

La Bandera Phase III HOA

Report on the Entryway Lighting Project

Before we embarked on the Entryway Lightning Project, significant research and coordination was performed with TXU, electricians, and boring companies. We believed we had worked out an affordable way to tie into the TXU transformer, run conduit/wiring along the wall and underneath Plata Lane and La Bandera Trail, and install lighting for the monument signs.

Unfortunately, we had an unpleasant surprise. After running the conduit under both streets at the 24 inch depth we were told was required, during the inspection process we learned from the city that there are actually water mains that enter the neighborhood underneath both streets, and they are at a depth of over six feet. (It seems our boring contractor did not do his homework.) To get two feet below those water mains would require the conduit be at a depth of eight to ten feet. We can't even get someone to give us a quote for that as it would be very difficult, and therefore very expensive.

We are still negotiating with the city to see if there is some other way to satisfy their safety concerns in a reasonably affordable way. We are hopeful that we may be able to work something out, but there are no guarantees. In the meantime we will find a way to 'cover up' the holes by the street to get rid of the yellow caution tape.

We know you share our disappointment that this has dragged on all year, and that at this point we don't have an affordable way to complete the project. If you have ideas that we might not have considered, we would welcome hearing them.

La Bandera Phase III HOA Board