

## Peach Creek Estates Private Gate & Roads Dues increase discussion

Suggested proposal: Increase Estates private roads & gate fee to \$200.00

General Fund Maintenance Fee would remain at: \$200.00

Total suggested Estates annual fee starting in 2017: \$400.00

After several years of gate operation it is obvious that the amount currently being charged annually for Private Road and Gate maintenance is not going to be enough for long term maintenance of the roads along with the ongoing gate expenses. Currently the Estates property owners are paying \$250 annually. \$200 of this is the general fund fee and \$50 is the Private Gate / Road fund amount. This \$50 is placed in a separate account and is only used for maintenance of the private roads along with gate upkeep and gate operating costs. The general fund pays for items like the Estates front entrance wall project, mowing, as well as general POA operating expenses.

In order to have enough money set aside for interim road repair and the eventual road resurfacing, it is my belief that the Private Road & Gate fee will need to be increased.

Based on my initial calculations I think the fee will need to increase to \$200. This will place the Estates annual dues amount at \$400 (\$200 General Fund & \$200 Private Roads / Gate fund )

### **Some of the details used when coming up with these figures.**

Road duration before asphalt resurfacing 30 yrs from now (2046)

Yearly estimated gate maintenance and operating costs \$1,300 (\$39,000 over 30 years )

\$700 phone & power + \$600 estimated annual gate maintenance / upkeep costs.

11,400 ft of roads in Estates 22 ft wide. 3065 tons of asphalt needed to resurface roads. \$100 per ton of asphalt = \$306,500

There should be some money budgeted for minor road repair along the way so the goal is to have \$310,000 saved for roads by 2046

$\$310,000 + \$39,000$  ( operating costs ) =  $\$349,000$

57 dues paying lots

$\$349,000 / 57 = \$6,123$  per lot

over 30 years = \$204 per lot owner per year.

The POA is open to suggestions and alternative ideas. The POA Board plans to discuss this matter at the Oct 1<sup>st</sup> Annual meeting. The item will also likely be voted on at the Oct 1st Annual POA meeting. If you have comments, questions, or ideas please contact me via email or phone. You will also have the opportunity to express your opinion in front of the POA Board during the owners forum at the Annual meeting of members on Oct 1<sup>st</sup>.

You can email the POA about this at [inquiries@peachcreekplantatoinpoa.com](mailto:inquiries@peachcreekplantatoinpoa.com). You can also call the POA at 281-761-7615 and press 0 for the President.

Thanks

Dustin Darkenwald

Peach Creek Plantation POA President