

Cherry Ridge Long Range Road Plan

Introduction

During our last general meeting on March 2014, the need for a long range plan for our road system was discussed. The members of your Board of Directors (Board) have been working on this and have prepared a plan for your review and approval.

The following is the long range plan for road improvement and how it will be financed. It is intended that this plan will be accomplished within the annual budget based on the annual road maintenance fee.

The approval of this plan by our membership will serve as direction to the Board over the next few years. Please review the plan and be prepared to discuss and vote at our next general meeting. If you can not attend the meeting, please respond by email and provide your vote of approval or disapproval with any comments to Don Kono for the meeting.

Objectives

1. Bring all roads in the system to the same level of improvement and maintenance.
2. Accomplish this within the budget based on the annual road maintenance fees.

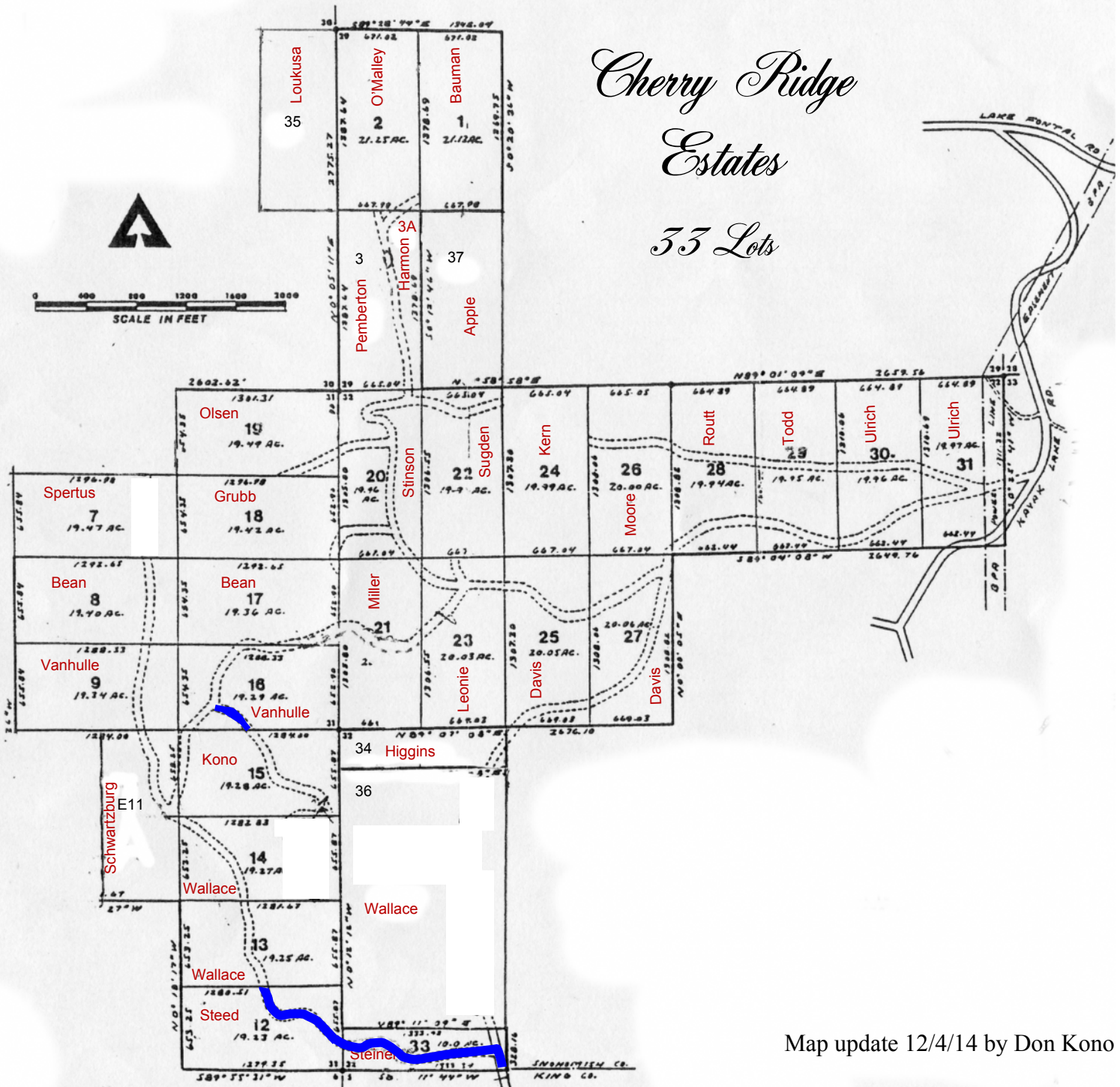
Financial Plan

\$6500 will be set aside each year from the annual maintenance fees. This will leave funds for mowing, spraying and minor maintenance as needed. It will require a vote of at least four of the five Board members to expend the funds. These funds will be accumulated in a special account to finance the road project according to this plan.

Phase 1

Chip seal the road as marked on the attached map. The estimated cost of Phase 1 will be \$26,500.

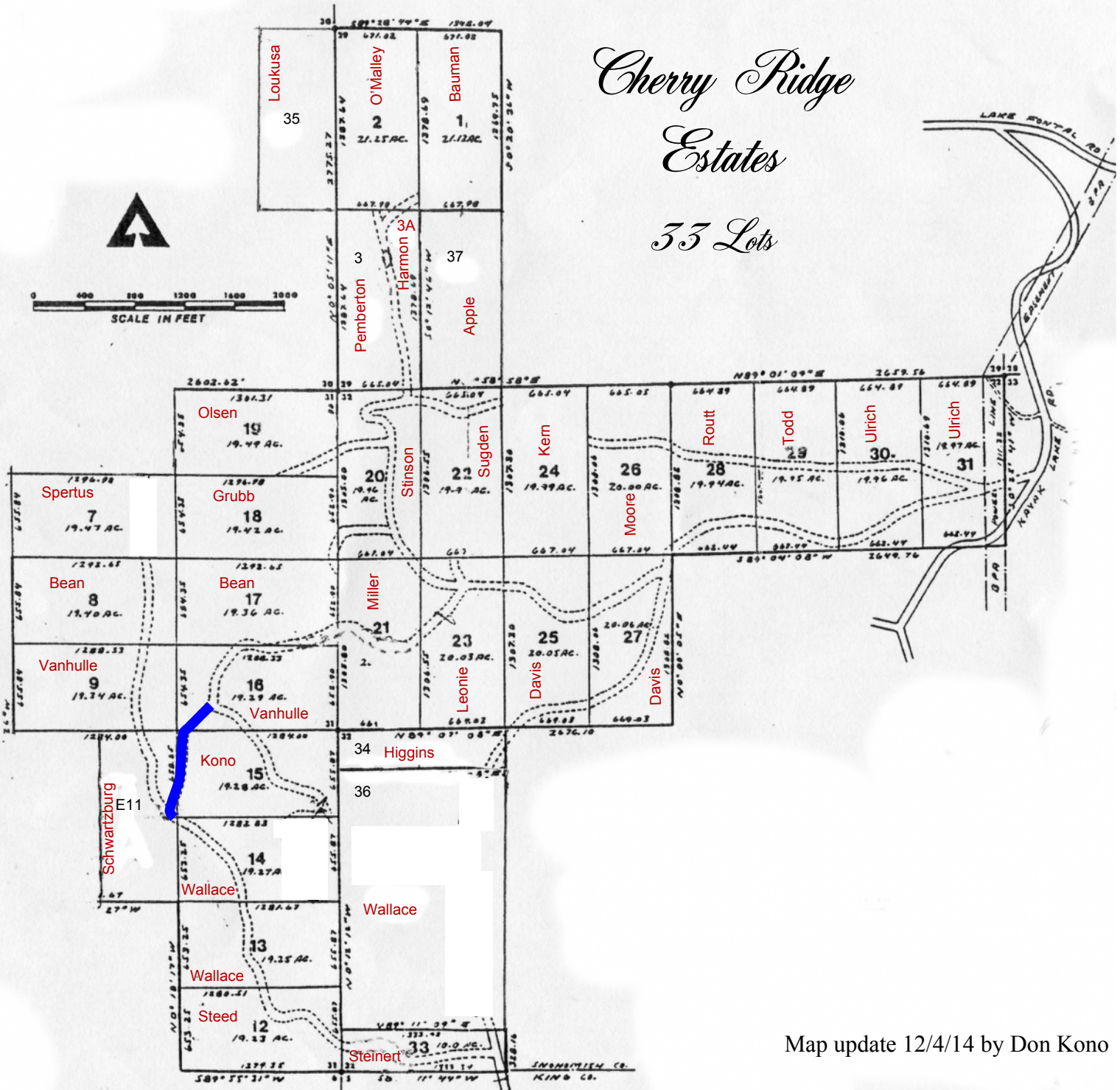
Prior to this project, work will be done as needed to make sure the ditches and road bed are prepared for chip seal. This preparation will help ensure the longevity of the final road surface. This work will be ongoing as needed under our basic maintenance plan.



Phase 2

Asphalt the connector road hill as shown on the attached map. This hill is steep and has the same problems as the "S" curves. The only way to preserve the road surface is with asphalt rather than chip seal. The surface will be 12 feet wide with an appropriate apron at the lower end.

The estimated cost of Phase 2 will be \$43,750.

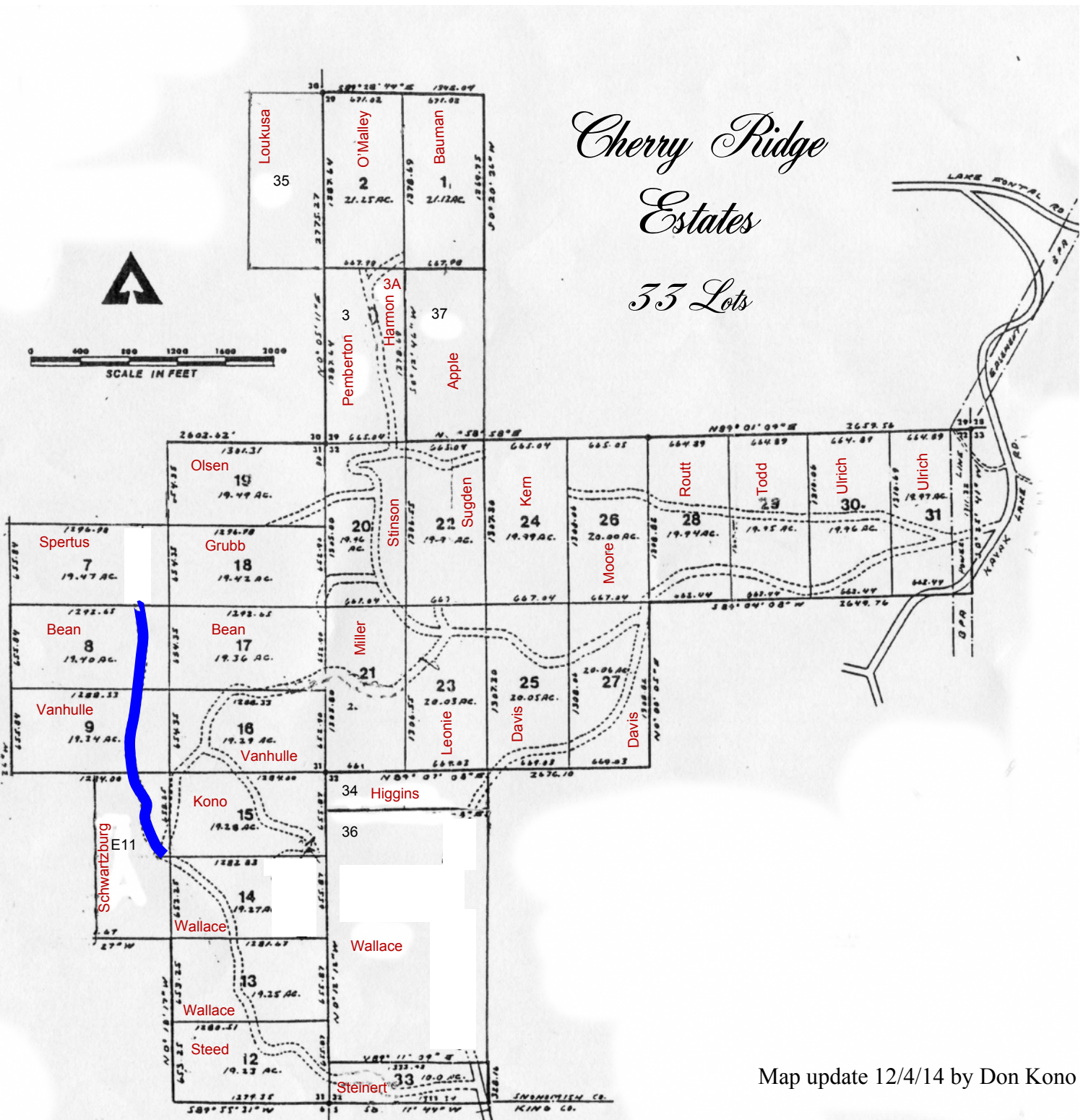


Map update 12/4/14 by Don Kono

Phase 3

Chip seal the portion of the lower road system as show on the attached map. This will be a 10 foot wide surface.

The road condition is a significant question mark due to the current damage due to logging and the potential for future logging activity. The road bed may not be ready for a chip seal project without further work. The current estimated cost of Phase 3 is \$37,000.



Summary

This is a long range plan for the purpose of providing direction to the Board and information to the membership. This plan will be preceded by a Maintenance Plan for 2015 which will be discussed at our February 28th General Meeting. Details of the Maintenance Plan will be available prior to that meeting.

The implementation of these steps is based on the available funds as accumulated in our reserve account. At \$6,500 per year starting in 2016 it is evident that this will take a number of years to implement. An exact schedule can't be created until the funds are accumulated and bids are received.

This is all based on using the annual road maintenance fees to finance the plan.

Action

Please provide any comments as soon as possible as we would like to have a vote at the next general meeting.

**The 2015 General Meeting will be on February 28th at
9:00 AM at the home of Chuck Bean**

I approve of the long range plan as presented _____

I disapprove of the long range plan as presented _____

I would like to see the following changes _____

Signature _____ **Date** _____

Lot(s) _____

Please send your response by mail or email to Don Kono

Thank you and have a happy holiday!