



Community Roads Project

Petition Results - May 2025



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Agenda

1. Introduction
2. Roads Project Recap
3. Petition Results
4. Corner Lots Assessment
5. Possible Next Steps
6. Feedback

John Tunis, HOA President
Ray Lievens, HOA Vice President

Roads Project Recap

2014/15: Road improvement project reviewed
Current road condition: Poor
Engineered, estimated

2016: Final petition circulated
FAILED by 6 votes

2023/24: Road improvement project reconsidered
Current road condition: Very Poor
RCOC & Independence Twp. plans evaluated
Voted to pursue RCOC plan

2025: Final petition 3/3/25 - 6/2/25

2026: Construction: Pending

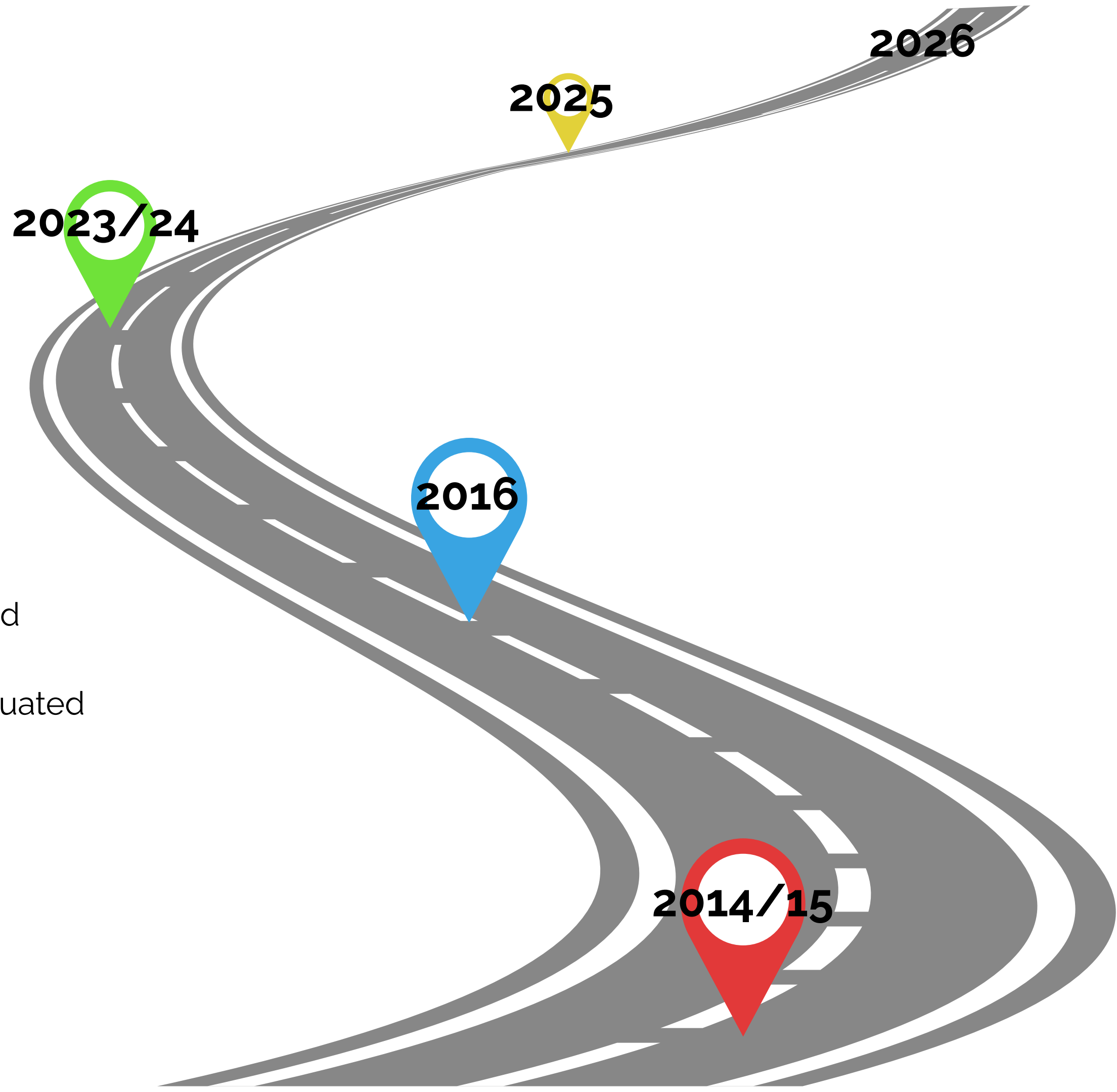
2023/24

2025

2026

2016

2014/15





And the results are...

Petition Results

RCOC requires **51%+** approval per street. Independence Twp. requires 51%+ for the whole subdivision.

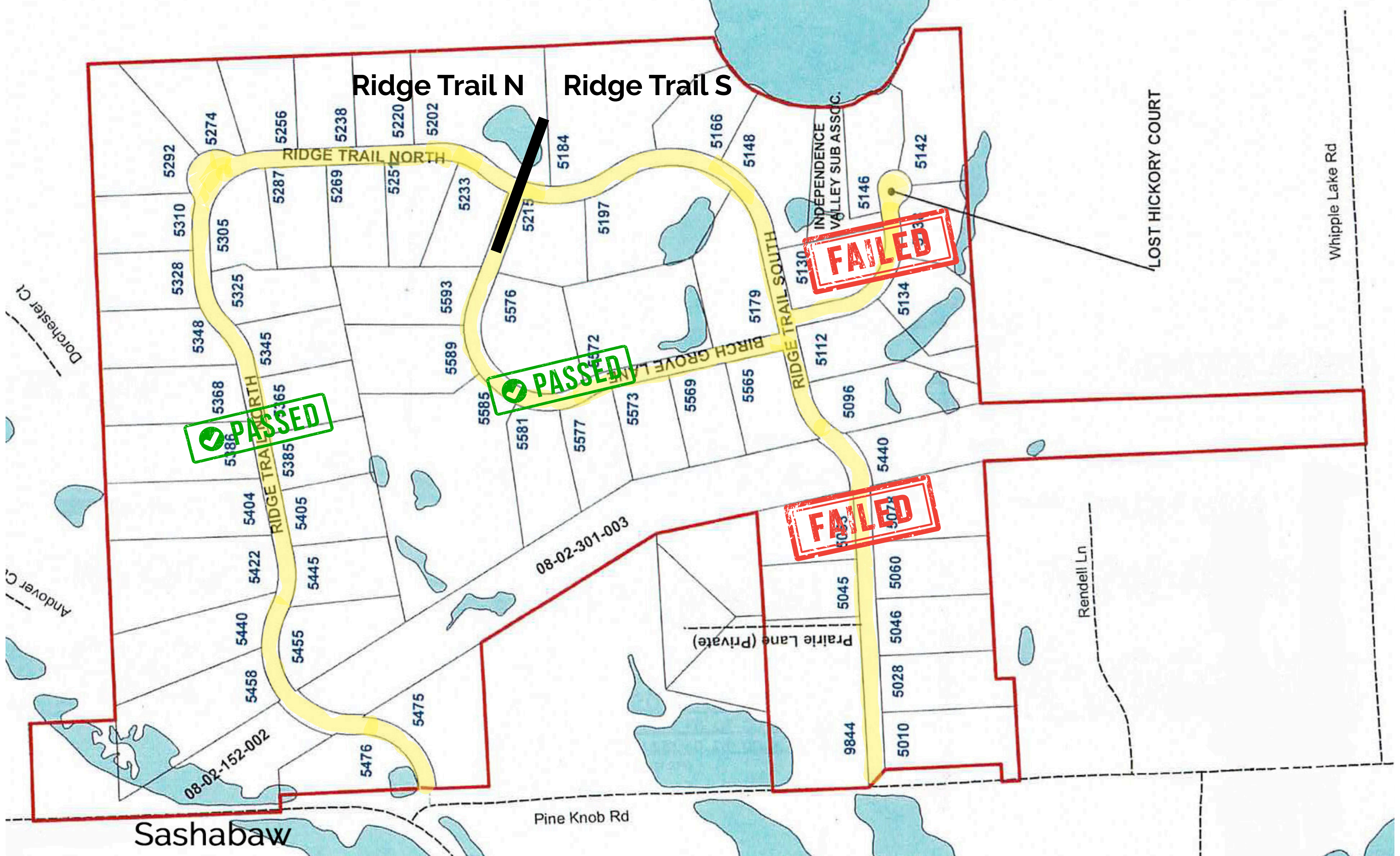
Entire Subdivision- 60.24%

Ridge Trail South - 50.88%
7 linear feet short!

Lost Hickory Court - 48.47%
39 linear feet short!

**PETITION WILL FAIL BY
RCOC STANDARDS.**





Corner Lots Assessment

Corner lots are assessed differently because 2 sides of the property are on a street: frontage and side lot.

PAVING FRONT LOT AND SIDE LOT

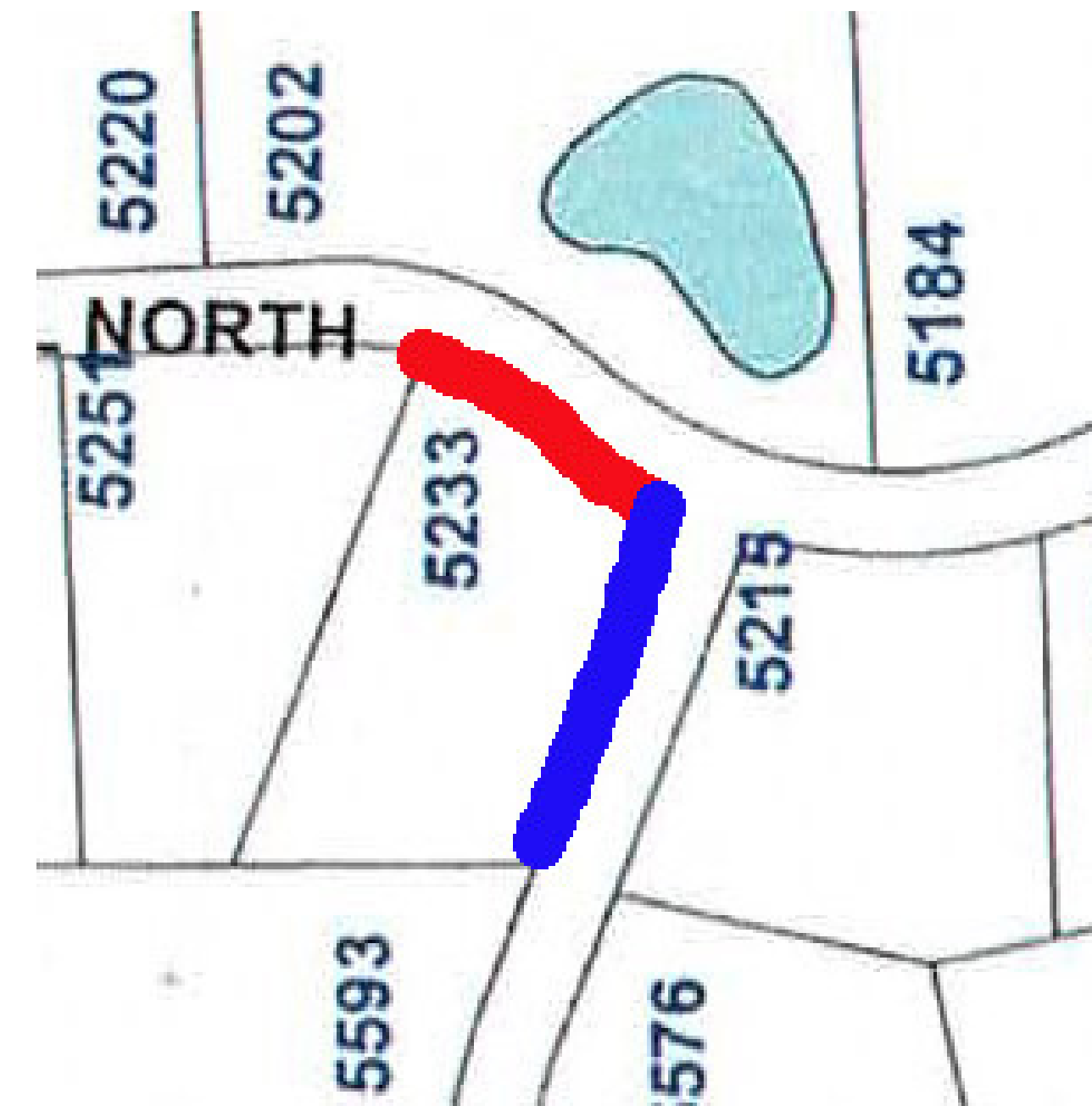
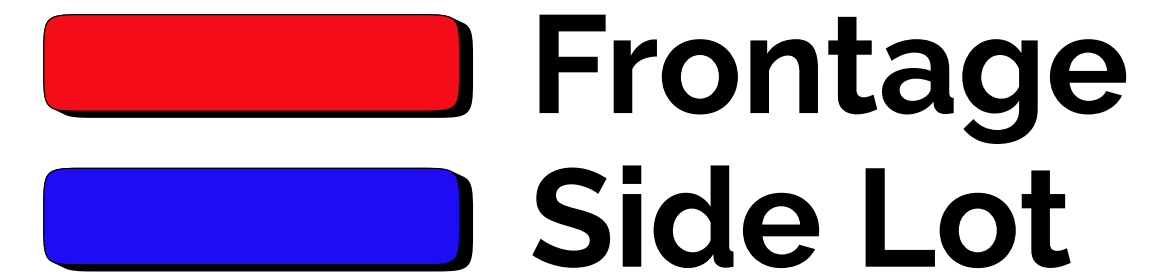
Main frontage is charged the standard SAD baseline rate. The cost may go up based on additional main frontage.

Side lots (when combined with front lot) get a smaller benefit and lower cost.



- Based on this example, RCOC assigns approximately 10% increase above the main lot charge.

PAVING SIDE LOT ONLY

Side lots are assessed based on standard benefit formulas.



Possible Next Steps

- 
- 
1. **Get an additional signature so the petition will pass.**
 2. **Wait several years for neighbor change.**
 3. **Redistrict Special Assessment District (SAD) based on residents' interest.**

New Repavement Plan

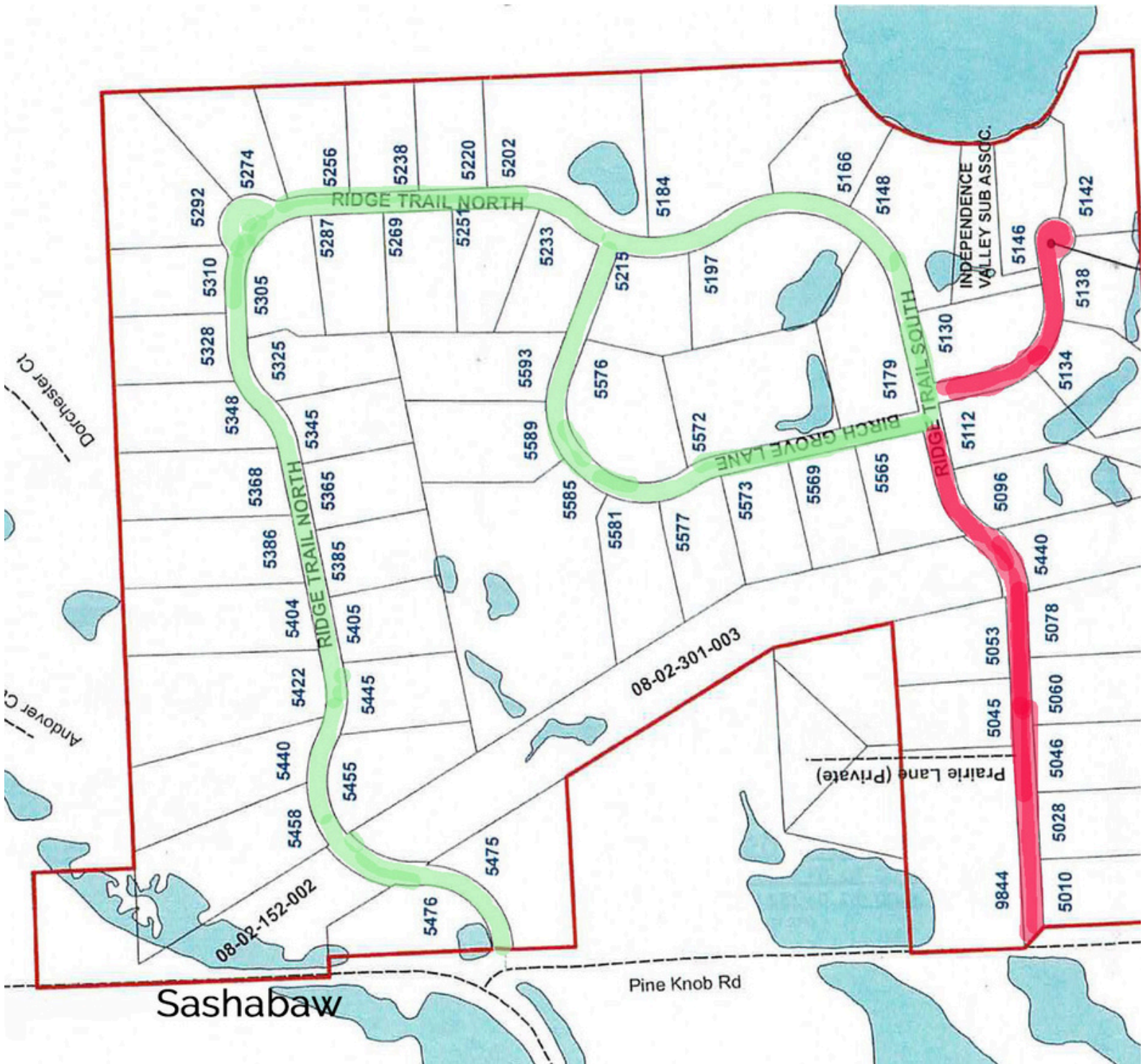
Revise SAD District based on signed support -

Ridge Trail N:	57%
Ridge Trail S:	65%
Birch Grove:	88%

Lost Hickory & part of Ridge Trail S will not be repaved.

RCOC would need to re-estimate cost & timing for a new Petition, which could possibly be available in Fall 2025.

-  Roads repaved
-  Roads unimproved



Possible Next Steps

1. **Get an additional signature so the petition will pass.**
2. **Wait several years for neighbor change.**
3. **Redistrict Special Assessment District (SAD) based on residents' interest.**



Feedback



Thank you!



Back Up Slides

Special Assessment District 10058

The undersigned, being owners of lands fronting or touching the hereinafter named streets, hereby make Application and Petition to the Board of County Road Commissioners to pave and improve the following streets or portions thereof in accordance with the provisions of Act 246 of the Public Acts of 1931, as amended

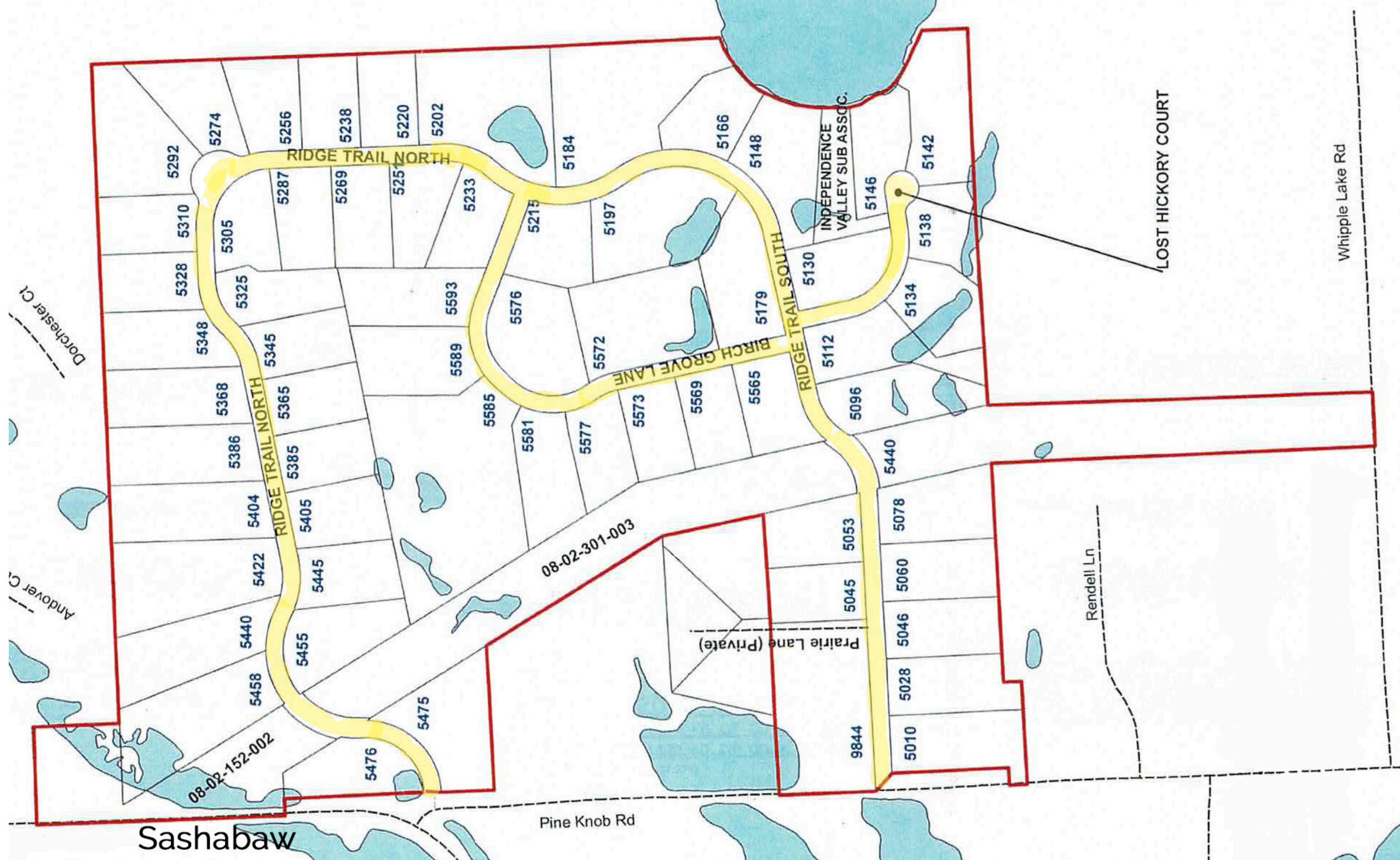
NAMES AND LOCATION OF STREET OR STREETS PETITIONED TO BE PAVED AND IMPROVED

RIDGE TRAIL and RIDGE TRAIL NORTH (platted as RIDGE TRAIL), platted in Independence Valley, Section 2, Independence Township, Oakland County, Michigan.

RIDGE TRAIL, RIDGE TRAIL NORTH, and RIDGE TRAIL SOUTH (platted as RIDGE TRAIL SOUTH), platted in Independence Valley No. 2, Section 2, Independence Township, Oakland County, Michigan.

BIRCH GROVE LANE, platted in Independence Valley No. 3, Section 2, Independence Township, Oakland County, Michigan.

LOST HICKORY (dedicated as LOST HICKORY COURT), southeast of Ridge Trail South (platted in Independence Valley No. 2, Section 2, Independence Township, Oakland County, Michigan), dedicated to the Road Commission for Oakland County via parcel split and as part of the Independence Valley No. 2 plat, Section 2, Independence Township, Oakland County, Michigan. LOST HICKORY (dedicated as LOST HICKORY COURT) is bordered by the following parcels: #08-02-329-010, #08-02-328-010, #08-02-329-007, #08-02-329-008, #08-02-328-013, #08-02-328-012, and #08-02-328-011, located in Section 2, Independence Township, Oakland County, Michigan.



IVSA Culvert Locations

