

## **Notice of \$350 per Lot Special Assessment by Pine River Ranches Landowners Association**

On Saturday, April 16, 2010, the culvert conducting Bear Creek underneath Ludwig Drive (between our bridge over the Pine River and County Road 501) failed and washed out following a night of hard rain. As a result of the culvert failure, Ludwig Drive itself was washed out at Bear Creek and became impassable.

The Upper Pine Fire District and La Plata County emergency response staff responded to a call from our subdivision president, John Wickman. A "Reverse 911" call notified Pine River Ranches residents of the situation. Neil's Excavation, a local contractor who has for many years provided us with both road repair service and snow removal services, also responded rapidly. However, due to the continuing stormy weather and high water, the culvert could not be replaced until Wednesday, April 20, and in fact, was ultimately replaced with two culverts. Concrete blocks and aggregate products were placed on the culverts to hold them down. Road base was placed on top of the repair to make a drivable surface.

For five days until the repairs occurred, our subdivision could only be accessed on foot by walking across the rushing waters of Bear Creek on I beams obtained and placed by Neil's Excavation and Gravel. We are grateful to the Pick Bar Ranch, for allowing residents to move vehicles through their property on Sunday, April 17<sup>th</sup>, so as to have vehicles outside the subdivision. Those of you who were here will remember how inconvenient this situation was, how high the water in Bear Creek was, and how hard our Board worked with Neil's to try to make the necessary repairs in a timely manner. We are grateful to everyone for their patience and assistance.

The basic repairs made to date have cost over \$28,000. To repair the asphalt on Ludwig Drive just in the area of Bear Creek will cost an additional \$8500. This makes the total repair cost over \$36,500, an amount well in excess of what we have available for road repair from annual dues. To handle this unforeseen expense, the Board has proposed a Special Assessment of \$350 per lot to Subdivision 2. We also respectfully request a similar amount from owners of Subdivision 1 lots and of other properties which use Ludwig Drive for access. We further request donations of \$50 per lot by those of you who feel you have to resources to contribute a little more so that we can repair and build other sections of asphalt on Ludwig while we have the contractor out to repair the Bear Creek area.

Please deliver your payment to us by June 2, 2010 as we have invoices which need to be paid immediately. Payment will be considered approval of the special assessment. If a majority of PRRLOA members approve the special assessment, delinquent lots will be served with liens from PRRLOA and will be charged interest and penalties. If we do not raise the funds through this special assessment to pay our invoices in a timely manner, contractors could put liens on all lots in PRRLOA. Please remember that Neil's was extremely responsive to our dilemma, and we owe them prompt payment.

Mail checks to PRRLOA at PO Box 602, Bayfield, Co 81122 or hand deliver to any Board member.

John Wickman, President, 884-7050  
Barbara Wickman, Secretary , 884-7050  
Carla Tanner, Treasurer, 884-7255

Richard Diedrich, Board Member, 884-4831  
Mike Walcher, Board Member, 769-7902  
Jim Clay, Board Member, 884-6170

