

Glenwood Bridge Resurfacing

HOA Vote -- June 10, 2026 Meeting

Background

The bridge into the Glenwood community is in need of resurfacing. This project was reviewed at the September 2025 HOA meeting but was deferred due to timing -- applying the coating late in the season was not ideal. With the June meeting, we now have the full summer ahead of us, making this an excellent time to move forward.

Bridge Dimensions

Road Surface	10' x 63'
Side Walls	12" x 9"

Scope of Work

- Full resurfacing -- all new drive surface
 - Refinishing of the curbs
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Contractor

Shawn -- local mason | (971) 225-8365

Option 1 -- Cement-Based Resurfacing Coating

Estimated closure: ~12 hours | Application time: ~9 hours

Process

- Bridge deck is primed with a concrete guard primer
- Cement-based resurfacing coating is applied on top of the primer with a seal coat
- Coating is broomed -- results in a broomed concrete finish
- Sealer applied as final coat

- Bridge can be driven on 3 hours after application

Materials

- **Surface Restoration:** [VersaSpeed 100](#)
- **Surface Restoration:** [Euroweld 2.0](#)
- **Surface Restoration:** Luster Seal 150WB
- **Curb Restoration:** [ARDEX CD FINE](#) -- Concrete Dressing

Pros

- Lower cost
- Familiar broomed-concrete appearance

Cons

- Wears down more quickly than Option 2
- Does not penetrate deep into cracks -- surface patch only, not a structural fix
- Shorter overall lifespan

Total Price: \$5,100

Option 2 -- Epoxy-Based Resurfacing Coating

Estimated closure: ~12 hours | Application time: ~5 hours

Process

- First coat: epoxy soaks into the existing bridge surface and fills cracks from within -- structural repair
- Second coat: epoxy layer sits on top and is broadcasted with crushed flint rock aggregate (larger than sand grains) for the wear/traction surface
- ARDEX CD FINE applied to the curbs
- Bridge can be driven on within 7 hours of application

Materials

- **Surface Restoration: Epoxy Primer / Crack Fill:** [Flexolith](#)
- **Surface Restoration: Epoxy Top Coat + Aggregate:** [Dural 50 LM](#)
 - (broadcasted with crushed flint rock)
- **Curb Restoration:** [ARDEX CD FINE](#) -- Concrete Dressing

Pros

- Longer lifespan -- crushed flint rock wear surface is significantly more durable than a cement layer
- Structurally fills cracks with epoxy -- not just a surface patch
- Consistent color finish with rough, high-traction texture

- Shorter application window (5 hrs vs. 9 hrs)

Cons

- Higher upfront cost
- Epoxy materials list still TBD from contractor

Total Price: \$7,600

Side-by-Side Comparison

	Option 1 -- Cement	Option 2 -- Epoxy
Price	\$5,100	\$7,600
Application Time	~9 hours	~5 hours
Bridge Closure	~12 hours	~12 hours
Drive After Application	3 hours	7 hours
Crack Treatment	Surface patch only	Deep structural fill
Wear Surface	Broomed cement layer	Crushed flint rock aggregate
Curb Material	ARDEX CD FINE	ARDEX CD FINE

Key Considerations for the Vote

- Wearing surface: Option 1 wears through a thin cement layer; Option 2 wears down crushed rock -- a much harder material.
 - Crack repair: Option 2's epoxy first coat fills cracks structurally; Option 1 coats over them without deep penetration.
 - Summer timing is ideal for both options -- coating performs better in higher temperatures; application around 2-4 PM is preferred.
 - No rain for at least 8 hours after application.
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Pre-Work & Logistics Plan

Before Closure

- Post notification sign at the bridge so the community knows a closure is coming
- Send advance letter of notification to all neighbors

Day Before

- Put up "Closure Tomorrow" signs on the roadway
- Volunteers needed: power wash the bridge deck; scrub stubborn spots

Day of Closure

- Put up closure signs and block roadway with cones/barricades
 - Leaf-blow any debris from the deck
 - Ensure water access is available at the work location
 - Apply primer; wait required cure time
 - Apply resurfacing coating; observe required cure time before reopening
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Open Questions for Discussion

- Which option does the HOA approve? (vote required)
- Are there any alternative emergency detour paths we can provide during closure?
- Who will write and distribute the community notification letter? (Ruth?)
- Confirm commitment from Jake for power washer use and bridge closure cones/barricades
- Confirm water access at work location -- commitment from Gary, or use Gales Creek water
- What is the target date for the work?