

**Beachcrest Community Association – 2021 Annual Meeting**  
**\*Special Assessment Proposal**  
**Professional Consultant Fees to begin to address BCA Infrastructure Needs**

Our current homeowner association dues adequately cover operating expenses and small projects, but they do not allow us to address our infrastructure and long-term needs. In order to plan and make smart investments with the Community's funds, the Board needs the input of experts. *The consequences of doing nothing means continued deterioration and associated risks, with higher costs at a later date.*

This document provides additional information regarding our Community's infrastructure needs and estimates for obtaining input from professional consultants.

**\*THE BOARD IS SEEKING COMMUNITY INPUT IN ADVANCE OF ASKING THE COMMUNITY TO VOTE ON A ONE-TIME SPECIAL ASSESSMENT (est. \$104 or \$172/lot) TO FUND THIS WORK. DATE OF VOTE TBD, possibly June/July.**

**Stormwater:** Ideally the infrastructure which captures and conveys stormwater will do so in a controlled way, not allowing runoff to infiltrate into the ground, flood garages or saturate drainfields and yards. Because our stormwater system is old and was cobbled together over many years, no "as-built" exists showing what we actually have in the ground.

We have concrete pipes, their condition or locations are unknown at this time. We have steel corrugated pipes, one of which was replaced last fall, eroding so badly the bottom of the pipes are rusted dust. We have newer plastic pipes, mostly in the southern part of our community. And in some areas we have nothing, with runoff cascading freely into yards, driveways, garages & drainfields. On Yearley we have a failing catch basin where the outlet pipes need to be replaced so the road doesn't flood when it rains. We have several outlets flowing into the ravine causing continuous erosion of the slopes and the trail. All of these situations are affecting our neighbors and the stability of our bluffs.

**Roads:** Our roads were not properly installed: asphalt pavement was placed over chip seal, which was placed over gravel, with no appropriate base layer underneath. So they develop alligator cracks and develop dips. With 3.3 miles of roads in Beachcrest and a very tight budget, we spend our money paving patches, filling them with crack seal where possible and trying to pave a full section of road when enough funds are saved (about every 3-5 years). We are not able to keep up with our failing pavement projects.

Professional Consultant Fee Estimates – Special Assessment: (Total of \$30,000, approximately \$104/lot; or \$49,600, approximately \$172/lot)

- \$5,000 – Determine stormwater impact and mitigation measures along Yearley before paving
- \$25,000 – Determine stormwater mitigation measures for bluffs & shore side bulkhead, per reserve study
- **Possible FREE -- \$19,600 value – Road assessment proposal, cost estimate by civil engineering firm**

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Description of 2021-2022 Proposed Professional Consultant Fees/Studies, Est \$6300 (included in budget):

- Determine condition and location of water flow from CB#1, corner of Basin & Beverly, to behind the mailboxes on Beverly, dig out ditch and find line.
- Determine condition of concrete pipe running in front of 5436 Marian along the west side of Marian north to 5530 then west to 5542 Marian.
- Determine condition of pipes connecting CB38-43, north of 5432, 5425 & 5439 Crestview Loop.
- Determine improvement to current stormwater management.