

# CAPE TOWN VILLAGE SOUTH SUBDIVISION

## \* BIG ANNOUNCEMENT \* FROM YOUR TRUSTEES

As previously reported, the Jefferson County Council has accepted the platted streets of Cape Town Village South Subdivision into their new Subdivision Street Maintenance Program. You knew that, and we knew that. But we were unsure exactly how that would benefit our subdivision. Your trustees went to great effort, to get our streets accepted into this program. Hundreds of hours of our time went into getting that affirmative acceptance vote.

We have just gotten an oral report from Daniel Naunheim, P.E. Deputy Director, of Jefferson County Public Works. There will be no written report from them. Mr. Naunheim reports that as part of their maintenance program, in late summer 2019, they intend to spend in the range of between \$250,000.00 and \$260,000.00, to have a contractor begin replacing concrete slabs within the almost three miles of our street system.

They will be using an outside contractor, and this work will be put out for bid. For 2019, they plan to concentrate their efforts on the outer ring of our streets. That would include Belmont Drive, Winthrop Drive, and Braintree Drive.

As part of a three year plan, in year two, or 2020, and again for year three, or 2021, they will then concentrate on the other side streets. In year two, as well as in year three, they plan to spend again, in the range of \$250,000.00 per year on concrete replacement. So if things go as planned, over the next three years, they plan to spend approximately three quarters of a million dollars on our streets. After completion of that three year plan, they will again assess our streets and their needs, and then plan future improvements.

WOW! That is incredible. That is far in excess of the wildest hopes of your trustees, when

we worked to get accepted into this program. Just to put this in perspective for you. In our very best two years, after the assessment increase, we were able to spend about \$80,000.00 each of those two years.

We never dreamed that the benefits of this program would be anywhere this big. So congratulations! Cape Town Village South Subdivision has just gotten a huge windfall. Over the next three years, the condition of our streets and subdivision over all should improve dramatically. So that with the concrete we have already replaced, and with all the additional new concrete that the county is planning to replace. By the end of that third year, overall, approximately 50% of the concrete in our streets should be less than ten years old.

So with this news, along with other benefits to come from this program, as all this develops, your trustees will find it necessary to review the financial needs of our subdivision, and it may become possible to in some way, reduce the amount of our annual assessments to fill the needs of our subdivision. But until the benefits of this program become a reality, we must plan for any and all possible outcomes.

But as homeowners, understand that all these improvements will come at a cost. There will be huge sections of concrete that will be removed, and replaced. In some areas, both sides of the street will be replaced. First one side, and then the other. This is going to create giant parking headaches for all of us, during this construction. During this work, you may be required to park over a block away from your home. And there will be extended times for concrete to cure, and not be driven on.

We will need your cooperation during that effort. As we get near construction, we will inform you as possible, how and when this will occur. But keep in mind, that driving on this new concrete before it is properly cured, can, and will damage it. Were you to do so, or remove barricades, to allow others to do so, will make you legally liable for damages. So please cooperate with barricades, and signs, to avoid that possibility.

Thank you,

Your trustees: Joe Stough, Larry Krausz, Jim O'Connor