

Case Study



Ben's Paving / HOA Asphalt Renewal – Tustin, Ca ACE ACE XP & Bens Asphalt Inc.

Date:

June 19, 2025

Location:

Tustin, California

Owner:

La Montana HOA

Producer:

Vulcan Materials, Corona

Paver:

Ben's Paving

Product:

PG 64-10 with ARCA ACE XP



Project Scope & Objectives

The La Montana HOA community in Tustin Ranch undertook a much needed pavement rehabilitation project to address cracking, surface wear, and ongoing maintenance disruptions. A mill and fill process was selected to remove the distressed surface and replace it with PG 64-10 with ARCA ACE XP, Surface Tech's aramid-reinforced composite asphalt.

Ben's Asphalt partnered with Vulcan Materials to deliver high-quality HMA embedded with precision-dosed ARCA fibers, ensuring consistent reinforcement across the HOA.

Project Highlights

HOA Investment in Longevity: Tustin's La Montana HOA prioritized long-term value, using ARCA to reduce future maintenance costs and extend pavement life up to 50%.

No Plant Disruption: ARCA ACE XP was seamlessly dosed at Vulcan's Corona plant, requiring no JMF changes.

Smooth Installation: Bens Asphalt delivered efficient, standard paving—no third-party installers or special handling required.

Resident-Friendly: Shorter paving cycles and reduced maintenance mean minimal disruption to neighborhood access and daily life.

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Economic and Environmental Impact

La Montana HOA evaluated long-term costs, disruption to residents, and overall infrastructure performance. ARCA ACE XP proved to be the ideal choice for balancing all three.

- Up to 50% Longer Pavement Life
- Fewer Repairs = Lower OPEX
- Minimized HOA Budget Impact
- Faster ROI Through Reduced Maintenance
- Higher Homeowner Satisfaction and Resale Value
- EPD-Certified for Low Carbon Output
- Fewer Construction Cycles Over Time
- Lower Emissions from Reduced Trucking and Production

Client Feedback & Results

The La Montana HOA project illustrates the practical value of using reinforced composite asphalt for residential communities. With ARCA ACE XP, the Tustin Ranch neighborhood achieved greater durability, lower operational costs, and improved quality of curb appeal for residents.

Reinforced: ARCA ACE XP composite asphalt

Paved: Using conventional equipment with no delays

Savings: Significant reduction in long-term pavement management costs

Sustainability: A step forward in HOA sustainability initiative

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