



Northwest Landing
RESIDENTIAL
Owners Association

June 11, 2026

Alley Sealcoating in Portions of Hoffman Hill Village
Wednesday July 15, and Thursday July 16, 2026

You are receiving this because the alley behind your home is scheduled for sealcoating. Please see the enclosed/attached map and locate your home on the map to find out what date your alley will be worked on. The Northwest Landing Residential Owners Association will be sealcoating the asphalt on the ROA's alleys in portions of Hoffman Hill Village between Wednesday July 15 and Thursday July 16. A map of the area, highlighting the alleys that will be seal coated are included with this notice.

- The alleys cannot be sealed if they are wet. Please turn off your irrigation, refrain from watering plant material or washing your vehicle near the alley at least 24 hours prior to the sealing (July 15, and July 16).
- Alley entrances will be posted 24 hours in advance. Watch for signs.
- There will be no access allowed on foot or vehicle anywhere on to the alley and up to your driveway beginning when the contractor puts up barriers in the alley entries and for up to 24 hours after the sealant is applied. **Please plan to park on the street by no later than 5 a.m. on the day your alley work is scheduled and until the contractor removes the signs and/or barricades, and alleys are open for travel.**
- Be sure that no one who is residing in or visiting your home, or their pets, enter the alleys on foot, bicycle or in a vehicle while work is underway and while the area is cordoned off to allow for the seal coating to cure.
- Homeowners, please be sure to give this information to those who live in your home, and your property manager if you have one. Even though we have provided multiple notices, due to the possibility that someone might not plan for this and might still choose to drive or walk over the wet sealcoat and damage it, we must announce that if that happens and the association incurs extra expenses to have it fixed please be advised that an owners unit account might be charged to reimburse the association for the expense(s) incurred.

The schedule is subject to change in the event of inclement weather. We will do our best to contact you via email with schedule changes and will post updates on our website at nwlandroa.org.

If you have questions or concerns, please call the ROA office at 253-964-1289. Please do not post questions or concerns about this project on social media platforms as we do not have staff monitoring these sites.

We appreciate and thank you for your patience and cooperation as your association has the work completed.

Your Northwest Landing staff

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2026 NWL ROA Alley Sealcoat Schedule

See the attached map to locate your address.

Wednesday, July 15: Portions of McNeil Street, Johnson Avenue, Hoffman Hill Boulevard.

Thursday, July 16: A portion of O'Brien Street, a portion of Johnson Avenue & Hoffman Hill Boulevard.

Friday, July 17: The contractor might still be finishing work on this date with one or more alleys temporarily blocked off.

2026 Northwest Landing

Alley Sealing Color Legend

Wednesday- July 15th

Thursday- July 16th

