

Pine Brook Road Rehabilitation Advisory Vote

Background

Attention: All Pine Brook Hills House and Lot Owners

Below you will find a brief discussion of the choices on the Advisory Ballot. The Advisory Ballot will be used by the Pine Brook Hills (PBH) Homeowners Association (HOA) to determine the plan desired by the majority of PBH residents to address road rehabilitation specifically within our neighborhood.

FOR MORE DETAILED INFORMATION, READ 'Pine Brook Hills Roads Repaving Questions and Answers' DOCUMENT PRIOR TO CASTING YOUR VOTE.

Option 1 – Do Nothing

PRICE = \$0
COST = Unknown cost of damages/loss of value

Pro – No cost to residents other than the indirect costs listed below.

Con – Roads will continue to deteriorate, vehicle damage may occur, drops in property values are possible, bad roads may result in limited school bus service, mail/package delivery, emergency services, etc.

Option 2 – Defer a decision & encourage residents to create a Political Action Committee

PRICE = Significant time to work the issue politically
COST = Unknown cost of damages/loss of value in interim

Pro – Expressing and working for our political opinion is one method of effecting change

Con – Probability of success is very low and even if possible, time to get results is potentially long. 81% of county voters don't live in subdivisions but in cities/towns that already pay extra taxes for their local roads. Their votes for commissioners, reallocation of funds or new taxes are unlikely to support subdivision specific issues.

Option 3 – Create a Local Improvement District (LID)

PRICE = \$401 - \$625 per property per year depending on bonding, if county loan is possible, and chip sealing add-on
COST = Price contains significant interest costs; some options vary depending on cost inflation rate

Pro – A LID requires a simple majority of PBH residents voting on the Advisory Ballot. Bonding requires a Nov. Ballot vote. The LID assessment would be administered by the county and would appear on each property owner's tax bill.

Con – A LID is an assessment and is not tax deductible.

Option 4 – Create a Public Improvement District (PID)

PRICE = \$6.50 to over \$11.00 per \$1000 of assessed value depending on same approaches as LID above
COST = Price contains significant interest costs; some options vary depending on cost inflation rate

Pro – A PID creates an on-going Mill Levy tax dedicated to road rehabilitation in PBH. A PID is tax deductible. A PID requires signatures to get the issue on the ballot and a simple majority of PBH voters on that official November ballot.

Con – Costs to rehabilitate and maintain the rehabilitated roads will increase over time and so the Mill Levy will increase also. The signature collection and ballot process and creation of a PID will delay road work for a year or two.

Option 5 – Road repair on an individual project basis

Delay the establishment of a funding mechanism (LID or PID) for road repair until a more detailed plan for roads can be developed. This plan will address specific road sections in need of repair and timelines needed to address those repairs.

PRICE = To be determined, impacted by projects chosen, rising costs of materials and labor

COST = Unknown cost of damages/loss of value in interim

Pro – Road work will focus on the roads in the worst condition. More time will be provided to consider the data to prioritize road projects.

Con – Road work may be delayed and costs to rehabilitate and maintain the rehabilitated roads will increase over time.

Municipal Bonds as a Funding Option for a LID or PID

A municipal bond is a debt security issued by the county and secured by revenues from an LID assessment or PID tax.

Pro – Bonding provides funds to begin immediate work on road rehabilitation. Without bonding, road rehabilitation would not begin until LID/PID funds accumulate to a level that would support starting road rehab projects - up to 19 years of accrual time before road rehabilitation work can begin.

Con – Bonding requires signatures to get the issue on the ballot and an official November ballot vote to approve the selling of bonds. Bonding adds up to 75% cost in interest, bond rating fees, legal fees, etc.

Hybrid LID or PID as a Funding Option for a LID or PID

To avoid the cost of bonding but still have work done quickly, this option has road rehabilitation funds collected at an accelerated rate during the first 5 years so more work can be done faster.

Pro – No bonding costs and work done fairly quickly.

Con – Yearly assessment for 1st 5 years is up to 4 times the cost of other options.

County Government Loan as a Funding Option for a LID or PID

To avoid the cost of bonding but still have the work done quickly, this option has the county loaning us money at 3% interest as they proposed in last year's county-wide LID proposal.

Pro – Lower than bonding costs and work is done quickly.

Con – THE COUNTY HASN'T AGREED TO THIS, AND HAVE INDICATED THEY MAY TURN THIS DOWN COMPLETELY.

Even more details about Road Rehabilitation are on the Pine Brook web site. You are encouraged to read about the issues prior to voting.

The Advisory Ballot can be found on the following pages.

If you have questions at any time about the survey or the procedures, you may contact Rich Fozzard at 303-579-5615 or by email at fozzard@fozzard.com.

We applaud the efforts of everyone involved and welcome your participation!

Advisory Ballot Questions:

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Rank these options from 1 to 5 where 1 is your first choice solution, 2 is your second choice solution, etc.

- Option 1** - Do Nothing
- Option 2** - Defer a decision and encourage a committee of residents to create a Political Action Committee to try and effect change
- Option 3** - Create a Local Improvement District (LID)
- Option 4** - Create a Public Improvement District (PID)
- Option 5** - Road repair on a individual project basis (accrual)

If you rated option 2 above the highest, you must be willing to help on the Political Action Committee, so please provide your name and phone number:

First Name:

Last Name:

Phone:

Independent of your vote above, if a LID or PID was approved by PBH, please rank which option below you would want as part of the funding plan. Rank these options from 1 to 4 where 1 is your first choice solution, 2 is your second choice solution, etc.

- Option 1** - Sell Municipal Bonds to fund a LID/PID (money upfront for immediate roads rehabilitation – up to \$625 yearly LID cost for 20 years to each property owner)
- Option 2** - Create a LID/PID in the Hybrid model format (much higher costs upfront for road rehabilitation sooner, but lower total costs than bonding – up to \$1,482* yearly LID cost for 5 years to each property owner)
- Option 3** - Create a LID/PID with county government loaning PBH the funds (money upfront for immediate roads rehabilitation – up to \$446 yearly LID cost for 20 years to each property owner – NOTE: The COUNTY HASN'T AGREED TO MAKE THIS LOAN YET)
- Option 4** - Collect funds and wait until sufficient funds are accumulated to do specific projects as prioritized by a PBH Roads Committee (cost and time frame to be determined).

**Depends on yearly cost inflation rate for the work of 3.6% or less*

Optional improvements

If we establish a fund for road improvements, how much additional would you approve spending on these options? *(We don't know the costs yet; please check all that apply.)*

Speed control on lower Linden (bumps, grooving, etc.)

- 0%
- 5%
- 10%
- 20%

Uphill bike/pedestrian path Linden to Timber Lane

- 0%
- 5%
- 10%
- 20%

Other (please use suggestion box below to describe)

- 0%
- 5%
- 10%
- 20%

Please give us any other suggestions or comments you may have:

Help!

To get road repaving done, we will need help.

This Advisory Ballot is anonymous, but if you are willing to help or want us to know who is providing the information above, please give us your contact info here:

Thanks so much!

Name:

Address:

City:

State:

Zip:

Phone:

Email Address :

Please contact fazzard@fazzard.com if you have any questions regarding this survey.