

From: **Paul Wainman** <paulrwainman@gmail.com>
Date: Sun, Apr 11, 2021 at 5:38 PM
Subject: Re: Elizabethan Drive Road Association - UPDATE

Hello Neighbors,

I hope that you all had a wonderful winter and are enjoying this beautiful start to spring.

I wanted to update you on the status of our road association and begin the dialogue on repaving the road this year. Plowing was relatively light this past winter with a total cost of \$1,200 for the season. With all assessments in for the current year we have a balance in the bank of just over \$57,000.

Last fall we obtained three quotes for the repaving of the road as follows:

- Pike Industries - \$102,000;
- Trottier Paving - \$108,000; and
- Pave Tek - \$150,000.

We requested a quote from a fourth company, Dayton Sand & Gravel, but did not receive a response.

In addition to the repaving I anticipate that we will need to rebuild/renovate the culverts that pass under the road between #1 and #2 (the dip in the road at the entrance) and between #21 and #22 (an old metal culvert that has rotted away). We may also need to do some clearing of brush along the side of the road where drainage is restricted - ideally each homeowner will take care of that on their own property.

That all said, to repave the road I estimate that we will need to make a one time "special assessment" on each property owner of between \$5,000 and \$7,000, depending upon the final cost and the level of reserves that we want to carry forward.

With this in mind, I would like everyone to respond to the following questions, as soon as possible:

1. Are you in favor of moving forward with the repaving of the road given the above?;
2. Do you have any other paving contractors that you would like to get a quote from?
3. Would you prefer a virtual meeting to discuss this issue before we move forward?
4. Any other points you would like to raise with the group?

Thank you, and I look forward to your response /confirmation on the above questions.

Regards,

Paul

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On Sun, Nov 22, 2020 at 3:57 PM Paul Wainman <paulrwainman@gmail.com> wrote:
Hello Neighbors,

Good news, I have voting ballots back from **all 15** owners and all articles were approved - 4 of the 5 articles gained unanimous consent and 1 article gained majority consent with one owner voting against Article #4 (November 30th deadline for collection of \$1,500 assessment).

Most importantly all owners voted in favor of the \$1,500 assessment for 2020/21 - so this assessment is now due, please send me a check for \$1,500 before November 30th, payable to the Elizabethan Drive Road Association. I have checks already from 6 of the 15 owners - #2, #3, #16, #18, #22 and #24.

As a reminder, the "Special Assessment" noted in the budget for spring 2021 of \$5,000 will be subject to an in person meeting (probably virtual via Zoom), full discussion and formal vote before any commitment is made on repaving the road - we will need a majority vote (at least 8 owners) in favor before moving forward. A couple of owners have indicated that they would like to get additional quotes for the repaving which I am happy to organize so please forward the names of the paving companies - we already have a quote from Pike Industries and Trottier Paving.

Finally, I am delighted to report that Jessica Eid (#25) has kindly offered to take over the running of the Road Association from September 2021 - between now and then I am hoping that we can get the road repaving completed and I am able to hand over the duties with just annual plowing being the priority!! Thank you Jessica!!

Happy Thanksgiving to all - stay safe and well.

Paul

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On Fri, Oct 9, 2020 at 8:10 PM Paul Wainman <paulrwainman@gmail.com> wrote:
Dear Neighbors,

I hope that you are all doing well and have had a wonderful summer.

The new fiscal year of our formal Road Association started September 1st, 2020 and our association is in great shape with approximately \$36,000 in reserves.

During the past year we have remained current in all state filings, renewed the annual general liability insurance and ensured that the road was adequately plowed during the winter storms. In addition this summer we had all of the drainage catch basins and culverts cleaned out for the first time in many years, if not the first time ever!! At the end of the 2019/2020 fiscal year (August 31st, 2020) we will have a total of \$35,896 in the bank, all of which has been allocated to a "Capital Fund" for the future repaving of the road.

As with last year and given the current situation, I would suggest that we vote on the various annual articles without a formal meeting. I have therefore attached the following:

- Voting Ballot with 5 articles for consideration; and
- Road Association financials; including the results for the past six years and a draft budget for 2020/2021.

Note, that we need unanimous consent from all owners to waive the requirement for a formal meeting and a vote by email and/or mail. If any owner or group of owners would prefer to have a formal meeting then I would be happy to help them organize such a meeting. Further, I am happy to serve for one final year as Road Commissioner, however if another owner would like to take on this role for the current year, I am happy to step aside now and get them up to speed and transfer all responsibility as required. That said, this will be my last year, having done this since June 2014, so I am looking for a volunteer to take over the role at the end of the current fiscal year in September 2021 - please let me know if you are interested in doing this and I can start to get you up to speed with the process. I am hopeful that, before I leave the position, we can get the road repaved next spring.

I am proposing increasing the assessment to \$1,500 per owner so that we can continue to accumulate a Capital Fund for the repaving of the road in Spring 2021. You will see in the budget that even with this one time increased annual fee we will still have a significant Special Assessment next Spring (approx. \$5,000 per owner) to be able to complete the repaving work - I currently estimate that the total cost will be in the region of \$125,000.

What I need each owner to do - please complete the following:

- Review the attached accounts and draft budget for 2020-2021;
- Review and vote on each of the 5 articles in the attached "Voting Ballot" - if you feel that you are not able to vote "Yes" on articles 1 and 2 please specify alternatives.

You can return your completed voting ballot to me (remember to sign and date page 2) either via email, mail or in person.

Please let me know if you have any questions.

Regards,

Paul

----- Forwarded message -----

From: **Paul Wainman** <paulrwainman@gmail.com>

Date: Tue, Jun 2, 2020 at 4:02 PM

Subject: Elizabethan Drive - New Road

Hello Neighbors,

I hope that you are all doing well and staying safe and healthy!!

As you will recall from our budget and vote last October we have started the process for the "reclaim and repaving" of Elizabethan Drive as the road continues to deteriorate. Our budget for the current year included \$7,500 for a potential survey and civil engineering work - given that we are not looking for the town to take over the road, no survey will be required. I therefore met with a contact at Sebago Technics who was kind enough to walk the road with me (free of charge) and suggest areas of work needed prior to a new road being paved, this includes the following:

- **Clean out Catch Basins** - I have engaged Sterling Storm Water to carry out this work and they will actually be on site tomorrow, Wednesday, June 3rd, to complete. I believe that we have 9 catch basins and each one will be pumped to clean out any sediment in the bottom to allow storm water to run off effectively. They charge by the hour (\$225 per hour) and expect it to be a day's job (approx cost \$1,800). I have asked them for any recommendations on the culverts and general drainage;
- **Drainage Pipe between #1 and #2 at the start of the road** - inspect and, if necessary, build frost insulation over the pipe; he believed that the sinking in the road is potentially caused by the lack of frost insulation over that pipe - this work would only be completed when we are ready to repave the road;
- **Ensure all culverts are clear of growth and debris** - all owners should ensure that any drainage culverts that run on their property are clear of plant growth and/or debris that obstructs the effective flow of stormwater. The biggest issue that he saw was the culvert that runs along the border of #7;
- **Replace metal stormwater piping with plastic/rubber where rotted out** - many of the old metal pipes run under driveways so this is probably not practicable, however one that he suggested we change out when we repave the road is the one that runs under the road from the edge of #21 to the drainage between #18 and #22;

We have started getting quotes for the repaving of the road and have one so far - once we have two or three competitive quotes I will update everyone. While our funds are in great shape the repair and repaving of the road will obviously involve a separate assessment which I would anticipate to be in the region of \$6,000 to \$8,000 per owner based on the first quote received.

Please let me know if you have any questions.

Thanks,

Paul

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On Sun, Oct 27, 2019 at 6:19 PM Paul Wainman <paulrwainman@gmail.com> wrote:
Dear Neighbors,

The new fiscal year of our formal Road Association started September 1st, 2019 and our association is in great shape with approximately \$29,000 in reserves.

During the past year we have remained current in all state filings, renewed the annual general liability insurance and ensured that the road was adequately plowed during the winter storms. At the end of the current fiscal year (August 31st, 2019 we will have a total of \$28,946 in the bank, all of which has been allocated to a "Capital Fund" for the future repaving of the road.

As with last year, I would suggest, for ease and efficiency, that we vote on the various annual articles without a formal meeting. I have therefore attached the following:

- Voting Ballot with 5 articles for consideration; and
- Road Association financials, including the results for the past five years, a draft budget for 2019/2020 and a plowing quote from Thomas Leach.

Note, that we need unanimous consent from all owners to waive the requirement for a formal meeting and vote by email and/or mail. If any owner or group of owners would prefer to have a formal meeting then I would be happy to help them organize such a meeting. Further, I am happy to serve for another year as Road Commissioner, however if another owner would like to take on this role, either now or in 2020 I am happy to step aside and get them up to speed and transfer all responsibility as required - let me know if you have an interest in doing this.

I am proposing increasing the assessment to \$750 per owner so that we can start the process for reclaiming and repaving the road in spring 2020. You will see from the attached budget that I have included \$7,500 to get a full survey and perform civil engineering to complete plans and recommendations for the repaving of the road and restructuring of drainage as required.

What I need each owner to do - please complete the following:

- Review the attached accounts and draft budget for 2019-2020;
- Review and vote on each of the 5 articles in the attached "Voting Ballot" - if you feel that you are not able to vote "Yes" on articles 1 and 2 please specify alternatives.

You can return your completed voting ballot to me (remember to sign and date page 2) either via email, mail or in person.

Please let me know if you have any questions.

Regards,

Paul

Paul R. Wainman

