

CAPE TOWN VILLAGE SOUTH SUBDIVISION

August 16, 2018

Fellowship First Baptist Church

2735 High Ridge Blvd.

SPECIAL MEETING

Approval of Jefferson County maintenance of subdivision streets

Ladies and Gentlemen,

First we would like to thank you for coming out tonight. We have a lot to cover, so let's get started.

Jefferson County has enacted a new program, under which they are accepting under certain circumstances, the streets of existing subdivisions for county maintenance. This is a completely new program, and how this program will work to our benefit, is yet to be seen. This program is being built as they go along. I believe that the county will grow into this program. And I believe this program, over the many years into the future, can benefit our subdivision in a huge way.

This program is strictly a volunteer program. In other words, we are not required to participate in this program. And no subdivision will just fall into this program. It takes work on the subdivision's part to become a part of this program. I am involved with other subdivisions, that do not see the value in this program, and were not interested in participating in it. They just didn't see the value in it. And believe that it would be too hard to get approved for the program.

But, your trustees, with the help of county councilman, Don Bickowski have, on your behalf, worked to get our subdivision accepted into the program. And now the decision of whether to participate in this program is yours.

Cape Town Village South Subdivision owns their streets, and the right of way they sit on. We own the concrete slabs that make up our streets. We own the storm sewers, that run under them. We own the stop signs, the street name signs, as well as the speed limit signs. We own the fire lane signs.

And as owners of those assets, we are responsible for the maintenance of our streets and all that make up that system. Your trustees, through assessments, work to maintain that street system on your behalf.

It costs our subdivision a great deal of money each and every year to keep our streets in a functional condition. And each of you know, that we recently had to increase our assessments to cover those ever increasing costs.

And until now, that path to street maintenance seemed the only path. The Jefferson County Council has created a new street maintenance program to help subdivisions like ours with the maintenance of our streets. This program comes at no expense to us. Of course, no tax dollar comes without expense to tax payers, but as I understand it, this program is being funded by sales taxes. Funds that are coming into the county coffers from increased retail sales within our area. Most likely from some of the new retail outlets near our subdivision.

This program is a voluntary program. Your trustees can not enroll our subdivision into this program without your approval. And enrolling into this program will not change the ownership of our streets, and their supporting systems. We will still own our streets. Jefferson County, under this program will come in, and provide at least, partial maintenance of our streets. And as time goes by, we hope they will take over most of the maintenance of our streets.

For our subdivision to be accepted for this program, it is necessary for a majority of the lot owners to approve participation in this program. And this is not a one way street. If in the future we see that we are not benefiting from this program, a majority of the lot owners can also approve a petition to be removed from this program. We will not be locked into this program. But also understand, that we can not require them to service our streets. The county is doing this voluntarily, to the benefit of our subdivision. And, they can also decide to discontinue this program, if the county council sees no benefit to their voters. Were that to happen, we would, as a subdivision be responsible for all maintenance costs related to our streets.

So now lets review what is actually covered by this program. If we approve this program, the county will begin to cover these areas. The slabs of concrete, as they exist will be covered by this program. And that will not change. As you know, your trustees decided that for the long term, it is better to get back to the all concrete streets as originally built, than to repeatedly overlay our streets with asphalt, which peels off, and deteriorates quickly compared to concrete slabs. So as we have repaired our streets, we have removed any asphalt in those areas. The county has assured me that they will keep with that practice, and continue with concrete streets. Any variance from that policy would have to be approved by your

trustees prior to any changes. Remember they will still be our streets. And again, we own them. And the county can not do anything to our streets that we don't approve.

So the county will maintain the concrete slabs of our streets. In addition, they will maintain the storm sewers as they are within the street right of way. So they will maintain the storm sewer inlets, as well as the pipes underground, as long as they are within about ten feet of the concrete street. Outside of the street right of way, we will still be responsible for the maintenance of the storm sewer drains, spill ways, and creeks.

The county will be responsible for the maintenance of our stop signs, speed limit signs, as well as our street name signs. However they will not be responsible for our fire lane, no parking signs. We will still be responsible for that maintenance cost. The county will not cover the cost of stripping the fire lane curbs. Again we will still be responsible for those costs.

The county will not be responsible for the cost to install and maintain any subdivision entrance signage. Neither will the county be responsible for the cost of our street lights, nor the maintenance of our common grounds, and foot bridge.

In addition, the county will play no part in our trash program. The trash program, and the assessments that support it, will continue as currently set up.

With regard to snow removal, the county will cover that cost. But under their terms, and we do not believe that under current conditions, it will work for our subdivision. As currently proposed by the county, they will, for now, use existing snow plowing equipment to service our streets. So in other words, the large dump trucks with the snow plows you see plowing primary and secondary streets would be the same used here.

In addition, those same trucks would as they do now, plow the primary streets first, and then move onto the secondary streets. After completion of plowing and salting those streets, the plan is for them to move onto subdivision streets. Most likely, that might be late afternoon plowing from an overnight snow. We feel that is not in the interest of our subdivision. First off, we have very steep grades on some of our streets, and those grades become very dangerous when it snows. And those grades need immediate attention, to avoid a vehicle ending up in someones living room. Secondly, many of our homeowners need to get to work, and can't just take the day

off because it snows. In addition, emergencies do not take holidays because it snows. And third, with the county bringing those very large trucks into our subdivision to plow, it would be necessary to remove all vehicles from our streets any time it snows. And we do not believe that is practical, nor realistic, at this time.

In the future, as the county grows into this program, they believe that they might contract out the plowing of the subdivisions, or purchase smaller trucks dedicated to the plowing of subdivision streets. If that becomes a reality in the future, then it may be possible to turn even the plowing of our streets over to the county. But for now, we, as well as the county highway department, believe it is in the best interest of Cape Town Village South Subdivision to continue with our current practice of contracting out snow removal to private contractors.

This program will cover all the streets within the boundaries of our subdivision. This will not cover our neighbors, Cape Town Village Subdivision, unless they also get qualified, and approved. This program will also not cover, at least for now, Capetown Village Road, or at least the asphalt portion outside of the boundaries of our subdivision. That would be the portion which we just repaved this spring. As it now stands, that roadway does not qualify for this program. That does not mean that situation could not change, but for now we are only working for approval of the streets, as shown on the plats of our subdivision.

We are working to change those conditions under which that portion of Capetown Village Road is now, so that in the future it may also qualify for this program. Those changes are complex, and involve High Ridge Self Storage, and Ingargiola Development, who owns the gravel lot at the top of the hill.

The county requirements for those changes are difficult. But we are attempting to meet those requirements. Negotiations with those two businesses are on going, and complex. Because of the nature of those negotiations we will not be discussing those efforts today. But just know, that if it is possible to make that street a part of this program, we will do what we can to make it happen.

Now, let's address what interests many lot owners. Will this program reduce our assessments. We can not make that promise. As we will not be in control of the level of maintenance the county provides. It will be up to the county council and the appropriations made to fund this program.

And do not expect the county to come in here and rebuild our streets starting tomorrow. That won't happen either. With your approval, the county will begin to take over the maintenance of our streets. And will set aside a certain amount to make repairs and replacement.

As each of you know, our streets are in much better condition than they were five years ago. But they are not up to the level that most lot owners find acceptable. And it's going to take a lot of money to get these streets up to that level that most homeowners find acceptable. Since the increase in assessments a few years ago, we have been dumping tens of thousands of dollars into our streets. And if anyone wants to know exactly how much, please see our subdivision web site, at www.CapeTownVillageSouth.com And just know, that is not the Next Door site that many of you use. That site has nothing to do with the management of our subdivision. That site is a business, coming in here, to profit from you, and we have nothing to do with that site. Next Door is a social site. So, please go to the official site of our subdivision, www.CapeTownVillageSouth.com

We hope that as the county sets a budget of funds to spend on our streets, and determines what they are willing to repair, and replace, then we, your trustees, can come in, and with assessment funds, replace additional slabs of concrete that need replacement. So for now, we hope that the funds the county will spend on our streets will supplement what we are now spending, and much more quickly get our streets up to a condition that most homeowners find acceptable.

As that happens, we hope the county participation in the maintenance of our streets will grow into the ability to take over the entire cost of maintaining our streets. And if that happens, we should be able to reduce our annual assessments to a lower level. How much that reduction might be would only be speculation on our part. At this point, we have no reliable way to determine how much money the county will be appropriating to fund this program, and what part of those funds might be applied to our subdivision.

Just know, that your trustees pay assessments just like you, and we like the idea of reducing assessments as much as you. So, as we go into the future, the homeowners of our subdivision approve this program, we will work to reduce those assessments as much as possible, and as soon as possible.