

Lake Ramsey Homeowners Association

Entrance update 3-18-2021

Culvert repair:

The foam injection work is complete. As expected, there was an extensive void under the culverts. Further, there were more voids above the first two culverts closest to the gate than anticipated. In some areas, the foam injections from within the culverts reached the surface of the ground above the culverts. As a result, an additional 5002.62 pounds of foam was installed in unexpected void areas for an additional cost of \$50,851.59 that the Board will pay for using contingency funds and cost savings wherever possible.



Next step:

Excess foam has been trimmed and removed. The road repair will begin and includes the area beginning inside the gates to the culverts and oak trees. When the road inside the gates was widened, the underlying road bed was not comparable to the original two-lane road which has resulted in uneven sinking in the widened area close to the gates. This work will require deeper road bed preparation and may also result in additional costs.

Special Assessment:

As of March 9, approximately \$55,000 of the special assessment remained unpaid. No draws have been made on the available bank loan as of the date of this update. The Board will do everything possible to avoid borrowing funds to complete the entrance repairs. If we can cash-flow the project without a bank loan, the budgeted interest can be used to offset the additional cost of the culvert repairs. Receipt of the unpaid assessments is important to this goal.

Early payment by property owners who have paid nothing or who elected to pay in installments is appreciated and will benefit the entire community.

Reminder: The 3-month period with no late fees ended March 15, 2021.

Any property owner who had not paid a minimum of 4 payments by March 15 (Dec., Jan. Feb. March) will be assessed a \$25 late fee beginning March 15, 2021, and continuing each month until the monthly payment plan is current or the assessment has been paid in full.

Oak trees:

The Board has contacted an arborist and is trying to avoid removing any of the oak trees. The armoring on the hill will be placed as far away from the tree root system as possible and we are getting a cost estimate for nutrient injections to help the trees recover from the root trauma that will be caused by the road replacement. There is always a chance that the trees will die at a later date, but the current steps being taken will hopefully allow the trees to recover.