

Update On Roads and the Special Assessment Projects v.3

At the SNRA meeting on May 19, 2024 the Board approved plans for this year's annual road projects and for the Special Assessment Projects needed to repair the Running Deer Landslide and return the Gage Irving "Bypass" to a long-term serviceable condition.

A. 2024 repairs will include:

1. Establish a temporary 1-lane road at the slide area. This will allow repair work on the Gage Irving "Bypass" to be done without road closures. The 1-lane section will work like the temporary bridge on Chimney Rock Rd., with appropriate signage at each end.
2. Patch and level the Gage Irving "Bypass" enough to make it through the year. This will occur in August.
3. Patch and level other roads in SNRA area of responsibility.
4. Pave some of the shoulder areas that were graded and based last year, subject to availability of funds.

B. Special Assessment Projects 2024/2025 proposed include:

1. Repair the Running Deer Road landslide, which involves rebuilding the landslide slope up to the level of Running Deer Rd.; temporary ATT service and relocating the ATT cable through the area (at SNRA expense); chip sealing; installing a swale along the side of the road to drain rain water efficiently away from the area; and removing fallen trees and debris.
2. Complete the paving of the Gage Irving "Bypass" shoulders not done as part of annual repairs in A. 4.
3. Repair damage to the Gage Irving "Bypass" incurred after the repairs done in 2024.
4. Chip seal the Gage Irving "Bypass".

C. Special Assessment Projects 2024/2025 costs and the assessment per owner are:

Running Deer Road Slide Repair by Souza Construction @ \$420,310.00

Gage Irving "Bypass" Road Repairs @ \$187,196.00

Gage Irving "Bypass" Road Shoulder Widening @ \$40,000.00

TOTAL = \$647,506

*15% Contingency = \$97,126

TOTAL ASSESSMENT = \$744,632

ASSESSMENT PER MEMBER = \$1,750

A vote by the owners is necessary to approve the Special Assessment.

The Ballot is attached. Please Vote

*A contingency fund was added to the assessment because some of the costs which went into calculating the numbers for these projects had to be roughly estimated. These costs involve oil prices a year from now, possible import of soil as fill material or disposal of material, monitoring the rebuilding of the landslide slope by the soil engineer and the county, and the expense of ATT temporary service and of moving the ATT cable. Contingency funds not used in assessment projects will be applied to other road repairs and maintenance which have been postponed to due to ongoing landslide and Gage Irving Bypass costs.