



SPECIAL ASSESSMENT RE SHORE RESTORATION

Dear Residents, Neighbors, and Owners,

Over the past few years we have monitored the functionality of our lakes and the impact of erosion along the banks. Several inspections with multiple licensed professionals have noticed that erosion on some lots is as much as 4 to 5 feet. We are at the point where the erosion issues must be addressed.

We have enlisted the help of knowledgeable and experienced advisors, who have taken steps to evaluate the issue, and look at suggested remedies. The costs of these remedies are substantial and will require a special assessment.

The most effective solution to the problem is to have "geotubes" installed along the lake shorelines. Geotubes are composed of durable textiles and would be filled with dredged sediments and sand. This will not only **stop** the erosion but add back the lost property and shoreland. Further information about this process and the products can be found on Crosscreekenvironmental.com. A representative will be at the next Board meeting on March 26th at 6pm at the Fruitville library to answer any questions from people who might have missed him at AGM in December 2018.

The plan is to split the restoration in half and repair/restore the west properties starting this spring, and the remainder of the properties later in the fall. To accomplish this, we must implement a special assessment. The total cost of the project has been negotiated down to \$120,000. We currently have \$45,000 in the Pond Erosion fund, and the special assessment will bring in \$65,000 at **\$1000 per lot**. So as not to burden anyone, the Board wants to give as much time as possible to collect the assessment, without endangering the restoration. We are requesting half the monies by end of April 2019 and the other half by end of September 2019.

Once completed, we ask owners to water the newly planted grass and encourage you to have the run-off from your homes re-directed below ground to a French drain. A pipe will be left available to you by this project that you can hook up to, that will help prevent any more erosion. This will stop the ground run off from rains and storms. We are aware that some owners have already done this.

Thank you for your help, patience, and understanding with this project. Together we can keep our lakes and association functional, and looking beautiful.