

**From PBH Yahoo Group Messages Fri Aug 6, 2010 9:16 am**

**Pinebrook Hills Roads Committee Update - info to help you decide how to vote**

Hello fellow PineBrookers.

This is Bill Alexander, your HOA president, giving you some more information as you vote for or against a Boulder County Local Improvement District (LID) that would cost each PBH lot owner \$130 per year for the next 15 years to repave our PBH paved roads.

A BIG THANKS to Cindy Lindsay and Steve Sheafor for providing the base information.

Total Estimated Cost to repave all paved subdivision roads in Boulder County - \$22 million.  
This is what the LID is attempting to cover.

Length of all paved subdivision roads in Boulder County - 150 miles.

So, average cost per mile is \$22mil/150 miles = ~\$147k per mile.

Length of all paved subdivision roads in Pine Brook Hills - 18 miles.

So, if PBH streets took an average amount to repave, total cost would be \$147k x 18 miles = ~\$2.6 million.

Total number of lots in PBH = 421 + ~45 other lots just outside that share the paved PBH roads = ~466 lots.

Total amount contributed by PBH area through the proposed LID to county repaving costs = 466 lots x \$130 per year x 15 yrs = ~\$909,000.

So, if the LID is approved and PBH roads were average in quality, then PBH area would be getting ~\$2.6 million of work done on the roads while paying only ~\$909k for it.

And that is assuming PBH roads are of average quality.

According to Steve and Cindy's Feb, 2010 report, PBH roads are significantly worse than the average Boulder County subdivision:

Boulder County subdivisions' 150 miles - 31% good, 36% fair, 34% poor

Pine Brook Hills subdivision 18 miles - 17% good, 52% fair, 32% poor

Plus I would expect it would be harder/more expensive to repave our subdivision roads in the hills than some subdivision roads down in the plains.

NET-NET: Approval of the LID would get PBH roads much more funding than Pine Brook would pay in LID costs.

This is not to say that Boulder County Gov't shouldn't reallocate our taxes to pay for our roads rather than pay for other functions. I think most of us are quite unhappy with their decision and rationale that it should be paid for out of an extra cost LID rather than through our regular taxes. However, getting them to change their mind would require a huge political movement from all affected subdivisions county-wide to influence the county commissioners. I don't see any leadership to make that happen. And such a movement would probably take years, elongating the time during which our PBH roads continue to deteriorate.

**WHATEVER YOU DECIDE, PLEASE VOTE ABOUT THE LID AND MAIL BACK YOUR BALLOTS!**