

|| THE GATES AT AZALEA RIDGE HOA

|| 12/20/18

Dear The Gates At Azalea Ridge Home Owner,

As you may be aware, the roads in our neighborhood are in slight disrepair and in need of some TLC. Since we are a gated community, the Gwinnett County will not repair our roads. Therefore, we are responsible for maintaining the roads.

The HOA met with two asphalt paving companies. They had similar proposals in regards to what repairs are needed and the amount of asphalt needed to resurface the roads. Based on their estimates:

- We have around 5 -7 years before the roads will need repair and resurfacing.
- Quotes received are \$109,000 and \$105,000.

What are our options?

- **Remove the gates.** We have received inquiries from residents about removing the gates. If the gates are removed, we would need 100% approval from all residents before presenting the proposal to the Gwinnett Board of Commissioners. Please keep in mind that the Gwinnett Board of Commissioners make the final decision if the gates can be removed, and they can also decline our proposal.
- **Repair the Roads as needed.** We can repair the roads ourselves. We can hire a paving company to pave the entire neighborhood at one time. This is the cheapest option due to equipment delivery and usage surcharges.
- **Make road repairs in sections.** We can divide the subdivision into sections, for example, starting at gate entrance, next to 1300 block of Azalea Brook Drive moving right to the other roads.

How can we pay for the resurfacing of the roads?

- **Increase HOA dues.** All residents would all pay an extra \$400 a year for five years. If you sell your home during that period, you will be responsible for the balance before the closing.
- **Fundraisers to reduce the cost.** As a community, we can have fundraisers to reduce out-of-pocket cost. The HOA is open to all suggestions regarding any fundraising opportunities or following up with other contractors to repair our roads.

As a close-knit community of 52 homes, the average cost per household is approximately \$2000. Since we do not generate enough revenue through our HOA dues to resurface the roads, we will have to be creative to generate revenue for such an undertaking.

We are seeking volunteers for the resurfacing the roads project. If you are interested, please send us your name and contact information via hoa@thegatesatazalearidge.com

Warmest Regarding,

HOA, The Gates at Azalea Ridge