

Information Notice About Your Driveway

The driveway at each home belongs to each homeowner in The Retreat. As such, the maintenance of the entire driveway is the responsibility of each homeowner. This responsibility starts at the garage door entry and continues all the way up to the concrete street water drainage swale. Even though the sidewalk and grass area between the sidewalks and street swale are common property, the paver block drive belongs to each owner.

Driveway areas of concern to your community and association.

1. Roots causing an offset (trip hazard) between our sidewalk and your paver blocks. The association has elected to be responsible for this problem by having the affected sidewalk sections cut at an angle or replaced to reduce the hazard. In some cases, we may elect to raise the pavers to match the sidewalks. This is our choice based on cost and each individual situation.
2. Roots pushing up paver blocks in driveways. This is an appearance problem and a safety concern. This situation exists in about 5% of our 555 driveways or about 30 homes. This problem is increasing over time. Some have been fixed or repaired but others are being ignored. As our community matures, the trees and their root systems get larger and more far reaching and bigger in diameter. By nature of design, paver blocks allow water between them and the roots look for water. Probably all residents can expect this problem sooner or later, at least to some degree. The homeowners solution will be to lift the affected paver block area and chop or cut out the damaging roots. The driveways base sand is then replaced and the pavers are put back in place.
3. Driveway cleaning and surface prep – When you are charged with maintaining the Community Wide Standard concerning our paver block driveways (as our HOA is) some general observations can be made. Remember, we look at 555 driveways, not just the few that are obvious around your home. We do not send out violation letters for dirty drives unless it is at least 40% obviously dirty and in need of cleaning. Also, we notice that if the driveway is in need of cleaning/power washing, other parts of the home may need attention. These include the garage door area, front gutters, your sidewalks and particularly both sides of your rear blocking wall. Another observation is that paver blocks that are most affected by grime are those that have never been surface sealed. Those that have been sealed have notably less dirt and grime imbedded in them. The method of sealing and the number of coats used also affects their appearance and resistance to outdoor environmental factors. One or two light coats are all that is necessary as opposed to a surface lacquer coating that can wear unevenly and can be physically damaged or blemished.

4. Weed growth in the joints/cracks – This is another problem your association and owners face. Our landscape company is charged with killing this growth but not removing it. Over time the joints fill with dirt, sand and a mossy/algae material. In any case, the homeowner is responsible for removal of any growth and keeping their driveway free and clear of any type of dead or live growth.

In this area of Florida, in order to keep up our community appearance, residents should plan to have their entire exterior property power washed and cleaned at a minimum of once a year. Depending on conditions, your home's sun orientation, sky fallout dirt, sugar cane burning, preserve burning activities, and rainfall amount, twice a year may be desirable for some homes. There are many power washing businesses in this area. The cost is reasonable and it only takes them a half a day or less for a complete job.

Tree Root Problems

Roots that cause damage to your driveway, be they from a common area oak tree or any tree on your property, are the homeowners responsibility. You or the Association have no control over where or how they grow. If they affect your driveway, sidewalks, sewer pipes, water lines, cable system, etc, you must take care of the problem. If they affect the street swale, sidewalk or blacktop road surface, it is the association's responsibility. These things cause an appearance problem and also sometimes a safety problem and consequently an insurance liability problem may enter the picture. Again we are bound to maintain the Community Wide Standard and protect our community and our property values. Residents must maintain their property and the Association does the same for common property.

Your Retreat Board of Directors