, this means that ***even with a driveway swap, you may need to walk to the end of your street to avoid sealed surfaces and cross to the other side.***

**Alternate parking options:** For homeowners unable to stay home or arrange a driveway swap, the following alternate parking options are suggested. **Please note, the dates in this table are based on the initial schedule and are likely to change.**

Date	Street	Suggested Alternate Parking Options
15-Jun	Covered Bridge Trail southbound (odd house numbers)	High Woods Ridge street parking Stoney Creek Way street parking ( <b>must be gone by 7am</b> ) Clubhouse Lot
15-Jun	Rolling Meadows Lane westbound (odd house numbers)	Legacy Club Dr/Village Walk street parking Clubhouse Lot

Date	Street	Suggested Alternate Parking Options
16-Jun	Legacy Falls Drive South outside lane (odd house numbers)	Cul-de-sacs off Legacy Falls Dr S Legacy Falls Drive North street Clubhouse Lot, Construction entrance area
16-Jun	Stoney Creek Way westbound (odd house numbers)	Covered Bridge Trail or Rolling Meadows street ( <b>must be gone by 7am</b> ) Village Walk or Highwoods Ridge street Clubhouse Lot
16-Jun	Bridgewater Ct southbound (odd house numbers)	Covered Bridge Trail or Rolling Meadows street ( <b>must be gone by 7am</b> ) Village Walk or Highwoods Ridge street Clubhouse Lot
17-Jun	Covered Bridge Trail northbound (even house numbers)	High Woods Ridge street parking Stoney Creek Way street parking <b>Do NOT use Clubhouse Lot (must be gone by 7am)</b>
17-Jun	Rolling Meadows eastbound (even house numbers)	Legacy Club Dr/Village Walk street parking <b>Do NOT use Clubhouse Lot (must be gone by 7am)</b>
18-Jun	Legacy Club Drive Both lanes (All house numbers)	Village Walk, Stone Bridge Crossing, Sweet Brian Ln, Two Creeks Loop street parking
18-Jun	Clubhouse Parking Lot	N/A – <b>Note Clubhouse Lot will be striped on Jun 19</b>
19-Jun	Legacy Falls Drive South inside lane (even house numbers)	Cul-de-sacs off Legacy Falls Dr S Legacy Falls Drive North street Construction entrance area
19-Jun	Stoney Creek Way eastbound (even house numbers)	Covered Bridge Trail or Rolling Meadows street Village Walk or Highwoods Ridge street
19-Jun	Bridgewater Ct northbound (even house numbers)	Covered Bridge Trail or Rolling Meadows street Village Walk or Highwoods Ridge street

Again, the dates in the table above are the base schedule, and will change based on actual work progress and the weather. Schedule updates with alternate parking recommendations will be provided as things change.

An example message for the day prior to sealing follows:

**EXAMPLE MESSAGE:**

*Dear Neighbors*

*This message is to share road sealing plans for Monday, June 15.*

*Sealing Monday will be completed on the **Southbound side of Covered Bridge Trail** (odd house numbers), and the **Westbound side of Rolling Meadows Lane** (odd house numbers), including both lanes on the north side of the loop.*

*The intersection with High Woods Ridge will be partially sealed to allow access to/from that area. The intersection with Village Walk will be fully sealed and closed, as Village Walk can be accessed via Legacy Club Dr.*

***Any vehicles parked on Covered Bridge Trail or Rolling Meadows lane will be towed Monday.***

*There will also be no contractor work on Covered Bridge Trail or Rolling Meadows Lane on Monday June 15 unless the contractor can be fully parked in a driveway on the open side of the street.*

*Residents with odd house numbers on Covered Bridge Trail and Rolling Meadows Lane will be unable to use their driveway from approximately 7am on Monday June 15 until 7am on Tuesday June 16. For residents who have not arranged a “driveway swap” the following alternate parking options are suggested:*

- *Street parking in the High Woods Ridge area*
- *Street parking on Stoney Creek Way (**must be gone by 7am Tuesday Jun 16**)*
- *Street parking in the Legacy Club Dr/Village Walk area.*
- *Clubhouse Parking Lot*