

ROAD REPORT 2025 ANNUAL MEETING OF THE MVCCPOA

MAGGIE VALLEY COUNTRY CLUB POA

Road District Report – Summary of Current Conditions and Infrastructure Challenges

The Maggie Valley Country Club POA Road District has experienced a demanding year marked by severe weather, infrastructure strain, and regional material shortages. This report provides an overview of the current road conditions, maintenance efforts, and future considerations for roadwork within the community.

2024/2025 – Summary

1. 8 - cut and blowing of roads done during growing season.
2. 4 - leaf blowing of roads done during fall and winter seasons.
3. 2 – twig/debris cleanup runs.
4. Over 30 culverts cleaned out. This doesn't include the Hurricane Helene damage clean up efforts.
5. 14 - fallen tree removal calls.
6. 19 – potholes and road edges filled.
7. Walnut Drive paved.
8. 1000 feet (3 football fields) of ditch cleaning and rock lined.
9. 3 – New directional signs installed.
10. Over 150 calls, texts and emails from members answered by board members about

roads. **STORM IMPACTS – HURRICANE HELENE & TREE DAMAGE**

One of the most significant events impacting our roadways was the lasting damage from **Hurricane Helene**, which brought torrential rain and high winds to the region. **Orchard Drive** was among the hardest hit. The storm caused severe erosion of ditches, clogged culverts with runoff and debris, and left sections of the roadway vulnerable to collapse. The storm also uprooted several large trees throughout the POA, blocking roads and damaging road shoulders. Many of these trees landed near or directly in drainage paths, which further impeded water flow and contributed to erosion along the roadside.

Clearing and restoring these areas has required sustained effort from our maintenance teams, particularly where culverts needed to be accessed and cleaned by hand or heavy equipment due to blockage or deformation.

GPS DETOURS – I-40 SHUTDOWN & TRAFFIC THROUGH THE EAST SIDE

Another unexpected issue impacting the integrity of our roads came from outside the POA: **I-40 closures**. When sections of I-40 were shut down due to rockslides or emergency repairs, **GPS navigation systems began rerouting traffic through our East Side neighborhood** as an alternative path. This resulted in an uncharacteristic spike in both local and commercial vehicle

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traffic on roads not designed for that level of use. The increased traffic volume, combined with already weakened road surfaces, led to the accelerated formation of **potholes**, breakdown of pavement edges, and strain on underlying drainage infrastructure.

MAINTENANCE PROGRESS – WALNUT DRIVE REPAVING

Despite the challenges, the POA successfully completed the **repaving of Walnut Drive**, a long awaited improvement. The new surface has improved safety, aesthetics, and drivability, and has helped reduce sediment runoff into nearby ditches and homes. This successful project serves as a model for future repaving efforts, with an emphasis on proper ditching, culvert functionality, and long-term durability of road surfaces.

ONGOING ISSUES – CULVERTS, DITCHES & POTHOLES

Many roads throughout the district remain in need of attention, particularly those with older or undersized **culverts** and poorly drained **ditch systems**. Poor drainage not only affects the roads themselves but can cause flooding onto private driveways and yards. Culverts clogged with leaves, gravel, or storm debris reduce water flow, forcing overflow across road surfaces and eroding asphalt. Additionally, **potholes** are becoming a growing concern across multiple roads, particularly those with patchwork repairs or thin overlays.

Addressing these issues requires not only manpower and equipment but also a reliable supply of road material.

REGIONAL IMPACT – ASPHALT SHORTAGES ACROSS WESTERN NC

A key barrier to road maintenance this year has been the **shortage of asphalt material** throughout Western North Carolina. Due to the widespread storm damage affecting towns and counties across the region, **asphalt plants have struggled to meet demand**, and available supplies are often allocated to state-level projects first. This has delayed several planned patching and paving projects within the POA, despite contractor readiness and available funding.

LOOKING AHEAD – STRATEGIC PRIORITIES

Moving forward, the Road Committee is prioritizing repairs based on safety, accessibility, and storm impact risk. High-risk culvert replacements, critical pothole repairs, and erosion control along ditches are at the top of the list. Additionally, the Committee is exploring potential grant opportunities and regional collaborations to secure materials more quickly and at a sustainable cost.

We appreciate the community's patience and understanding as we navigate these challenges. The POA remains committed to maintaining safe, navigable roads and protecting the long-term value of our neighborhood infrastructure.

BY-LAWS AND OWNER RESPONSIBILITIES**ARTICLE VI – SECTION 1 (extract)**

The primary objective of the corporation shall be to provide maintenance, in compliance with the Road Maintenance policy, of those roads located in the Maggie Valley Country Club Estates, or in continuous areas considered by the Board of Directors to be within the jurisdiction of the corporation. The Association shall not undertake the original construction of roads or undertake the contouring for property drainage. MVCCE property owners are responsible for the maintenance and repair of ditches and culverts on their properties. The Association may, in the discretion of the Board of Directors, undertake limited ditch clearing and culvert installation if, in the judgement of the Board, to do so would reduce the overall expense of maintaining a roadway. The corporation will not accept or assume responsibility for maintenance of any road until such road meets the standards established by the corporation. *The Association does not assume the responsibility for the repair of roadways damaged by landslides, rockslides, blocked by fallen trees, the responsibility for which shall remain that of the affected property owner.*

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