

BWRMA Maintenance Committee Annual Report 2025-2026

- Volunteers cleared the sides of Bywater and Bywater North prior to brush cutting.
- Brush cutting was completed in July, 2025.
- Most of the gravel roads in the system received a fresh coat of gravel, grading and shaping to re-establish proper drainage and compacting.
- A spur at the end of Olympic Ridge Drive was created with gravel being added.

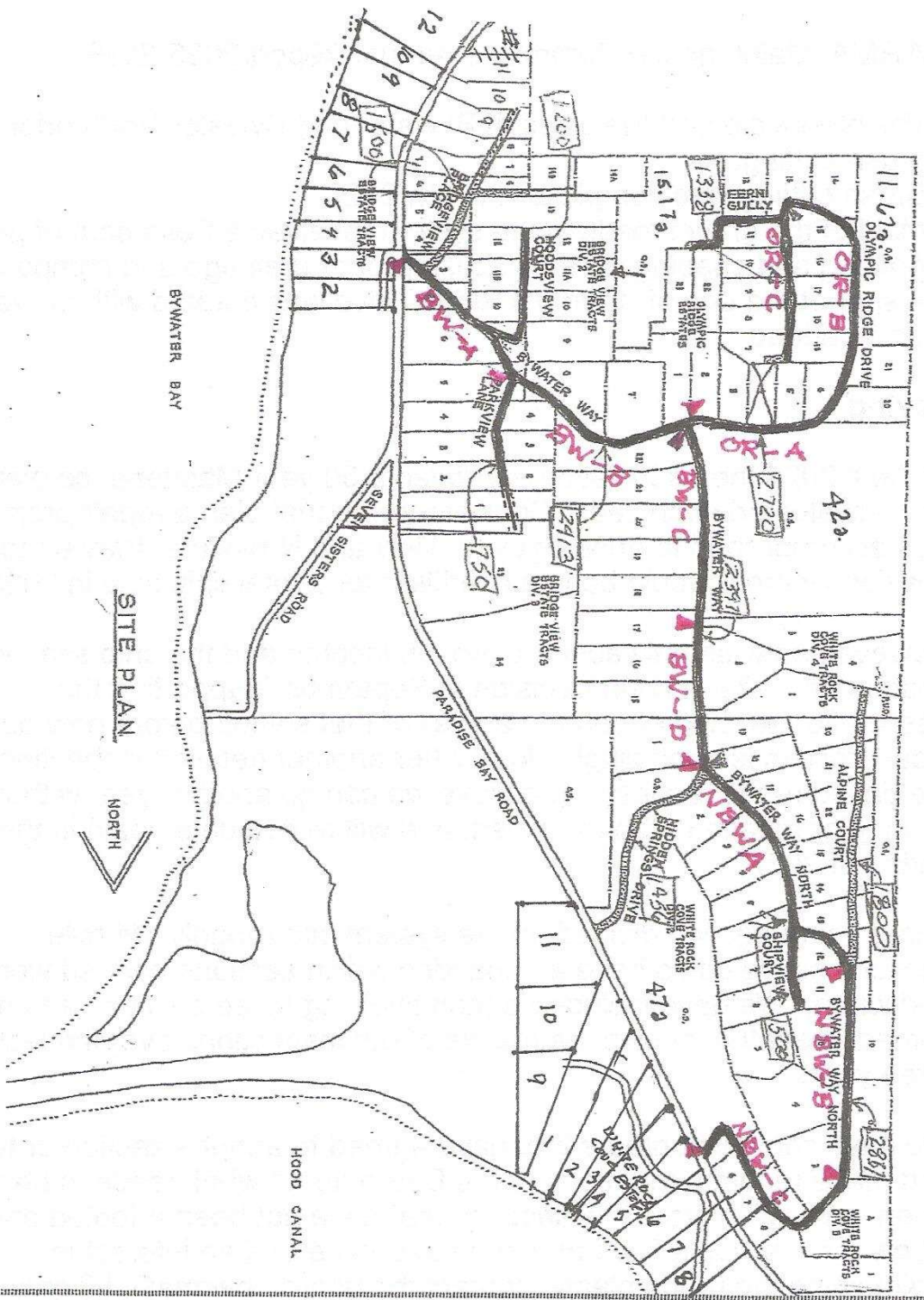
Paving.

In April 2024 the Association approved a 30 year Maintenance plan to be re-evaluated each year. Consistent with that plan a repair project was accomplished to bring Bywater Way and N Bywater Way up to a position where it would be in a condition for a total chip seal in 2025.

However legal issues caused a drop in income and the chip seal was postponed. After a court decision in September supporting the Association we had hoped to have all of that settled before now but the legal process is agonizingly slow. After another detailed inspection of the paved roads recently we believe we can go another year without any major repairs to the pavement and will re-evaluate again in the spring of 2027

Three years ago we divided up the system into roughly 1/4 mile sections so we could have a good idea which sections needed work and when. We have included a map showing those sections and a spread sheet that shows the results of our inspections over the last three years.

We have some volunteers that have agreed to adopt a section or two and make recommendations to the Board about what needs to be done when. We still have a few sections that have not been adopted and any lot owner that has a few hours time to donate and an interest in maintaining the roads please contact the board. bwrmaGM@gmail.com



SITE PLAN

NORTH



Annual Inspection Data Jan-2024, Feb-2025, & Mar-2026

Road	Section	Length verified	Length ft.	Width ft.	Sq ft	2/2024 ft cracking	%	2/2025 ft	%	3/2026 ft	%	Life	Recommend Date for resurface
PAVEMENT													
Bywater Way	BW-A	X	1344	14	18816	308	22.9%	47	3%	47	3%		2030-1
	BW-B	X	1340	14	18760	355	26.5%	384	29%	384	29%		2028-9
	BW-C	X	1358	12	16296	692	51.0%	273	20%	150	11%		2030-1
	BW-D	X	1073	12	12876	499	46.5%	117	11%	110	10%		2030-1
N Bywater Way	NBW-A	X	1690	12	20280	1020	60.4%	845	50%	903	53%		asap
	NBW-B	X	1606	12	19272	392	24.4%	290	18%	481	30%		2028-9
	NBW-C	X	1251	12	15012	431	34.5%	241	19%	376	30%		2028-9
Olympic Ridge	OR-A	X	1234	14	17276	12	1.0%	0	0%	38	3%		2030-1
	OR-B	X	1370	14	19180	620	45.3%	647	47%	764	56%		2028-9
	OR-C	X	890	15	13350	150	16.9%	150	17%	148	17%		2030-1
Parkview		X	800	12	9600	0	0.0%	0	0%	0	0%		2030-1
Fern Gully		X	711	10	7110	200	28.1%	428	60%	312	44%		asap
Hidden springs			1456	13.5	19656	469	32.2%	469	32%	469	32%		???
TOTALS			16123		207484	5148	31.9%	3891	24%	4182	26%		
GRAVEL													
Bridgview		X	1722	12.3	21180.6								
Hoodsview		X	1023	14	14322								
Shipview		X	570	12	6840								
Alpine		X	1830	12	21960								
TOTALS			5145		64302.6								