

Lake Ramsey Road Entrance Update

Sunday July 19, 2020

(Resident inquiry regarding front entrance aesthetics)

Yes the front does not have a better appearance than 2 months ago. And it's going to stay that way until we are able to settle with the insurance companies. Our landscape company will be working in the subdivision to maintain all other contractual obligations.

Although we have received a positive response from the insurance company that covers the guard house and surveillance equipment, we were not so fortunate with the flood insurance company. Their decisions are going to be addressed by a private adjuster. Being turned down by the flood insurance company potentially will cost the LRHOA tens of thousands of dollars.

Once we resolve the insurance settlement issues, we may be able to repair the surveillance and gate systems and regain control of the entrance prior to the road repairs being completed. We'll see how that works out.

We have been able to determine that the LRHOA owns the 50 ft wide ROW from where the parish road ends at the red brick columns up to the intersection of Lakeshore Drive and Riverlake Drive.

We will be getting a survey company to set rods along the boundary so that we can quantify the cost of the work on our property vs the cost of the work just outside of our property line.

The brick headwall upstream of the roadbed is on OCI property, as is most of the property outside of our ROW. Our attorney is seeking financial assistance from OCI, but all of the work will be completed, one way or another.

I'm sure that some of you are aware that we had to open up the hole below the steel plates and place more crushed limestone in the void. Currently, there is approximately 6 tons of stone below those seven 1/2" thick steel plates. At this time, this appears to be the best solution to keeping the one lane open.

We will be receiving a proposal from a second civil engineer this week for professional services to assist us with evaluating proposals from contractors. They will also work with us during the construction phase to help assure that the repair work is completed as proposed.

We appear to be in somewhat of a truce with those on Major Lane and Green Valley who do not want us using the rear emergency entrance. We have been opening the gate to allow heavy trucks (Roofing shingles, tree trimmers, etc) to enter and exit the subdivision with little complaining from their camp. We intend to proceed along those lines unless we are forced to file a legal challenge, which we hope does not come. At this time, we will not be allowing general public use of the rear entrance.

We told you months ago that there was no quick fix to this problem. Unforeseen issues along the way, not to mention covid19, have complicated and delayed our progress. We ask that you continue to be patient while we work towards completion.

The BOD also is working to be prepared for the annual meeting in October. There's a lot to do! Various timelines have to be met. With the restrictions on meetings that we all have to contend with, we're not sure how that's going to work!!

Thank you!

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