

# **Lake Ramsey Homeowners Association**

## **Entrance update 5-9-2021**

### **Entrance Road:**

The yellow center line is a great improvement to the entrance. New white striping along the sides of the entrance road will also get painted.

The concrete armoring mat and repair to the brick wall around the culverts is currently in progress. The HOA will need to spread additional sand and purchase seed mat that is not part of the contract.



### **Oak trees:**

All of the trees have been treated with nutrient injections. Topsoil was spread around exposed roots; however, due to the heavy rains additional spreading will be necessary. In addition, a layer of sand and bark is needed to help future erosion. This final step will not be done until after the armoring mat is installed.

### **Gatehouse:**

Materials are on order to complete the exterior finishes of the gatehouse and additional equipment and electrical is in progress. Garden Club members relocated plants around the gatehouse. The center boulevard will be sodded as soon as it can be scheduled. The irrigation system is also not functioning at this time with the necessary part on order. The broken water line at the brick wall caused by ATV drivers has been repaired.

### **Gates:**

Gates will be closed when the card reader system is functioning properly, and homeowner access cards have been tested and homeowners with long-range wands have been scheduled to exchange the old ones with wands compatible with the new system.

ALSO – the exit gate (while open) was severely damaged this past week by a large vehicle. The main fence post was bent, extensive damage done to the gate panel, and unknown damage to the



internal mechanism of new gate operating system (motor) when the gate chain snapped. The driver is known and the repair costs will be reimbursed. We do not yet have estimates or a timeframe for replacement of the gate.

**Special Assessment:**

As of April 21, 2021, a total of \$242,037.26 had been spent for repair expenses.

Per GNO records at 3/31/21, unpaid special assessments = \$43,996.55.

This unpaid \$43,996.55, in addition to the \$50,851.59 additional costs for the culvert foam fill will affect the ability to fund the repair project without either borrowing on the loan or using funds from the regular budget that should be used for street repairs and other regular maintenance costs.

**REMINDER – Special Assessment due dates & late charges**

As stated on the ballot for the special assessment:

*"If a property owner is unable to pay the \$890 in full by December 1, 2020, the \$890 may be paid at a minimum of \$75 per month due on the 15th of each month beginning December 15, 2020, until the \$890 is paid in full PLUS there will be a \$5.00 per month collection/administrative fee until the assessment is paid in full. In addition, beginning March 15, 2021, any monthly payment not received by the 15th of each month, will be charged a monthly late fee of \$25."*

**The 3-month period with no late fees ended March 15, 2021. Any property owner who is not current on the monthly payment plan will be assessed the \$25 late fee until the payment plan is current or the assessment has been paid in full.**

**As of April 21, 2021, 19 property owners have paid zero towards the special assessment.**

**Some property owners have failed to pay the monthly \$5 collection fee.**

**This fee, and the \$25 per month late fee if applicable, will continue to be reflected as an unpaid charge on the homeowner's account and subject to future collection action.**

We continue to encourage residents who have not yet paid their special assessment in full to pay it as quickly as possible so we can pay for the entrance repairs as proposed.

**Garden Club:**

The Garden Club is undertaking a project around the information board and flags. We look forward to these improvements and how they will enhance our entrance!