

Road Plan 2024

The Road Committee and Board have proposed an assessment of \$500 per member per year for Five (5) years (total \$2500), due on December 1 of each year. Members can also choose to make monthly payments of \$41.67 for 60 months. This will raise approximately \$2,500,000. All of this money will be deposited in a restricted account for road rehab only.

The project will be done in stages, each year as money is collected. Priority will be given to the worst areas on heavily traveled and densely populated roads.

The project will be designed and managed by a qualified engineering firm. The main roads (8 miles, Entrance/Exit, most of Lakeshore, Navajo, Cree & Lonewolf) will receive various levels of base layer repairs, including road edges and a 2-inch asphalt overlay at an estimated cost of \$220k per mile. Secondary roads (7 miles) will receive a treatment of either asphalt overlay or milling and compacted gravel, depending on population density and budget restrictions.

FAQs:

- **Why don't we have a complete engineering study done?** The Community has spent significant money on several of these in past years. There is no point in spending more money until the community has an approved assessment.
- **Why don't we have competitive bids?** This will be done after approval of this assessment. No contractor will commit the significant resources to do a complete bid until we have the committed financial ability to complete the project.
- **Why can't we do it all at once?** Previous attempt at an assessment that included the costs of borrowing the money to enable us to do it all at once failed.
- **When will my road be done/what will be done to it?** As stated above, priorities will be determined after the approval of this assessment, but areas of high traffic and bad shape will be likely be first.
- **Why would we do this before the water company replaces all the lines?** Because they are NOT going to. And the current water company is not a significant part of the problem. While they still have leaks, they repair in a professional manner and pay the Community for the costs of patching.
- **What if I sell my property?** This assessment is tied to the lot and subsequent owners will be responsible for the remaining portion.
- **Why can't the board just pay for this out of our dues?** Current dues structure raises around \$410,000. This money goes towards day-to-day essential operations, (\$80,000 to road maintenance), and there is no excess to be spent on this project.
- **Why is my lot number on the ballot?** For years there has been significant community outcry for new roads, yet every initiative has failed to pass. If this one also fails, we would like to be able to communicate with "no" voters to understand what an acceptable proposal would be. And yes, it is legal to do this.