

September 27,2021

TVAS Residents,

The purpose of this letter, since many residents didn't attend our Zoom Annual Meeting on September 16th, is to make you aware of an important topic discussed that evening; that is, the paving of the roads.

For the past several years, the Board would be asked questions about the condition of our roads and the expected cost to have them repaved. It was obvious to our well-established residents the roads were beginning to show deterioration. (In fact, at this year's meeting, a resident showed a bucket full of road stone that he swept up from in front of his house.) In preparation to answer those questions, the Board had previously received several bids for the road work which ranged between \$250,000 to \$300,000.

In an effort to get more up-to-date comparison on cost, we reached out to other companies. This was not an easy task, as several did not return calls, one was out of business.

We subsequently turned to the Township for guidance or suggestions. With the help of Art Rutledge, we were able to receive proposals from two companies, Kinsley Construction and Shiloh Paving, both major and reputable companies.

The two proposals we received from Kinsley and Shiloh were unexpectedly, significantly lower than we anticipated with a difference of \$20,000 between the two companies. Both companies own their milling equipment which helped lower the cost. We accepted Kinsley's proposal for a cost of \$116,750.00 and had to sign the proposal within 30 days to lock in the price. No deposit was required and the work would be performed in the spring of 2022 with a one-year standard warranty. It is a two-day project with a minor inconvenience to the residents when no cars can drive on the roads for one day to allow the asphalt to completely dry.

Kinsley did Mt. Airy Road and just completed our Exit 4 and interstate 83 bridge and road.

We are coming close to the life expectancy of our roads which is approximately 20 years. Since 2010, we have been sealcoating the edges along the curb, filling in many large cracks and pot holes.

For 15 years, the Board has been depositing money in a reserve account for the purpose of major repair or replacement of our infrastructure. **THE GOOD NEWS!** We have the money to pay for this out of our reserves without depleting it. There will be no assessment to the residents and no increase in dues for this project.

Through road maintenance, the Board is being pro-active in trying to prevent any damage to the base of the road which will then increase the cost 2 or 3 times of the paving cost now. You will receive a detail description of the work to be performed in the annual meeting minutes. This will also be reviewed again next year as we get closer to the actual dates of the proposed project. If you have any questions, please email Darla who will pass it on to us.

Thank you.

The Executive Board