

Hi Tanglewood Residents,

I'm reaching out to you to share information about what the officers of the association have been doing and sort of give you a state of the union. First, I want to cover some guiding principles that we've been operating on. We all feel super lucky to live here and we all moved here for similar reasons. What we have heard from many residents is that community is important and that is something we also value. The Road Association will not become an HOA, it will be an extension of the community and it will serve the will of the community.

The officers have been hard at work gathering information. I'm going to lay out what we have discovered about our road and be very transparent about it. Before I do that, I'll lay out some facts about the association and our road:

1. We are a private road that has no ability to truly be private. In essence we all pay for a public road because it would be impractical to gate it and truly make it private.
2. We run vehicles up our road that cause extreme wear such as 15 ton dump trucks, UPS & Amazon deliveries, garbage service and other heavy equipment.
3. Our road is approximately .8 miles long with 61 properties on it.
4. We've had our road surveyed by two different companies and have obtained quotes for replacement and repair. Our road is getting close to end of life !!! The approximate cost to completely replace the asphalt is \$250,000.
5. We have approximately \$60,000 in our account from dues that we have collected thus far. Roughly 2/3 of our residents pay dues. This is likely a problem on our end as we are finding that we don't have everyone's correct contact information.
6. Our dues are \$325 per year and we have two work parties a year to maintain the road in the spring and in the fall.

During the last fall meeting the officers of the road association promised to research 4 things. We said we would research:

1. What it would look like to be an HOA- noted that we don't want to go this route

2. What it would look like to turn the road over to the county for them to maintain
3. What it would cost to fix the road without total replacement at this time
4. Total replacement of road

We'll be making a decision on our course of action. We've learned a few things. We know the community has no interest in an HOA, it conflicts with the values of the residents (we agree). Turning the road over to the county is not feasible. They require the road to meet all county and state requirements and restore the road to perfect condition which could cost millions. It will cost around \$60k to FIX the road to a condition that may buy us 5-8 years more of sustained service.

What we need from you. We need you to participate with both dues and your participation in these meetings so we can hear your voice. We will be making decisions at the spring meeting that impact our road. We can't wait any longer to do repairs or they will get exponentially more expensive. We have over 20 critical areas of the road that are getting water under the asphalt. At the spring meeting we'll be bringing the contractor that we have decided we'll work with to answer questions before we proceed.

We have set the spring meeting for Saturday - April 20th.
We encourage you to participate.
Day begins with road clean up 9-noon
followed by potluck lunch and meeting at 1:00.
Location- Salkum Fire Dept on Hwy 12.

Sincerely,
TRA President