

Hi Neighbors!

3/12/24

We are just **6 weeks away** from laying pavement in our neighborhood, targeted for the **week of April 22, 2024!** This means you'll be hearing from us a bit more often as we near our goal.

Financial Update

Thanks to your continued giving, we now have **nearly 60K** in the bank! We are at the point where ***we really need the outstanding lump sum pledges*** to finalize what we will be able to cover with this phase. If this applies to you, please get those contributions to us ASAP, or if your situation has changed and you will no longer be able to donate, please let us know so we can plan appropriately.

Paving Plan

As we've mentioned in past communications, we will not have enough funds to complete everything that was initially targeted for Phase 1b, due to increased paving costs as well as slowing contributions. We have had to make some choices about what we will be able to cover with this phase. After consultation with Chris from Quality Asphalt, the board has unanimously agreed to the **following revised plan for Phase 1b**, to cover the worst parts of the main roads in our neighborhood (diagram attached). **We need a minimum of \$61,300 and prefer at least \$63,050 to complete the desired work.**

- **The minimum plan for Phase 1b includes:**
 - **White Oak from the previous stopping point to the manhole cover just past the Bent Pine intersection.**
 - **Bent Pine from White Oak through the Briarcliff intersection.**
- **If we can collect enough**, our next priorities will be tackled in this order:
 - Repairing the **cracks in the expansion joints** (in the center of the road between the two lanes) of the previously paved areas. This is a natural occurrence as the pavement settles, and Chris recommends filling them in to preserve the asphalt. **\$800**
 - Repairing the **chip on Beech Ridge in the previously paved area** (this was damage from something, but we don't know what caused it). **\$150**
 - Patching **the dip near 487 Beech Ridge. \$800**
 - Continuing **full paving as far as possible on Bent Pine or White Oak.**
- Additionally, **we received estimates for the following items** because we know they are needed, but **they will NOT be covered with the general fund**. If desired, the **homeowners in those areas can make donations designated to fund these items**. (This is the same way we handled patching of Bent Pine with the previous phase.)
 - Grading and paving to rectify the drainage issue at **the intersection of Bent Pine and Briar Cliff. \$3300**
 - Linda Edgerton to coordinate: linledge@aol.com or 704-232-2872
 - Repairing the **potholes on Cedar Bluff. \$1400**
 - Stephanie Williams to coordinate: nerdgirlstephanie@gmail.com or 336-688-5335

We don't expect further large paving efforts for the foreseeable future. Therefore, this is our last good chance to cover as much of our main roads as possible. **Everything helps! Can you contribute \$20, \$50, or \$100 this month?**

Fundraiser Opportunity

Chris Zecca, one of our board members, has generously offered a fundraiser to help with our collection efforts. He is offering his handyman services for yard clean-up, tree-work, mulch/chipping, dirt hauling, debris removal, painting, etc. He will split any revenue 50-50 with our road fund. If you've got a job that you've been putting off and need help tackling it, give him a call/text at 919-930-1312.

Annual Member Meeting

Save the date! Our annual member meeting will be held on Tuesday, May 14th, at 200 Bent Pine Road at 6:30 PM.

New Board Members Needed!

You may remember that most of our board members will be rotating off at the end of June 2024. This means that **if the LDRMA is to continue to collect funds** for patching and maintenance as needed, **we need new volunteers.** ***Please let us know asap if you would consider serving on the board next year*** (July 2024-June 2025). Board membership includes 4-6 meetings per year and involvement in administration and decision-making as needed. It is a small commitment and a great way to invest in your neighborhood!

Standing Announcements

- If your family moves, please inform your realtor of our Road Maintenance Association and provide them with our website info (<https://www.ldrma.org/>). It is imperative to our long-term efforts that new neighbors are aware of our Association when they purchase their home, and our existence can also serve as a benefit included in your listing when you sell.
- Contact us by email or at 336-688-5335 if you have any questions or concerns.
- Send payments via [Paypal](#) or [Venmo](#) to ledforddownsroads@gmail.com, or mail a paper check to:

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Your LDRMA Board