

# **COMMUNITY UPDATE**

## ***THE RESULTS ARE IN...***

A community survey was mailed to all property owners in mid-December. The subject was *Entrance Erosion Remediation* along the South, homeowner side, of the entrance. Three options were presented for selection:

1. Build a large wall to stabilize the hillside in its entirety.
2. Stabilization of the loose rock area.
3. Remedial stabilization to retain erosion spillover.

Results of the survey are as follows:

Option 1 - 2 Votes

Option 2 - 6 Votes

Option 3 - 116 Votes

None Chosen - 17

Option 3 was chosen by an overwhelming majority. This option entails removing existing debris, raising the block wall somewhat, and adding low voltage lighting and decorative elements. This would retain spill-over onto the street due to routine erosion. Future removal of debris and minimal maintenance over time are expected.

An HOA community board meeting was held on January 22<sup>nd</sup>, to review the results of the survey and community comments. The most common comment was that not enough detail was provided on options 1 & 2, giving the appearance of bias in the poll.

The Board would like to convey that there was no intent to sway the vote one way or the other. The Board had consulted with a number of professionals as to solutions for options 1 & 2. Initial estimates indicated costs would range in the hundreds of thousands of dollars. Further development of these options would have required thousands of dollars in engineering and planning costs. The majority of the Board felt that the community as a whole would not support hundreds of thousands of dollars in spending. As such, it was decided to seek community input prior to making any further expenditures.

## ***Action Plan...***

Based on the selection of Option 3 - Remedial Stabilization, the Board initiated solicitation of bids for the excavation and block work. Board members were also tasked with researching options for decorative elements.

The scope of the excavation phase of the project was outlined as follows:

- Remove 2 courses of existing stacked block South wall.
- Excavate and remove eroded soil.
- Reinstall 2 courses of existing block.
- Install additional 2 courses of block on top.
- Extend South wall by 45 feet 4 rows high towards the highway.

- Excavate and grade along North wall (approx. 330 feet).
- Remove vegetation and excavate the North entrance (by the *Hillcrest Bay* sign) and install decorative rock.
- Install low voltage lighting on both sides.
- Install decorative elements and bases (Decorative elements TBD, provided by Hillcrest Bay, Inc.).

A number of contractors declined to bid due to associated travel time. In the end, 3 bids were obtained as follows:

- Desert Creek Landscaping \$36,000
- Garitee Landscapes \$33,000
- A & T Landscaping \$20,000

The Board has selected A & T Landscaping and work will commence soon. Selection of quality, affordable, decorative elements is ongoing.

Topside erosion is the second area of slope remediation. HOA regulations require that all runoff waters be directed to the street at the front of the property. Board members inspected hillside properties in the erosion zone for runoff issues. A number of properties were found to be out of compliance. A final inspection will take place, and homeowners will be notified in writing of required corrections.

#### ***Other Items...***

It is with great sadness that the Board recognizes the passing of Roy Hokenson. His contributions and service to the community over many years are too many to mention. Most notably, Roy maintained and serviced our water system for decades. He will be sorely missed.

Bill Wright has assumed maintenance duties for the water company. The community recently experienced issues with air in the system causing popping and bubbling. The problem was isolated to a check valve and repaired. Shortly thereafter the pump shut down and the problem was traced to a burned-out component in the power supply. The second pump was found to be operating out of specification, so that pump was replaced. Thanks to Bill for his prompt response!

#### ***Saturday Board Meeting...***

An HOA Board meeting has been scheduled for Saturday, March 22<sup>nd</sup>. This will allow for those who find it difficult to attend during the work week, or non-local owners. The meeting will take place at 11AM at 880 Crystal View Drive. Light refreshments will be served. *Hope to see you there!*

#### ***Hillcrest Bay Board of Directors***

*At your service!*