

Legacy Road Sealing Q and A as of Jun 10, 2026

Question	Response
How and when will decisions about the weather be made?	<p>We will work with the sealing contractor to make schedule decisions. We anticipate making a go/no-go decision for the Monday, Jun 15 start on Sunday, Jun 14.</p> <p>As soon as possible after decisions are made, the schedule on the website will be updated, e-mails sent, and updates posted on Social Media.</p>
What if an emergency vehicle needs access to an area that is closed off for sealing?	Any emergency vehicles that require access will drive to where they need to go. We will repair any resulting damage after the emergency has been dealt with and the situation is stable.
Have we considered our neighbors with mobility issues who will not be able to walk to a designated alternate parking location?	We have tried to address this by communicating in plans in advance. We have received inquiries from some neighbors with special circumstances and are working with them. Ultimately, the Board, Property Manager and Sealing company will do what we can to support neighbors with mobility issues.
What types of vehicles are prohibited from driving on or crossing the sealed roads during the 12 hour curing period?	Sealed roads are closed to all vehicular traffic until they have cured for 12 hours after sealing is complete. Along with cars and trucks, prohibited vehicles includes golf carts, motorcycles, bicycles or any other means of wheeled transportation.
When will my street be affected, and how will I know if the schedule changes? Will you provide the exact day my street will have limited access? It will be helpful to know the day we cannot get out of our driveway, then we can plan accordingly. Where do you suggest we park when we need to leave/ return?	<p>We have posted the current schedule on the website. We know that adjustments will be necessary based on weather, work progress, etc, so we will update plans as they change and will send additional e-mail communications.</p> <p>Just prior to your street being sealed you will see signs and "door hangers" with instructions, and we will provide alternate parking options.</p>
There are blue circles on the map at the intersection of Covered Bridge Trail and Village Walk Dr, and the intersection of Legacy Falls Drive South and the east end of Winding Creek Loop. Does that mean that traffic will be completely closed in those intersections?	<p>No. At least one lane of through traffic will be maintained on Covered Bridge Trail and Legacy Falls Drive South.</p> <p>The circles are intended to highlight the side streets. For example, while the southbound lane of Covered Bridge Trail is being sealed, residents will not be able to turn into or out of Village Walk Dr. However, Village Walk Dr will be able to come and go via Legacy Club Drive. Similarly, the west intersection of Winding Creek Loop will keep at least one lane open for access.</p>
We live on a cul-de-sac. We understand they will seal one side of street at a time but how will they handle the actual bounds of the circular cul-de-sac? Will they actually do half or entire of the circle on one day?	We intend to split the cul-de-sacs and circles at the end of streets based on house numbering (odd/even) and seal half at a time. Your portion of the cul-de-sac will be sealed based on your house number. The day of work, physical signs and "door hangers" will be posted confirming plans.
If we put sealant down on half of roadway, the remaining unsealed section of the street is not wide enough to allow for two-way traffic. How will two-way traffic be handled?	<p>You are correct that when one half of the roadway is being seal coated, traffic will be limited to a single lane. While sealing is in progress, traffic control personnel will direct two-way traffic through the single lane.</p> <p>Travel on single lane roads will need to occur with extreme caution, and cars traveling in opposing directions may meet. Motorists may need to utilize driveways or other available areas to allow one vehicle to pull off and allow the other to pass.</p> <p>Legacy Falls Drive South has two access points, near the community entrance and the traffic circle. When Legacy Falls Drive South is single-lane, traffic will be one-way, in the normal direction of flow.</p>
If you seal the street in front of my home and my car is parked at another location, how do I get to my car if I can't walk on the wet sealant in front of my home?	<p>You will most likely have to walk up and around the closest end of your street to cross to the side of the street that is open. We recognize that some streets have no sidewalks and will require you to walk on the curb, or in neighbors' yards.</p> <p>This will pose the biggest challenge during the day and into the evening. The sealed roads can be walked on after they have cured for 6 hours, so from roughly 11pm on, you will be able to walk across the sealed area.</p>

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<p>If our driveway is blocked and it's a single lane road, how are you supposed to park overnight?</p>	<p>During the period that your side of the street is sealing and curing (one day), you will need to park in a different area and walk to/from your vehicle. We are sharing alternate parking options with each area being sealed, before work begins. A few options include:</p> <ul style="list-style-type: none"> - Arranging to park in the driveway of a neighbor across the street who is not blocked. You can return the favor when their side is blocked. ("Driveway Swap.") -Parking on a nearby street that is not being sealed. -Parking in the clubhouse parking lot. -Parking in the construction entrance area.
<p>We have multiple vehicles our family is using almost every day from morning to evening. We require access to our driveway multiple times during the day.</p>	<p>Unfortunately, we must seal the streets, and there is no way around restricting access to driveways for one day. Prior to a street being sealed, we will provide alternate parking instructions for people who need access to their vehicles. Alternate parking will require individuals to walk to/from the alternate parking location. 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.</p>
<p>I am not comfortable parking my vehicle at the clubhouse or near the construction entrance due to both the distance from my home and the lack of security.</p>	<p>We are confident that our neighborhood is secure. Vehicles parked in the clubhouse lot and construction entrance area should be safe.</p> <p>If you are not comfortable with the clubhouse or construction entrance, other options include street parking (future communications will provide suggested streets) or to manage your schedule to avoid use of your vehicle for a day. This can be done by working from home, or arranging a ride share from an unaffected area in the neighborhood.</p>
<p>What will be traffic control mechanism for one lane roads overnight in each area? Will there be portable traffic lights or something similar?</p>	<p>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.</p> <p>The residential portions of streets being sealed will also have one lane to handle two way traffic. We ask that in these areas, drivers:</p> <ul style="list-style-type: none"> •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. <p>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.</p>
<p>How is mail delivery affected?</p>	<p>USPS will not deliver to mailboxes on the road side that is closed for sealing. They will also not go into an area for delivery if it is too congested. Mail that is unable to be delivered will be delivered the next day the road is open. If missed deliveries are needed before then, they can be picked up at the USPS location on S. Estes Dr.</p>