

Residents and Owners,

June 19, 2020

The front entrance temporary repairs are complete and the back gate has been closed and locked. Below is the defining paragraph from the STP Council that allowed the construction of the back entrance, but which also places strict stipulations on its use:

BE IT FURTHER ORDAINED that the owner/developer must install a gate along the right-of-way between Ramsey Court and Major Lane and provide an aggregate surface area at the dead end of Major Lane that is acceptable to the Parish Department of Engineering and which would allow for public use of the intersection only in the event that it is necessary for emergency purposes. (See Exhibit 2). "Emergency purposes" include ingress and/or egress by first responders and evacuations in case of natural disaster.

Representatives from STP have suggested that we request to use the single-lane construction road (to the north just outside the red brick gate columns) as a temporary entrance. We investigated this possibility and found the road to be greatly substandard, requiring extensive rebuilding. It also appears that the owner is unwilling to cooperate in granting use by us or to rebuild the road.

The front entrance inbound lane is unusable to traffic and is closed off with barricades.



The area of the 5' dia x 30" deep washed out hole in the outbound lane was filled with 4 tons crushed limestone, compacted, and is now covered with the 3 existing 4' x 8' x 1/2" steel plates which were supplemented with 4 more. Two (2) additional steel plates (4' x 8' x 1/2" ) were added to the center section of the plates totaling 1" thick over the filled hole, one (1) to the length to increase the total length to 16 feet and one to the side over the area leading to the inbound hole to better distribute the weight for trucks with dual rear wheels. All 7 of the plates are welded together.

We are allowing all traffic to use the roadway because we have no way to police the traffic and

to refuse entry to heavy loads. There is a sign at the brick columns at the property line instructing some trucks to make a U-turn. We blacked out the portion of the sign that instructed those trucks to use the back emergency entrance on Major Lane. We may rework the sign to more accurately reflect the need to not allow some trucks.

At this time, the repaired single lane will serve as the only entrance to our subdivision until the final corrective work commences and is completed.

On June 18th, ground penetrating radar scans were performed of the entire roadway, side shoulders and the sloped intake spillway. The report, which will be received today (6/19/2020) by COB, will enable bidders to more fully understand the subsurface conditions and to provide a more accurate scope of work and construction bid.

It is our intention to use this and other information to complete the repairs to the best of our and our construction partners abilities so that the Lake Ramsey property owners do not have to revisit this situation again.

Thank you for your patience while we work our way through this unfortunate situation.

Board of Directors

Lake Ramsey Homeowners Association