

Roads Initiative Member Feedback Session

FAQ

- 1) Why are you proposing new asphalt?

The vast majority of roads do not have a consistent solid base layer, which is a basic requirement for any form of ongoing maintenance. The roads have been largely neglected for the past 20 years.

- 2) Chip & seal would be substantially less expensive and it was what we had when the community was built?

This approach was initially assessed, but ultimately rejected by the engineering team, road committee and select contractors, as the approach is not feasible due to existing road conditions. Chip & Seal is a thinly applied maintenance method utilized to protect and extend the life of a generally solid road surface and will be utilized in the future. However, current road conditions are far too deteriorated.

- 3) I own multiple lots. Will I have to pay multiple assessments?

The assessment is treated the same way that voting rights apply.

NO - If you own multiple lots that are titled the same way, you receive one (1) vote and will be responsible for one (1) assessment.

YES - If you own multiple lots that are titled differently, similarly to having a vote for each property and being responsible for primary dues payments for each property, you will be responsible for an paying an assessment for each.

- 4) How long will this project take?

It is anticipated that contractor implementation of the pending scope of work can be completed in one year, though with bidding, contract negotiations and planning included, we anticipate 12-18 month following community approval.

- 5) Will my property be inaccessible at times during this process?

It is reasonable to anticipate that each member will be impacted to some extent, though a phasing plan and schedule cannot be developed at this early stage.

- 6) How will I be notified if my property is inaccessible?

Once a phasing plan has been fully developed, the board will notify the community and provide updates on a regular basis.

- 7) What is the long-term plan to ensure we don't end up in this same place 10-20 years from now?
As presently planned, the maintenance budget will include an annual operating budget of approximately \$50K to address repairs on an as-needed basis. In addition, a Chip & Seal maintenance plan is being developed, which would be deployed every 5-7 years to protect and maintain the community's investment.
- 8) How can we be assured the water company will actually "restore the roadbed to previous condition" as promised? I don't trust them and we don't really have any authority over them.
An agreement has been executed that requires repairs comparable to existing conditions. The community's recent experience with the water company, when completing repairs near the gates, is a great example of the water company standing behind their commitment.
- 9) What is the realistic start date if the July vote approves the proposed funding plan?
The second quarter of 2024.
- 10) What happens if this funding plan does not pass?
Based on current member feedback, we anticipate the much needed improvements will be approved by the community. If an asphalt overlay is not approved, the roads will continue to deteriorate at a rapid pace and the cost to repair and replace will continue to spiral upwards.
- 11) Will there be a discount for paying the assessment in full in 2024?
There will be no discount providing for early payments, however pay in full is welcome as it will allow the association to reduce interest payments on the loan and build up a larger reserve fund for long term maintenance needs.
- 12) What happens if I sell my property?
If a member sells their property, they will be responsible for assigning remaining assessment obligation to buyer, or settling remaining assessment as part of their sales contract
- 13) If passed, when will the assessment first payment be due?
The committee and board are still evaluating options at this time. First payment will either be due in October 1st or March 1st along with annual dues payment.