

WILLOW LAKE







# Willow Lake Association at Jones Creek, Inc.

Owner Consideration to  
Convey Roads to Columbia County

October 20, 2020



# Willow Lake Association at Jones Creek

## Conveyance of Roads: Background and History

- The Willow Lake Association, Inc. ...
  - owns all roads and storm drains within the community.
  - is responsible for the costs of maintenance (which are allotted into the quarterly dues paid by homeowners).
  - has spent over \$140,000 to maintain the roads and storm drains. (including a portion of Willow Lake that was overlayed 3 years ago and the work that was most recently completed).
  - have received requests from homeowners to explore options in conveying the roads to the County.



## Willow Lake Association at Jones Creek

### Conveyance of Roads; Background and History, cont'd

- For years, County personnel had provided reasons why the County would not take ownership of the roads.
- In 2019, the Board approached the County again about conveying the Willow Lake Roads to the County. This time County personnel were more receptive and began a process to explore if the County would consider owning the roads.
- All conversations were made clear; any conveyance would require a positive vote from County Commissioners as well as a two thirds majority vote of the Willow Lake Homeowners.



# Willow Lake Association at Jones Creek

## Approval Process...

**Conveyance of any Association common property such as the roads requires 67% homeowner approval.**

- Columbia County inspected the condition of the roads and storm drains.
- The County submitted a list of necessary repairs and improvements required before the County will consider taking over the roads.
- All road repairs including the overlay of Blue Heron Lane, patching, crack repairs and sealing of Willow Lake have been completed.
- Storm drain repairs have also been completed.
- One requirement remains, the gate must be removed and/or disabled.



# Willow Lake Association at Jones Creek

## Approval Process, cont'd

- The County will inspect all work completed to ensure all Columbia County road and storm drain specifications have been met.
- The Board will distribute an informational presentation to all homeowners.
- The Board will schedule a special Homeowners meeting at the Clubhouse at Jones Creek on Tuesday, October 20, 2020.
- The Board will then conduct a vote.
- If 67% of the Homeowners vote in the affirmative, i.e., to ask Columbia County to convey ownership of the roads, the Board will formally ask Columbia County Road Officials for the County to take ownership.



# Willow Lake Association at Jones Creek

## Approval Process, cont'd

- Columbia County road officials must then recommend approval of the request to the County Commissioners.
- The County Commissioners will then vote on the recommendation.
- If the vote is affirmative, legal documents will be prepared and all parties will proceed to closing.
- Once the transaction has been completed, the gate will be disabled, and/or permanently removed.



# Willow Lake Association at Jones Creek:

## Decision to Convey Roads to Columbia County

### PROS

- ▶ Financial Risk of Homeowners is significantly decreased as owners will not be responsible for future costs related to repairing and/or replacing the roads and/or storm drains.
- ▶ Homeowners will not have to maintain and eventually replace the aging gate.
- ▶ The current dues structure is not sufficient to provide an adequate accrual for future infrastructure costs, i.e. the replacement of roads and drains.

### CONS

- ▶ Removal of the gate means Willow Lake is no longer a “Gated Community.”
- ▶ Some Homeowners may see a slight increase in Homeowners insurance. (Refer to your agent).
- ▶ Future road and storm drain repairs will be completed at Columbia County’s discretion based on their availability of funds and priorities.





## Willow Lake Association at Jones Creek:

### Decision to Convey Roads to Columbia County

#### PROS

- ▶ Association dues increases can be delayed.
- ▶ County Police can actively monitor roads.
- ▶ Avoid an HOA assessment

#### CONS

- ▶ Street light electricity costs may be transferred from the Association to individual homeowner's property tax bills. (As yet undetermined).



## Willow Lake Association at Jones Creek:

### Decision to Convey Roads to Columbia County

#### IMPORTANT TO NOTE

- ▶ Phase I of Willow Lake was developed 25 years ago (1995) and the existing infrastructure will undoubtedly require additional capital outlays in the years to come.
- ▶ Current dues are not sufficient to cover substantial road and infrastructure repairs that will be inevitable down the road.
- ▶ Aging infrastructure puts the community at risk of an unforeseen event (road failure, sinkhole, busted water main, etc.) that could completely deplete any reserves that we have accrued to date.



# Willow Lake Association at Jones Creek

## Questions and Discussion





# Willow Lake Association

There will be a special Homeowners Meeting on Tuesday, October 20, 2020 at 6:30 PM at the Clubhouse at Jones Creek for discussion of this presentation and to answer any Homeowner questions prior to your vote.

Prior to the meeting, feel free to contact any Board Member with your questions. Their contact information is on the Willow Lake web site:

<https://willowlakeatjonescreek.com/>