

June, 1, 2020

Lake Ramsey Property Owners,

I'll tell you what we know.

Since the May 15 flood, your HOA BOD has been pursuing repair solutions to the entrance area. It's not an easy path. You don't just go up there and "fix it"!

There have been numerous meetings with contractors to provide temporary repairs so that the area where the culverts and oak trees are located can be stabilized. The roadway has collapsed by as much as one foot on the north side where the barricades are located. The south side in that same location is also partially collapsed but is being supported by 1" thick steel plates which will allow light traffic to continue to use the road. The exception is that the garbage trucks will have access.

IF YOU ARE PLANNING DELIVERY OF CONCRETE, SAND, GRAVEL, FILL DIRT, TIMBERS OR PILINGS, AND ANY OTHER HEAVY LOADS, THOSE DELIVERIES NEED TO BE POSTPONED. HEAVY LOADS RISK CAUSING ADDITIONAL DAMAGE WHICH COULD CAUSE THE ENTIRE ROAD TO BE CLOSED.

There are several major wash-outs on the sides of the culverted "dam" area where rushing water scoured the earth out and ran through washouts below the asphalt and base material.

Several of the joints between some of the 48" and 36" diameter concrete culverts have opened up. We have met with a civil engineering company to assess the significance of this damage and have discussed several solutions, none of which will be inexpensive. It is possible that additional culverts, box culverts, or simply repairing what is in place will be required. Even other solutions, such as a bridge, could be necessary. Some solutions will probably be cost prohibitive!! Some solutions may even require an assessment to complete.

And, it is quite possible that some of the live oaks will have to be removed to facilitate the repairs.

We have met with multiple insurance companies to file claims for the building, roadway, fencing, gates and gate operators, irrigation, landscaping, electrical, video surveillance and security systems. Hardly anything in the area went undamaged!!

Many of you are probably unaware that the small stream (Horse Branch Creek) that runs around the north and east sides of the subdivision was diverted many years ago out of the north lake so that the south lake could be constructed. It now runs under the damaged culverts. The openings are simply not large enough to accommodate all of the water that needs to flow through them after rains such as we have recently experienced.

It appears that to reroute Horse Branch, the U S Corp of Engineers became involved because of the need to monitor and not adversely affect the watershed. In some documents, the subject area is referred to as a dam. A flood control structure.

So, we have also been in contact with the COE in order to determine if they do indeed have jurisdiction over any repair or rebuilding work that will be required. Additionally, STP may be the point of contact for interface with the COE. We have been in contact with STP.

And if those items don't make this process difficult enough, I offer you these additional comments.

There have been many developers of our property as it has been constructed in various phases. In some cases, multiple developers have been involved in the same phase with, as it turns out, rather unclear records.

At the same time that we are trying to accomplish all of the rebuilding tasks mentioned above, we are also trying to determine who actually owns the stretch of property from the red brick entrance gates, through the metal entrance gates, and up to approximately the intersection of Lakeshore Drive and Riverlake Drive! If we find that this stretch of property was never properly transferred to the LRHOA, we may find some financial relief towards the repair costs. We are researching the paper trail.

It's a tangled mess that we have to work our way through. We plan on pursuing our tasks as though our HOA has full ownership and control unless we can determine differently.

Some of you have lived in Lake Ramsey for many years and have served on the BOD or committees. If you have any knowledge relative to these many issues that you think may be of help, please feel free to contact any of the board members via personal email. Our addresses are on the web page.

Our investigative efforts have to be swift and accurate so please don't bog us down with unnecessary, and in some cases, gossip and innuendos that are counter productive to the bigger issues.

What you are reading here is what we know at this time. When things change substantially, we will post again, either in this format or on <http://lakeramsey.com/> our official web page.

Thank you!

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