



Entrance Update January 14, 2021

Happy New Year to Lake Ramsey with the hope that 2021 brings all of us a more positive and successful year than 2020.

A special **THANK YOU** to all of the residents who sacrificed and committed to the repair of our front entrance by paying the special assessment.

As of **December 27, 2020**:

235 property owners had paid the assessment in full.

53 owners paid a portion of the assessment, many of which paid more than the minimum \$80.

84 owners (22.6%) had not yet paid on the assessment. (At January 14, 2021, this number has decreased to approximately 50 owners who had not paid on the assessment).

The annual assessment has also been billed and we appreciate the efforts residents are making to timely pay that assessment.

The amount of the special assessment was based on the total anticipated cost of the project and payment **by 100%** of our property owners.

If you have not yet paid the special assessment, we ask that you make every effort to support the repairs by paying the assessment.

Based on resident comments, it appears there may still be some confusion about special assessment payment by installments.

As stated in all of the previous notices, and on the ballot, if a property owner chooses to pay in installments, the minimum monthly amount is \$80. \$75 of this will apply to the \$890 assessment and the additional \$5 is a invoice/processing fee.

The Board voted to assess this \$5 fee to offset the costs associated with invoicing that the **HOA is paying** and for the monthly receipt of the funds needed to pay the project costs as they become due.

It was determined that the costs associated with installment payments should be paid by those owners who are paying by installments and inappropriate for the HOA (all of the residents) to pay these costs.

The HOA pays mailing and postage costs for every statement sent to the property owners for the special assessment and the annual assessments.

This is not unique to the special assessment.

It also applies to collection fees, certified mail fees, and other charges assessed to a homeowner's account balance.

If your account has ever been charged a \$5 "collection processing fee" or a "certified mail fee," the **HOA paid these fees to GNO** and the property owner is billed to **reimburse the HOA**.

Failure to pay these costs means that the HOA (all of us) funded the collection efforts without being reimbursed.

About the repairs:

The visitor/contractor gate was removed for repairs in anticipation of the new gate operating system.

The white credit card style gate access cards are compatible with the new access system, so new resident cards will not be needed. The long-range "wands" and vinyl windshield tags are not compatible and residents who purchased

long-range access will be provided a replacement device(s) at no additional charge. You will be contacted prior to the gates being placed back into operation and when the new devices are ready to be issued.

We are working with the various contractors to obtain construction start dates and timelines.

The HOA Board accepted Warner Trucking's low bid of \$152,380 to repair all damaged areas inside the gate. There may be additional costs associated with the void below the culverts and the extent of this repair cannot be identified until the culvert repairs begin.

Warner is in the process of obtaining the required bonds and insurance and will be issued a Notice To Proceed in the coming weeks. They are currently completing a project in the Baton Rouge area.

The Warner contract will focus on keeping one traffic lane always open, as is currently the case. There may be unavoidable delays at times.

The Gatehouse repair was awarded to Hillside Builders for \$15,425. The contract for Hillside is also being finalized at this time and will run concurrently with the contract for upgraded security and entrance gate equipment, as some of the equipment, power, data, and control wiring will be relocated inside of the Gatehouse to avoid future flooding conditions.

As most of you know by now, the parish has refused to allow us to utilize the emergency exit except in the case of extreme emergencies. The HOA changed the locks on the rear gates and only a few of us have those codes. However, we want to assure you that we will not be "trapped" inside our subdivision. Should an emergency occur during the course of the work, we will notify the parish and use the exit on a restricted, temporary basis.

We will continue our work to repair and improve the entrance.

We appreciate the patience that our residents have shown during these difficult times Thank you !!

Lake Ramsey HOA Board of Directors