

High Rock Acres Road Paving Proposal

and transfer to NCDOT for future maintenance

Hello,

My name is Dustin and I live in the High Rock Acres community. I have put together this letter to ask all of you in the community to support paving HRA Rd and turning it over to the State for all future maintenance. The State will take over the road if we're able to pave it and if we cut the big hill down to a 12% grade. Both are easily doable, and it really is as simple as that. The benefits of paving the road are as follows:

- ✓ Full width, 20' wide paved road, for safe two-way traffic
- ✓ Full length grass shoulders for pedestrians to walk or bike on
- ✓ Safe & smooth for all the delivery drivers and guests that travel the road every day
- ✓ School Buses would finally be able to travel the road
- ✓ Faster response times for Fire, EMS, Police (every second counts!)
- ✓ Mailboxes can be placed all along the road (more secure & convenient than down at Hwy 9)
- ✓ Positive impact on all property values and community standards
- ✓ Road designed to NCDOT standards for vastly improved safety, especially in the winter
- ✓ The big hill would be cut down to a much safer 12% grade (as opposed to 18% currently)
- ✓ No more dangerous single lane dirt road
- ✓ No more mud, potholes, or harmful dust (crystalline silica causes silicosis & lung cancer)
- ✓ No more steep, washed out, dirt hill to climb all year, or slide down in the winter
- ✓ No more blind corners, or overgrown brush
- ✓ No more association or dues

Of course, the only downside is the cost. We're estimating the cost to pave this road to be between \$1M-1.2M. There are 189 properties in this development and if each property just paid an equal amount, then that cost is divided down to being only \$5,300-6,350 per property (if someone needed to finance that amount then it would only be about \$35/month). Sounds pretty reasonable, right? And then no more association, dues, harmful dust, mud, potholes, etc. and the road is safe to drive on for *everyone*.

In a typical development, every property would just be charged an equal amount for road paving by their Homeowner's Association. The problem with High Rock Acres is that we don't have a real HOA that can assess properties to make large improvements and that's why HRA Rd remains in an unlawful & dangerous condition. I understand that not everyone will agree with paying an equal amount because paving the road obviously benefits everyone in different ways and by varying degrees. There's really no good solution for that, but everyone *needs* to use the road, so everyone should pay something to help improve the safety of it. For those who won't help, please realize that someone else will have to cover your cost while you reap the benefits for free. So please be considerate and do the right thing. For those who can see that the road will substantially benefit the community as a whole, or can see that it benefits themselves more than others, then please pledge more to reflect that gratitude and those differences, as it will be needed to bridge any gaps. Honesty and gratitude is what will be needed to make this project happen.

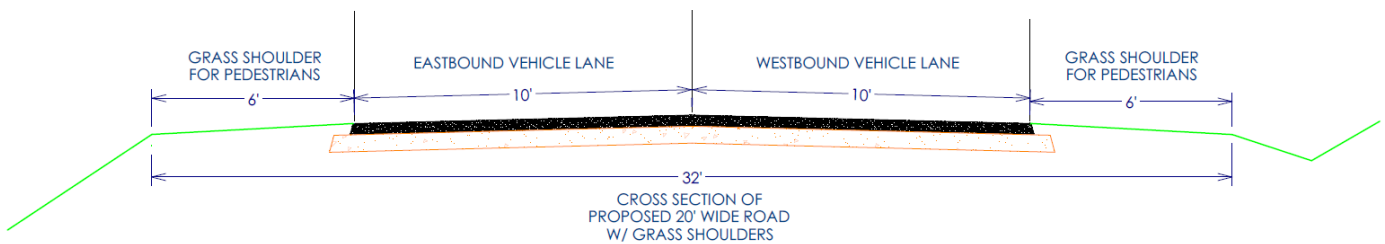
Construction Process & Road Design

I've already been talking with an engineer who's interested in doing the construction drawings. Preliminary surveying and construction drawings would cost about \$12k, and I can pay that cost myself if you all reply to my letter showing enough support for the project. The drawings are needed to show everyone exactly what we're looking at for the final construction design and cost. The surveying & drawings would take about two months to complete and then once the final drawings and final cost are approved, then at that time is when we'd collect everyone's money, and start construction.

I have a 24 year background in construction as a former builder and I'm open and willing to manage the entire construction process from the beginning to the end for free. So I'm more than happy to help make this happen, and I hope you will be as well, simply by doing your part to help us all pay for it together.

Once the road is paved, it can then be turned over to the NCDOT for ongoing maintenance and the HRA Road Maintenance Association can cease to exist, and no more dues will need to be collected from property owners for this road. The road is travelled by far too many vehicles each day, including *daily* delivery & construction vehicles, and is inherently unsafe, severely substandard, and unlawful under current ordinances for many reasons. The time is long overdue to make it safe once and for all.

HRA Road is classified as a Residential Collector Road, which is, a road which serves as the connecting street between local residential roads and the thoroughfare system, that is to be paved having a minimum road width of 20', a minimum shoulder width of 6' on each side of the road, and a maximum grade of 12% (per NCDOT). Clearly we don't have anything near that. I tried to get the State to support having a paved 4' wide marked pedestrian lane for walkers & bikers in addition to the standard 20' width, or at the very least 2' wide paved shoulders for them, but they would not do that. Basically, they can only take over a road if it's just a basic road alone. So this is what we'd have and the road would be posted as the typical 25mph mountainous residential speed, and it can be left unstriped if preferred:



OVERHEAD VIEW

A Call to Action

If nothing is done with the road, then it will only continue to get worse and busier as people keep subdividing their properties and adding burden to it. The development has more than tripled in quantity of properties since its inception and now stands at 189 properties, with about 111 homes on them. As you can see, there's already plenty of vacant lots available for more homes to be built on them, and plenty of acreage to spare for further divisions & expansion; all of which requires no improvements to the road as a prerequisite to build or subdivide.

The Road Maintenance Association does not have the resources, nor the structure, to maintain the road in a safe manner. It has no legal rights to enforce anything, nor lien anything, nor collect anything in order to improve the road to the degree it needs to be, and it never will be able to either. That's why this road is such a unique case and has been stuck in a no man's land for 50 years, barely scraping by with some work done by volunteers, or paid for by the few property owners who donate to the cause.

The only way for the road to become the safe, *two-lane* paved road that it needs to be, is for all of the property owners who access their homes and properties via HRA Road to pay to rehabilitate it, and bring it up to 21st century safety standards for the safety of everyone that travels it. The paving can very easily be paid for if we come together as a community, once and for all, and all chip in since we all use it; everyone will be able to walk, bike, and enjoy the road all the same. I want to get this road paved for everybody's sake, and that also includes for the people who don't live here, who don't have a say in the matter, but still have to travel it all the time. I ask that you please consider their wellbeing as well.

Next Steps

All that I need you to do right now is to simply shoot me an email or a text to tell me if you support this project, and how much you could put towards it so we have an idea of how much support we have. No money is needed from you right now, all that's needed from you right now is just to know how much you could put towards it if the project were to happen. Right now while the economy is slow is a great time to get this organized so we can get competitive bids & be ready to start construction before it takes off again.

Please shoot me an email at dustin@pavehighrock.com or a text at 828-708-9121, with the following info:

- ✓ *Your name and your address that's in High Rock (or property ID)*
- ✓ *How much you'd be willing to put towards the project*
- ✓ *Whether your payment would be cash, check, card, or if you would need financing*

I'll respond to every message I get so if you don't hear back from me, then please follow up as I must not have gotten your message. Feel free to call if you have questions. And again, if you see the benefit that this project will bring to the community as a whole, or see it substantially benefiting your property x-fold and want to show your appreciation and gratitude for that, then please pledge x-fold more to reflect that.

Once we know if we have enough support (most especially from the owners that abut HRA Rd) then I will get the preliminary drawings done and get the final costs nailed down. If everything looks good and we have enough money pledged and all owners along HRA Rd are supporting the project, then at that time is when we'll collect everyone's payment and get started on construction. That's it, and it can be as simple as that if everyone just does their part to chip in. Again, please feel free to call me with any questions and please feel free to visit pavehighrock.com for more detailed information.

Thank you,
Dustin Endres