



Sidewalk & Pathway Responsibilities Repair/Maintenance

Common area sidewalks and pathways are the responsibility of the Association to maintain and repair. Common areas are the places like Five Fingers, Pump House and Little Bear parks. We also maintain various sidewalks like along Boone between Molter and Country Vista and the pathway on Country Vista in the Rocky Hill development.

Homeowners (abutting property owners) are responsible for the section of sidewalk in front of their property and ensuring the sidewalk is passable. That includes clearing snow and maintaining the sidewalk if roots or erosion cause a section to become hazardous.

These are the methods the HOA researched for repairs and maintenance.

Method 1 (Slab Leveling – Jacking):

This is the process of injecting a compound through small holes drilled into the sidewalk slab. This is very effective and leaves little evidence of work being done. It's also cost effective. The HOA researched companies specializing in this method and awarded a contract to PolyTech Northwest in 2019.

Method 2 (Slab Grinding):

This method has been around longer than “slab leveling” and is also cost effective. Grinding is much more visible after the work is completed but a better solution in some cases. The contractor you use can advise on what is right in each case. The HOA had some grinding done in 2019 as well. The City of Liberty Lake might be able to grind, if time and manpower allow. The City website has more information about grinding. They can be reached via email:

Method 3 (Slab Replacement):

This method is when the cement is removed, ground repaired and new cement is poured. This might be the only way to repair if a slab or section of sidewalk is too badly cracked and damaged. Again, the contractor you find can advise of the best way to fix the issue. The HOA has not had to remove and replace any sidewalk sections in the Association.