

## Riverside Lakeland Property Owners Association

8/30/2024

**Subject:** Update on FEMA Funding for Bridge and Road Repairs

Dear Riverside Lakeland Property Owners Association Members,

I hope this letter finds you well. I am writing to provide an important update regarding the FEMA funding that **has been approved** for our **bridge replacement and road repairs** in our community following the recent storms.

On Saturday, August 24th, the RLPOA submitted three bids for the bridge replacement, along with all supporting documents. Additionally, we submitted a road repair estimate from Waters Construction amounting to \$75,362.72 to address the damage caused by the storms on Tuesday August 27th.

Following our submission, we had productive discussions with FEMA on Monday and Tuesday, August 26th and 27th, during which FEMA indicated that they would be contacting the contractors who provided bids. Unfortunately, the program that is awarding these funds is not set up to pay the contractors directly or make a lump sum payment to the RLPOA.

Funds are being individually distributed to each claimant utilizing a formula and factors such as number of occupants, bedrooms, house size, etc. Each claimant's amount will be unique and as of August 29th, FEMA has approved funds for 10 individuals to assist with bridge and road repairs, totaling \$71,281.19 with our end goal being receipt of \$188,000.00 (Bridge) and \$75,362.72 (Roads) totaling **\$263,362.72**.

This funding has already begun to reach the accounts of the 10 recipients, including myself, with the funds arriving last night. FEMA has also provided us with a list of these 10 individuals and a secondary list of 24 additional claimants who are expected to receive funding for bridge and road repairs. Moreover, there are approximately 16 more residents whose claims are currently in progress, which should bring the total number of recipients to around 50.

### **How to Know if You're Receiving These Funds**

You will receive a letter like the attached **Exhibit A**, labeled "Home Repair Assistance Money." This letter references "repairs required to repair or replace your disaster-damaged privately-owned access route, such as road, driveway, bridge, or dock." Typically, within a few days of receiving this letter, you should receive a text message from FEMA saying, "Case Updated, login to DisasterAssistance.gov to check status." Upon logging in, you will find the amount awarded under the "Home Repair" section.

If your home also incurred damage that FEMA is compensating you for, we will need to work together to have FEMA itemize the assistance so that we can distinguish between funds awarded for bridge and road repairs and other damages.

### **Next Steps**

Upon receipt of your payment from FEMA, please promptly provide a check to the Riverside Lakeland Property Owners Association at the address below or to a Board Member (Robin Cooksey, CW Lorenz, James Rand, Tim Johnson, or Fraser) for the corresponding amount along with a copy of the FEMA Award Letter as shown in **Exhibit B**.

Riverside Lakeland POA  
PO Box 172  
Riverside, TX 77367

It is crucial to understand that this FEMA program was initially intended for smaller communities <10 homes, not subdivisions of our size, which makes us extremely fortunate to receive this assistance. However, with this blessing comes scrutiny, and all amounts received by the RLPOA will be reported back to FEMA, the National Center for Disaster Fraud (NCDF), and the Office of Congressman Pete Sessions for enforcement of any noncompliance.

We will diligently track the funds received and post updates on our website. The RLPOA will award the contract for the new bridge once we have collected most of the necessary funds.

### **Further Considerations and Next Steps**

We are in discussions with FEMA about how we might secure additional funds for roads considering the road repair estimate of \$75,362.72 submitted on Tuesday. This may involve additional requests of our membership/claimants, and this will be communicated as soon as possible as things are progressing rapidly.

If FEMA requests additional documents, please refer them to my Registration ID number: 62-0162924 where they will be able to find them. Thank you for your continued support. Should you have any questions, feel free to call me on 713-385-6907 or stop by my shop at 14 Pratt Road, Huntsville, TX 77320.

Sincerely,



Fraser Stanley-Jones

Riverside Lakeland Property Owners Association

## EXHIBIT A



Deanne Criswell  
Administrator  
Federal Emergency Management Agency

State of Texas

FEMA  
P.O. Box 10055  
Hyattsville, MD 20782-8055

Date: 08/23/2024

Disaster Number: 4781  
FEMA Application Number: 620162924

Fraser G Stanley jones  
16 Jordan Dr  
Huntsville, TX 77320-0234

Fraser G Stanley jones:

Following your FEMA inspection, FEMA provided you with Home Repair Assistance money so you could get an itemized assessment of the repairs required to repair or replace your disaster-damaged privately-owned access route, such as a road, driveway, bridge, or dock.

To assist FEMA in making an eligibility determination for additional money to help you pay for expenses to repair your privately owned access route, please send the following documents:

- Itemized receipt, bill, or estimate for the repair or replacement of the road, driveway, bridge, or dock;
- If you need help to pay for a **dock**: A copy of insurance documents if you have not already provided them.

FEMA requires additional documentation if multiple households are responsible for maintenance and repair, or replacement costs of the access route. Applicants or co-applicants who share responsibility for these costs must send the following information:

- If a Homeowner's Association (HOA) or Covenant is responsible for the access route, a copy of the bylaws is required for FEMA's review to ensure we do not duplicate available benefits.

## EXHIBIT B



Deanne Criswell  
Administrator  
Federal Emergency Management Agency

State of Texas

FEMA  
P.O. Box 10055  
Hyattsville, MD 20782-8055

Date: 08/29/2024


Disaster Number: 4781  
FEMA Application Number: 620162924

Fraser G Stanley jones  
16 Jordan Dr  
Huntsville, TX 77320-0234

Fraser G Stanley jones:

FEMA has reviewed your application for disaster assistance. This letter explains the type and amount of FEMA assistance your application is approved to get at this time.

### ASSISTANCE APPROVED

Your application is **approved** for a total of **\$11,676.42**:   
The U.S. Department of the Treasury will either mail you a check or deposit the funds into your account, based on the preference you selected.

#### **Approved - Money to Help Repair Your Home**

Your application has been **approved** for **\$11,676.42** to help you with repairing damage to your home. FEMA's housing inspector verified your home is not safe to live in because of disaster caused damage. The amount of money you got is based on the damage FEMA's housing inspector saw. This money is meant to help you make your home safe, sanitary, and functional. It is not meant to fully restore your home to its pre-disaster condition.

#### **Hazard Mitigation**

This assistance may include money for specific repairs to your home that will reduce the amount of damage from future disasters. This is called hazard mitigation. If money for hazard mitigation is included in your Home Repair award, FEMA will send you a separate letter with more details.

You may still choose to appeal FEMA's decision if the money provided does not address all of your needs. Instructions on how to appeal are included in this letter. However, please understand Federal law limits the amount of money FEMA can provide you to \$42,500.00 for Housing Assistance and \$42,500.00 for Other Needs Assistance. Rental Assistance and Assistance for Disaster-Caused Accessibility Needs do not count towards these limits.