

Questions on proposed Rasor RID that have come up since the public meeting Nov 20, 2024

Questions for County

1. If the County needs the Rasor RID for Trails End, why is the County wanting us to pay for their solution? (Note: At the public meeting, Co said they would look at other solutions for Trails End.)
2. If we say no, will the County do it anyway? (Note: At the public meeting, the Commissioner said the County would not proceed if majority of homeowners don't want it.)
3. Can the County start charging properties as soon as the petition is submitted? This question was in regard to the bond for the study to determine the construction cost of the RID improvements. Ed had posed this to Randy after this question was brought up in the December BATA meeting and was told that the County would likely pay for the study costs if the residents were interested in moving forward.
4. Heard about a \$10M number. Is that committed? People need something to compare to. Is the \$10.8M just for the Rasor Rd RID proposal? Is some of it for property purchase?
5. Can residents be release from the HOA's easement if the portion of the road easement that is on their property is transferred to the County as part of the RID? What if there are no other avenues to get to their property that require an easement? Would the easement be amended to remove the parts that become County road and therefore open to the public? If a road is open to the public, the assumption is that there is no need for someone to have an ingress/egress easement. The Utility company may need an easement from the County if the utility runs along or under the County's road, but wouldn't that be between the Utility and the County and therefore have no relation to the HOA?
6. What is the long-term cost benefit analysis if the RID moves ahead? What are the assumptions with respect to HOA dues? Can a property be released from HOA dues if they gift the easement portion of their property to the Co and don't have direct need to drive on any other HOA roads? Would the RID need to include both Rasor and Alderwood to allow a property to be released from the HOA (assumes no longer ability to traverse other HOA roads to access their property)? See brief presented at the meeting showing estimated costs over 20 year period and potential break even point.
7. Since the County is getting benefit from the Rasor RID with another route from Trails End would the County cover the bond to conduct the engineering study and cost estimate for the RID? Ed had posed this to Randy after this question was brought up in the December BATA meeting and was told that the County would likely pay for the study costs if the residents were interested in moving forward.
8. Can a secondary petition be submitted that includes both E Rasor Road and Alderwood? Could the petition be submitted with a requirement that properties along the main roads are released from the BATA HOA and easement? Could the RID be split into three cost areas for the portions of the residents that would see an advantage to using that area? Would the County pay for the connection to West Rasor and split the upper Rasor and Alderwood into two other cost areas applicable to those groups?
9. If Alderwood is included, would the BATA residents have to cover the study cost?

10. If Alderwood is included in the RID, would the County agree to renaming the unnamed spurs that have residents with Alderwood addresses or would those unnamed spurs with Alderwood Rd addresses be automatically included in the transfer to County if Alderwood is included?
11. Concern that what happened in Carnation WA will happen here. The core of the question is who will pay for this? Developers don't want to pay for wireless, sewage, cable, etc. In Carnation, as Microsoft grew, they came in and forced these new utilities on people and people had to move out because the assessments were so high. If benefit is for developers to develop large swaths of property, concerned about cost to current residents. Will residents be forced to go to the sewer system? Elayne – asked Randy if utilities such as sewer and water were planned to come into the area with road and he said no, there was no plan for that.
12. Ed – What does this do for us? This will not cost us one cent at the moment to do the petition. If the map turns more red than green, they will not force it on us. If he has more than 50%, he will do a petition and get it to the County and they will do the study and estimate. He told County that he and petitioners will not pay for the study and estimate. According to Randy, the County will pay to do a detailed cost estimate. Then we can go to the public meetings and ask questions and express concerns. If it goes ahead, will be chip seal. If RID comes out at say 2M and County puts in \$1.5M then the residents would still have to come up with the \$500K. Biggest selling point for him is reduction of emergency response time from 21 min down to 7 minutes. There was a petition done back in the late 1800's for a county road near Rasor that didn't go forward. Another attempt by BATA about 20 yrs ago. You do nothing, you get nothing. Have researched whether it is a county road and have not been able to find anything to conclusively tell him that these are County roads.
13. Resident who was unable to attend, provided docs to Elayne to bring. Docs show E Rasor Rd as being a county road previously called W.T. Budding Rd. (Note, These will be scanned and uploaded to our web page). There is no evidence that this right-of-way was ever vacated. County and state documents say that "existing County roads can be improved even if they don't meet current standards." There was a County resolution in March 1996 to improve Rasor Road/Trails Road to SR 106 (W.T.Budding), county road project 1473. Why does the County need an RID and our funds to improve this road if it is still a County road? Trying to force a RID on an established county road is wrong.
14. HB - Don't trust the situation. Some discrepancies in the information provided. Why is it on our community to come up with a solution for this other road? We're working-class people who pay taxes. Why is it our responsibility to provide these other people (on West Rasor and Trails End) with another way out? People are having a hard time paying the \$750 HOA annual dues. Want to know what that other road up on Rasor is being cut out for? (Ed – the area you are referring to is not a road but a driveway cut by a property owner to get to the other side of their property through the power line easement.) What about the plans for development for apartments? Mark – recited information that he located on discussions in County meeting TIPCAP Advisory board discussions on Rasor Road.
15. If the HOA is collecting dues for the road, why do we need to put up more money to improve roads? Another resident answered "If you maintained the roads in perfect condition, it would cost a heck of a lot more than \$750 per year."
16. Even if we do this, what happens to the HOA dues? Will have to continue to pay dues if in the HOA but options could help reduce. Terilynn reviewed cost projection brief (posted).
17. Concerned about the amount of traffic increase on Rasor that might happen.

18. Outside of the money issue, recognizing growth is inevitable, there will be more cars if it is a through road. Dues raised up to \$759 in 2024 and people volunteer less because of the increase in dues. Contacted the fire department and they said there is no delay in their response because of the potholes. Have a letter that can share from the fire department. If you cannot prove to me that there is not going to be a sewage system, I don't trust it. High risk that people will get priced out of their homes if put on a sewage system later. If anyone thinks that we can get out of the HOA, show me the documentation. (Terilynn referred to way to exempt properties but that would only be something we could do if there was no HOA road the resident could use to get to their property, so would need Alderwood to become a public road in addition to Rasor. Elayne talked about the latest bid and costs continuing to go up for roadwork.)
19. If the road portion of a resident's property is turned over to the County to become part of the County road, would the deed have to be changed at the owners expense to remove the easement? If the County takes over a road that is currently an HOA road, would all of the HOA residents have to have to change their property deeds at owner's expense?
20. Disagree that if it is chip-sealed we will have increased traffic. It's not paving. We have a great deal of crime in some areas of our development. If the roads were better and police could get there quicker the drug and tweaker camps would go away.
21. If you call the police, they have to respond. Would like to see more guarantees from the County. Assume there will be more traffic. There are people hiding up here, but will also see more people driving through. What is the initial financial commitment if we petition? Will there be a later stage when we can get more documentation and guarantees of things that we are concerned about?
22. Ed – according to Randy they have stabilized East Trails Road so that it won't sluff off. There is some work that needs to be done to fix the slope correctly. Ed went to a TIP CAP meeting. They had a slide where they looked at it back in 2018. Mark – There was discussion that if there is a sluff off, could they use FEMA funds to fix it. Ed – Randy's bottom line is that if we don't want the RID, it won't happen.

Questions for HOA

1. What is the long term cost benefit analysis if the RID moves ahead? What are the assumptions with respect to HOA dues? Can a property be released from HOA dues if they gift their property along the easement to the County and don't have direct need to drive on any other HOA roads? Would the RID need to include both Rasor and Alderwood to allow a property to be released from the HOA because they would no longer need to traverse an HOA road to access their property?
2. Should a secondary petition be submitted that includes both Rasor and Alderwood? If the petition is submitted on the condition that those along the main roads who don't have a side road on their property are released from the HOA and easement would a majority of the community support it? Those who live on the spur roads off of Rasor and Alderwood would remain in the HOA until either their road is transferred to the County in a later RID or until the residents on the spur establish their own Road Association and get agreement from BATA to separate from the BATA HOA?

3. Why do some residents want to prevent the County from taking over the HOA roads or any paving improvements for that matter? Are the residents aware that the new RCW laws for the HOA that we are now obligated to comply with, prevent the HOA from going back to the days of \$250 per year dues and people filling potholes in work parties?
4. What are the potential risks to the HOA residents if there is a catastrophic issue with a road in the HOA? For example, since each year we have longer and longer dry spells, if there is a forest fire and subsequent landslide in a follow-on rain season, the repair of the roads would be immediately required and could run into the millions. This cost would be spread over only the 124 dues paying properties in the HOA if the road stays in the HOA. If the road were a county road, the cost would be divided among the tens of thousands of residents of the county who own property. The County population was about 66,800K in the last census. If we assume that one fourth of the population owns property, the cost would be spread over approximately 16,700 properties. Would the HOA insurance cover part or all of a catastrophic event?

Potential Questions for Attorney

1. The County reports that the RID will cut emergency response time significantly from 21 to 7 minutes. If persons campaign against the RID and stop this proposal from the County from moving forward, could those persons be liable or sued if someone's loved one is harmed or dies because EMTs were unable to reach them in time because of the pothole ridden private road?
2. Can the HOA require the County to include Alderwood since the County granted a building permit and Alderwood address to the Lakewood parcel 222125111020 with no dues from that property? Was there consent from all HOA residents when the County did this? The County essentially gave away HOA resident's dollars or stole HOA resident's dollars by requiring the HOA to maintain a private road for the use of the Lakewood parcel 222125111020 and additional wear and tear from vehicles using HOA's roads as they come and go from the Lakewood parcel 222125111020. Is there any other way for the Lakewood parcel 222125111020 to be accessed that does not include HOA roads? Is there an easement that was granted by all of the HOA? (Research conducted 1-23-2025 with County Assessor and Title company show no easement.)
3. If the County violated the BATA resident's rights by granting a building permit for the Lakewood parcel 222125111020, could the BATA residents file a class action lawsuit to get the County to accept Alderwood into the RID and pay for the engineering study and estimate for the RID?