

# ***Lake Ramsey Homeowners Association***

## **Entrance update 4-1-2021**

### **Entrance Road:**

Warner Construction will begin saw cutting the entrance road tomorrow morning on the north lane and will mill shortly thereafter.

Excavation of that lane over the culverts will follow, going down to solid material suitable for a stable roadbed. The independent engineering firm hired to oversee the work will inspect the road bed prior to it being backfilled.

The excavation of the base failure areas nearest to the gates are expected to begin on Monday, April 5.

It is possible that they will lay the finished asphalt prior to moving to the south lane.

When the north lane is satisfactorily completed and can accept vehicular traffic, they will move to the south lane. They will drag the steel plates to the area up near the gates to phase 5 and will proceed to work on the south lane in the same manner as is described for the north lane.

While there will be some inconveniences to motorists during the work, only minor delays are anticipated. Please proceed with caution and be aware of potential delays.

### **Oak trees:**

The Board has elected to have all 11 oak trees treated with nutrient injections in an effort to help the trees recover from the root trauma that will occur during the reconstruction process.

While there is no guarantee that the trees will survive, this has been determined to provide the best available option to fortify the root system.

### **Gatehouse:**

The interior demolition is complete and electrical and surveillance equipment is being installed.

New lines are being run through the underground conduits between the gates and the gatehouse this week. New exterior lighting is also being installed.

### **Gates:**

Gates have been repaired and installation of the gate operating system is expected to be completed next week. Resident gate card access for the new system required manual transfer of resident information into the new system. The gates will not be put into operation until card access is tested and operational.

### **Special Assessment:**

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.

**Total expenses paid to date for entrance repairs is \$202,036.45.**

**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) was 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.**