

Subject: Important Update on Bridge and Road Repairs – Action Required

Dear Residents and Property Owners,

We wanted to provide you with an important update following our meeting on August 5, 2024, at the Walker County Shelter with representatives from FEMA and the SBA. POA Board members Tim Johnson, Robin Cooksey, and Fraser Stanley-Jones attended this meeting.

Meeting: We were instructed by the Texas Department of Emergency Management to seek a written denial from FEMA, which would then need to be appealed. This process was expected to open potential avenues for other assistance, though the likelihood of success is slim given our status as a private subdivision.

Surprise: To our surprise this morning, FEMA indicated at this meeting that they could indeed assist with our bridge and road repairs. They provided us with a letter attached "*B. Access Route Letter (ARL) - Shared Wells and Private Access Routes*," effective date June 10, 2024. This appears to open the door for FEMA help to address our bridge and maybe even repairs to some of our roads due to the two disaster declared events below.

- A. Flooding disaster (April 26, 2024 – June 5, 2024) has a current filing deadline of August 15th, 2024.
- B. Hurricane Beryl (July 5-9, 2024) has a current filing deadline of September 10, 2024.

Request: However this help is contingent upon getting the majority of our 180 owners to apply with FEMA. The process is pretty simple and Tim, Robin, and I have already applied, and the process took approximately twenty minutes.

1. **Visit the Shelter:** Preferably, each property owner should go to the Walker County Storm Shelter at 445 TX-75, Huntsville, TX 77320, to apply before August 15.

**Filing in person is preferred per FEMA as they must manually notate the damage to the Bridge and Roads in each claim, use the attached letter and pictures to show the FEMA Representative and explain that we have only one road in/out of our neighborhood. You can also apply online www.disasterassistance.gov.*

***When the FEMA representative asks for the date of loss for each claim we were encouraged to use the same dates which would ease in combining our cases:*

Flooding Disaster: May 10th, 2024

Hurricane Beryl: July 9th, 2024

2. **Questions Asked:** When applying there are a series of questions asked about each home. Your response to these questions may result in a check to you for your losses or purchases (generator, chainsaw, etc..) during these events but more importantly we need to shine a bright light on the damage we have sustained to our bridge.

- 3. Next Steps:** We were advised that after the claims start coming in an inspector will be assigned to our neighborhood and the bridge will be inspected and hopefully monetary help will be forthcoming.

Attached Documentation: Please find attached the new letter provided to us, labeled "B. Access Route Letter (ARL) - Shared Wells and Private Access Routes," effective date June 10, 2024. This document is critical as it outlines the updated guidelines for our applications, and you may need to provide this to the FEMA representative at the Shelter.

SBA Financing Option: The POA is going to apply for SBA financing to keep this option open. The SBA loan is over a 30-year term at an interest rate of 3.25%. This option could be a viable solution to cover the costs of bridge and road repairs if other avenues do not come to fruition.

Informational Meeting: We will be holding an informational meeting regarding the bridge, FEMA, SBA, and the Bids received to repair or replace the bridge on **Saturday, August 10th** at 9:30am at the Methodist Church in Riverside. This session will be purely informational, intended for questions, answers, and feedback. No motions or decisions of any kind will be made at this meeting.

Your prompt action in applying to FEMA and attending the meeting is essential to facilitate the repair and improvement of our community's infrastructure. The more residents who apply and accurately specify their needs, the better our chances of receiving the necessary assistance.

We appreciate your cooperation and prompt attention to this matter. This unexpected opportunity could significantly aid our efforts to repair and enhance our community's infrastructure.

For any questions or further assistance, please feel free to contact me directly at 713-385-6907 and if you could send me a text with your Name and Address when you have applied so we can get a sense of how many of our residents have applied.

Thank you for your support and swift action.

Best regards,



Fraser Stanley-Jones
President, Riverside Lakeland POA



FEMA

Shared Wells and Private Access Routes
Effective Date: June 10, 2024

B. Access Route Letter (ARL)

{SALUTATION}:

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 submit the following documents:

- Itemized receipt, bill, or estimate for the repair or replacement of the road, driveway, bridge, or dock, **and**
- A copy of applicable 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 submit 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.

A declarative statement, dated and signed by you or your co-applicant, including all of the following:

- That you accept responsibility to make repairs that meet requirements developed as a result of any Environmental and Historic Preservation (EHP) compliance review process and for obtaining all required permits before conducting repairs.
- You consent to FEMA speaking with other households responsible for maintaining the shared access route about any documents submitted and the amount of FEMA money received related to the access route.
- You agree your share of the money received for the repair or replacement of the access route will only be used to make the necessary access route repairs in combination with the other individuals who receive money for the access route. If no HOA or Covenant is responsible for the repairs, the statement should also indicate you do not have an established Homeowner's Association or Covenant responsible for repair of the access route.
- The statement, "I hereby declare under penalty of perjury that the foregoing is true and correct."
- Your full name, current address, and date and place of birth.

The necessary HOA or Covenant information, if this applies to you, and receipts or estimates for the repairs will only be required once, and do not need to be submitted by all households that share responsibility for the access route. You should encourage all households that share the access route to apply for FEMA assistance if they have not yet done so.

All documents, receipts, bills, and/or estimates **must** include contact information for the service provider, allowing FEMA to verify the information.

