

**MIRABEL COMMUNITY ASSOCIATION  
ROAD WORK NOTICE FOR SEAL COATING  
(PLEASE READ THROUGH THIS ENTIRE NOTICE.)**

June 10, 2019

Dear Mirabel Property Owner:

Your Board has contracted with YSC Paving to complete the remaining phase of our road improvement project. Please read through this entire notice for detailed information about the “Seal Coating” process and what you can expect.

**There will be ROAD CLOSURES during the seal coating phase. Please note that your section of the road and your driveway will be inaccessible by automobile for 48 hours as detailed in the schedule below.**

Our consultant has recommended the application of two coats of Polymer Modified MasterSeal (PMM) to our roads. The PMM product has better adhesion and a higher concentration of aggregates which will continue to stabilize the slurry seal that was applied in 2017. Because this product is “thicker,” it takes longer to dry and necessitates closing the roads for 48hours for the best results. This longer closure will help to alleviate scuffing and allow the material time to fully dry and cure (inevitably, some scuffing will occur).

The seal coating project is extensive and is scheduled for **Monday, June 24<sup>th</sup> – Monday, July 29<sup>th</sup>**. Work will begin at 6:00 a.m. daily. In the event of inclement weather, we will notify you if there are any anticipated schedule changes.

**WHAT TO EXPECT DURING THE SEAL COATING PROCESS**  
**PLEASE PLAN ACCORDINGLY**

Please review the enclosed schedule to understand when access to your street and/or driveway will be closed and/or limited. Please drive slowly as our roads are very narrow, and there will very large equipment and many crew members required to complete this project. Keep in mind that while this work is taking place, there will be two-way traffic on one-side of our very narrow roads.

Please see below for some alternative solutions for access while this work is being completed.

- On the day(s) that your side of the street is scheduled for seal coating, we recommend that you park your vehicle in the Club parking lot the evening before Seal Coating is scheduled to begin. **You will not have access to your driveway for up to a 48 hour period when your side of the street is being seal coated.** We will have additional security personnel on staff with access to golf carts to help you get to and from your home to your car. We will pick you up with the help of our contractor who will guide us to the drier areas of the seal coating where you can cross by foot to the golf cart. Remember, if your car is parked at the Club, we can help you get to and from your car. Of course, if you are able to make arrangements with a neighbor whose side of the street is not impacted, that is acceptable.
- For property owners in the south and west side of the Community, maneuvering the streets while the work is being completed on Mirabel Club Dr will require more coordination. On the days when Mirabel Club Dr is being seal coated, we encourage you to use the same procedures (as described in the bullet point above) for seal coating on your street. If you choose to drive your car on Mirabel Club Dr during the seal coating process, remember that there will be two-way traffic on a single lane. There may be long waiting periods and slow-moving traffic.
- If there are special circumstances and/or you are not certain of what to do, please call me (480-540-9416) or email me ([mody.friedman@mirabel.com](mailto:mody.friedman@mirabel.com)) so that we can consider viable solutions beforehand. If you are uncertain of your lot, call me or email me.
- Please contact your service providers (i.e. pool service, landscape service, property manager, handyman, housekeeper, etc.) to reschedule your appointments for the date(s) that your street is scheduled for maintenance. Service providers will not be allowed entry to the area when your street is scheduled for maintenance. In the event of an in-home emergency that requires the services of a contractor, please contact me and we will make appropriate arrangements.
- There will be **NO STREET PARKING** permitted on the days that your street is scheduled for seal coating seal on either side of the street.
- Please do not attempt to drive on the wet seal coating as it may damage your vehicle and property. Damage to your vehicle and/or property will be your responsibility. You may also be responsible for the damage to the seal coating. Please abide by all traffic control signs. Do not ignore barricades. If the cones are still in place on the road, the seal coat is still wet.

- In the event of a delay due to inclement weather, that Day's Schedule will be rescheduled to the end of the project. For example, if there is rain on the morning of Day 3, Day 3 will be rescheduled to the end of the project. If this is to occur, we will contact property owners to advise them of the new date.
- If you are expecting a package by UPS or FedEx for the dates that your street is scheduled for seal coating, please reschedule the delivery or have your package held until the following day. UPS or FedEx may also leave your package at the Gatehouse with the Security Team or at the Construction Gate if the Main Gate is closed on the day of delivery.
- The Post Office, City of Scottsdale (trash & recycling), APS, Southwest Gas and Desert Foothills Landscape will be notified of the schedule so that they may adjust their schedules.
- There will be no Construction Activity permitted during the day(s) that a road is scheduled for seal coat.
- Cones and barricades will be used to direct motorists. Please do not move barricades.
- In an emergency, emergency vehicles will have access to the Community.
- Please avoid walking on the roads while this work is taking place.
- Please plan accordingly!

## **SCHEDULE**

### **WORK WILL BEGIN AT 6:00 A.M. DAILY**

#### **Day 1 – Monday, June 24 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on June 24 and 25:  
Lots 283, 295, 296, 302, 303, 311, 312, 313, 314, 337, 338, 339, 340, 341 and 342.

#### **Day 2 – Tuesday, June 25 – (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on June 25 and 26:  
Lots 205, 215, 216, 217, 218, 234, 235, 236, 237, 288, 289, 290 and 291.

#### **Day 3 – Wednesday, June 26 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on June 26 and 27:  
Lots 1, 2, 3, 4, 5, 6, 39, 40, 41, 62, 63, 64, 65, 90, 91, 92, 93, 94, 95, 99, 100, 101, 102, 111, 112, 113, 114, 115, 116, 117, 118, 119 and 120.

#### **Day 4 – Thursday, June 27 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on June 27 and 28:  
Lots 19, 20, 21, 22, 145, 146, 156, 162, 163, 164, 165, 166, 167, 168, 188, 189, 190, 191, 192, 193 and 194.

#### **Day 5 – Monday, July 8 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 8 and 9: Lots 284, 297, 298, 299, 304, 305, 306, 315, 316, 328, 329, 330, 331, 332, 333, 336, 343, 344, 345 and 346.

#### **Day 6 – Tuesday, July 9 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 9 and 10: Lots 206, 207, 208, 209, 210, 211, 212, 213, 214, 221, 222, 223, 226, 227, 228, 229, 230, 231, 232, 233, 244, 245 and 246.

#### **Day 7 – Wednesday, July 10 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 10 & 11: Lots 34, 35, 36, 37, 38, 54, 55, 56, 57, 67, 68, 69, 70, 71, 87, 88, 89, 96, 105, 106, 107, 108, 109, 110, 121, 122, 123, 124, 125 and 138.

#### **Day 8 – Thursday, July 11 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 11 & 12: Lots 18, 23, 78, 79, 80, 81, 169, 170, 171, 172, 173, 174, 176, 177, 178, 179, 180, 181, 182, 195, 196, 197 and 198).

**Day 9 – Monday, July 15 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 15 & 16: Lots 275, 276, 278, 279, 280, 281, 282, 310, 323, 324, 325, 326 and 327.

**Day 10 – Tuesday, July 16 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 16 & 17: Lots 202, 219, 220, 224, 240, 241, 247, 248, 249, 250, 251, 252, 255, 256, 257, 263, 264, 265, 266, 267 and 269.

**Day 11 – Wednesday, July 17 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 17 & 18: Lots 30, 31, 32, 33, 49, 50, 51, 52, 53, 72, 73, 74, 75, 76, 77, 82, 83, 127, 128, 129, 130 and 131.

**Day 12 – Thursday, July 18 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 18 & 19: Lots 24, 25, 26, 27, 28, 29, 139, 140, 141, 142, 143, 144, 152, 153, 154, 155, 157, 158, 159, 160, 161, 203 and 204.

**Day 13 – Monday, July 22 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 22 & 23: Lots 270, 271, 272, 273, 274, 300, 301, 307, 308, 309, 318, 319, 320, 321, 322 and 351.

**Day 14 – Tuesday, July 23 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 23 & 24: Lots 201, 225, 238, 239, 242, 243, 253, 254, 258, 259, 260, 261, 262, 285, 286, 287, 292, 293 and 294.

**Day 15 – Wednesday, July 24 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 24 & 25: Lots 7, 8, 10, 11, 12, 41, 43, 44, 45, 46, 47, 58, 59, 60, 61, 66, 97, 103, 104, 132, 133, 134, 135, 136 and 137.

**Day 17 – Monday, July 29 (Will remain closed for 48 hours)**

The following properties will be closed to all vehicular access on July 30 & 31: Lots 13, 14, 15, 16, 17, 147, 148, 149, 150, 151, 183, 184, 185, 186, 187, 199 and 200.

## **GATE CLOSURES**

### **Construction/Vendor/Standing Stones Rd Entry – Thursday, June 27 & Friday, June 28 AND Thursday, July 18 & Friday, July 19**

The Entrance Lane at Standing Stone Rd will be closed to all traffic starting at 6:00 a.m. on Thursday, June 27 & Friday, June 28 **AND** Thursday, July 18 & Friday, July 19 and will reopen when the barricades have been removed. Vendors and contractors will be given access through the main gate until the construction/vendor entrance has reopened.

### **Construction/Vendor/Standing Stones Rd Exit – Thursday, July 11 & Friday, July 12 AND Monday, July 29 & Tuesday, July 30**

The Exit Lane will be closed to all traffic starting at 6:00 a.m. Thursday, July 11 & Friday, July 12 **AND** Monday, July 29 & Tuesday, July 30 and will reopen when the barricades have been removed.

### **98<sup>th</sup> Street Entrance – Monday, July 15 & Tuesday, July 16**

The Entrance Lane will be closed to all traffic starting at 6:00 a.m. on Monday, July 15 and will reopen on Wednesday, July 17 when the barricades have been removed.

### **98<sup>th</sup> Street Exit – Monday, July 22 & Tuesday, July 23**

The Exit Lane will be closed to all traffic starting at 6:00 a.m. on Monday, July 22 and will reopen on Wednesday, July 24 when the barricades have been removed.

### **Mirabel Club Dr. – Main Gate Entry/Exit Gates – Thursday, July 25 & Friday, July 26 (Day 16)**

The Entrance Lane will be closed to all traffic starting at 6:00 a.m. on Thursday, July 25 and will reopen on Saturday, July 27 when the barricades have been removed. The manned hours at Construction/Vendor at Standing Stones Rd will be extended to accommodate for this closure. Access northbound and southbound on MCD from Cave Creek to Winter Sun Dr will be closed. Traffic will be rerouted for residents needing access to 104<sup>th</sup> Pl.

## **CLUB ACCESS**

Thursday, June 27 and Friday, June 28 there will be no access in or out of the Club parking lot at Standing Stone Road (the circle). Please use Desert Lodge on these dates.

### **TIPS FOR DRIVING ON THE NEWLY SEAL COATED STREETS**

To help preserve our newly seal coated roads, please minimize turning your steering wheel while your vehicle is stopped. It is very important that your vehicle is moving while turning the steering wheel. Otherwise, you may damage the seal coating.

We appreciate your patience and thank you for your cooperation as we complete this process to maintain the life of our roads.

Please feel free to contact me with any questions or concerns.

Respectfully,

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