

Official Notice from the Cedar Blue POA Board of Directors regarding dust and road surface

The Cedar Blue POA Board of Directors has researched the topics of dust control and road surface in great detail. This has been a topic of discussion in countless Board Meetings. The greatest contribution that can be made by all property owners and guests is speed control. Whether it is a passenger vehicle or golf cart, driving above the posted speed limit of 10 MPH will increase the amount of dust. If motorized vehicles would travel at or below the posted speed limit, the amount of dust in the park would be drastically decreased, resulting in less dust.

For the dust control, a solid surface is the only valid solution. Topical dust control applications have a very short lifespan and will have to be applied multiple times per year, making them not a sound investment for the park. All of our water runoff and drainage from the park ends up in the Lake of the Arbuckle's and there could be very costly environmental fines if any oils or road treatments were to end up in the lake that originated from our park. When it comes to the solid surface, there are many obstacles that must be addressed before any type of paving can be accomplished. These include the initial investment, maintenance, preparation, and drainage. For it to be properly done all properties must be able to drain without runoff crossing the roads. As a board we have a hard time with property owners not mowing their lawns during the growing season. Getting the property owners to install tin horns and addressing their drainage problems will be a major problem. For the surface edges not to be damaged by vehicles meeting one another, the roads will have to be widened to around 20 feet. At the moment not all of the roads in the park are wide enough for this to take place. Property owners would have to give back property that belongs to the park that is currently being utilized for parking or lawns. Some properties have gained additional parking and road frontage due to the roads being their current width.

The main concern is the cost of the project, we have looked into it and it will cost over \$2 million to put a solid surface on the roads in the park if all preparations were achieved. This figure does not include drainage preparation and widening of the roads. **That would result in an assessment of around \$3,000 - \$4,000 per property owner to cover this type on investment.** As of March 5th, 2020 there are 35 lots who are past due or in foreclosure for unpaid dues totaling over \$95,313.36 owed to the park. Proposing this type of assessment on the property owners would be a challenge. The annual operating budget for the park is \$407,000. It is not in the budget to be able to accomplish this goal with the current dues of \$600 per lot. According to our Bylaws the dues can only be raised at a rate of 25% per year without a 2/3 majority vote of the park owners. Currently at the last few elections we only have around 1/3 of the property owners cast their votes. The Board of Directors work really hard in adhering to budgets to keep the park running efficiently and keeping the dues at an affordable cost to the property owners.

Solid surface placement is another topic of discussion. All property owners pay the same yearly dues per lot regardless of their lot location. It would not be fair for all property owners in the park if they did not receive the same benefit of a solid surface in front of their property.

When property owners register their golf carts with the office they have to fill out and sign the Golf Cart Registration Form before they get the sticker for their carts. By signing the form they are signing that they will abide by the golf cart rules and the liability waiver of the park. The staffed employees periodically walk the park and do golf cart inspection to help police the unregistered carts in the park. On the rule violations of the drivers in the park, it is the responsibility of the property owners to help police the golf cart violations. We have a golf cart violation form available online and will impose

finer for those in violation if we receive an incident form at the office. The forms are confidential we will black out all of the information of the property owner who fills out the incident report. Without an incident report, we cannot impose fines on any golf cart owner for violation of rules. We strongly encourage property owners to fill out reports when incidents happen within the park.

As property owners, all of us board members have these same concerns. Unfortunately there is not a feasible solution other than gravel for the roads with the current budget. We need help from the property owners policing the golf cart violations and reducing the speed of traffic to help keep Cedar Blue a safe place.