



mount**hermon**

lives transformed.

Roads, Trails and Bridges

Homeowners Meeting

Fee History

- 1906 - Mount Hermon was subdivided into lots and many were sold or leased
- 1906 – MHA Began building roads and soon after began charging a fee to the property owners
 - Every lot in the MHA subdivision subject to the assessment fee
 - The fee was \$3 plus 1.33% of the assessed property value annually
- Assessment fees in subsequent years:
 - 1981 - 1.33% of assessed value
 - 1985 - \$145 per improved parcel
 - 1996 - \$160 per improved parcel
 - 2002 - \$200 per improved parcel

Fee History (cont.)

The revenues being received were not covering the costs of ongoing annual maintenance and couldn't begin to cover any major repaving or repair projects.

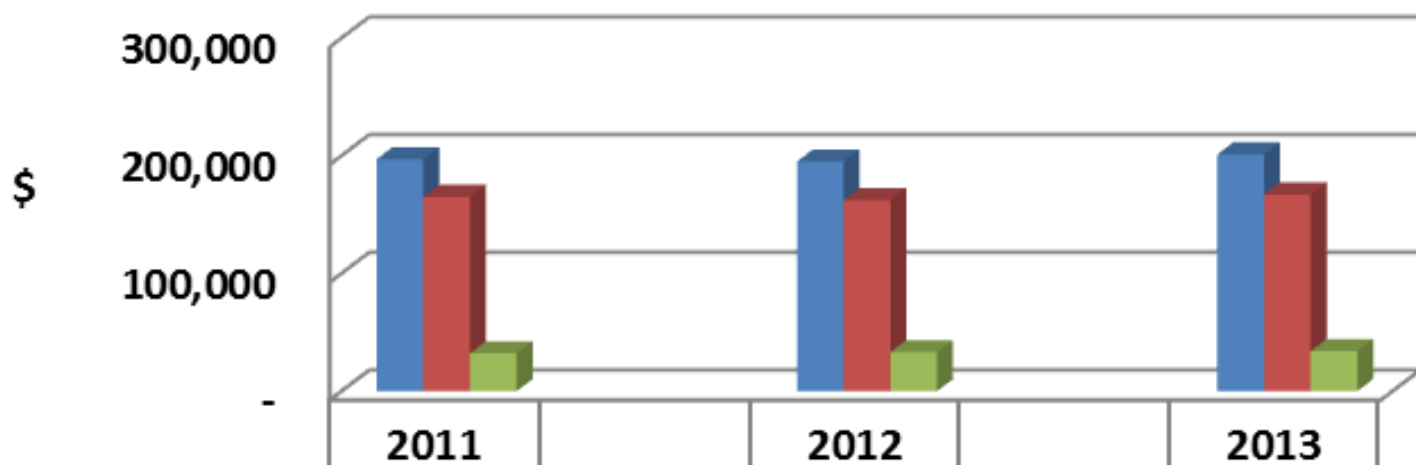
In 2009 the fee was raised to \$400 per year so we could start a "reserve fund" to better address major projects that are in the greatest need of repair/replacement.

Mount Hermon Parcels

As of 3/31/14

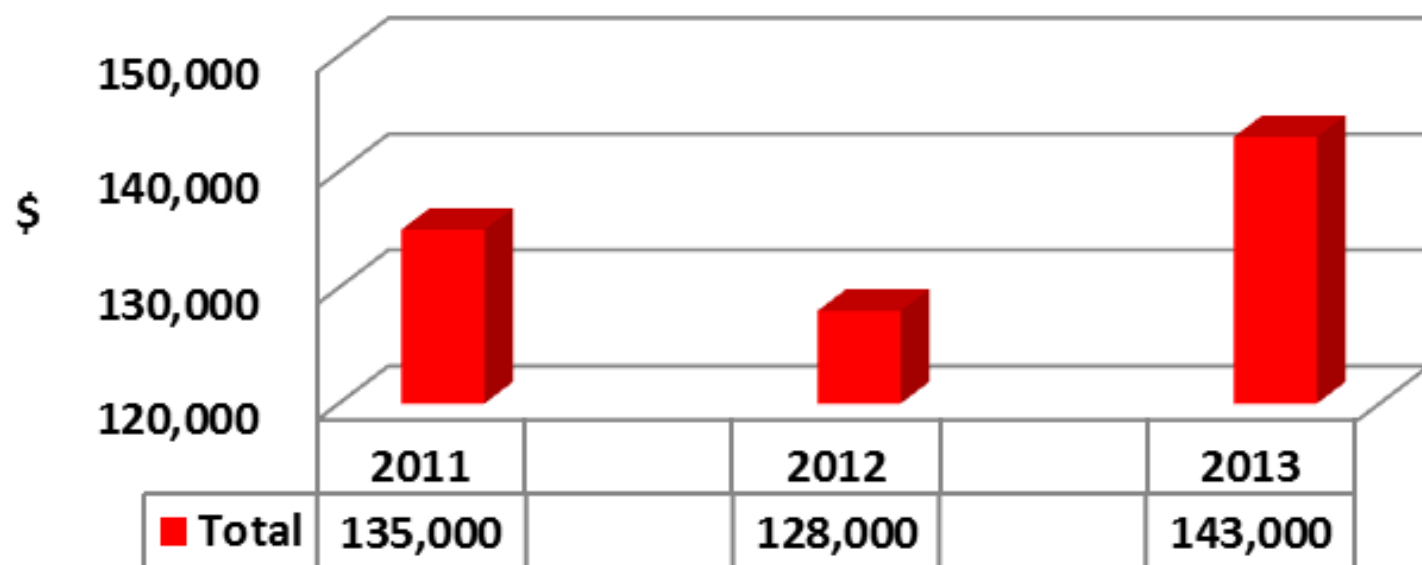
	<u>Homeowner</u>	<u>Mount Hermon</u>	<u>Total</u>
<u>Improved Lots:</u>	408	82	490
Percent of Total:	83%	17%	100%
<u>Unimproved Lots:</u>	85	87	172

Roads, Trails and Bridges Revenue Fees



■ Total	197,000	195,000	201,000
■ Homeowners	165,000	162,000	167,000
■ Mount Hermon	32,000	33,000	34,000

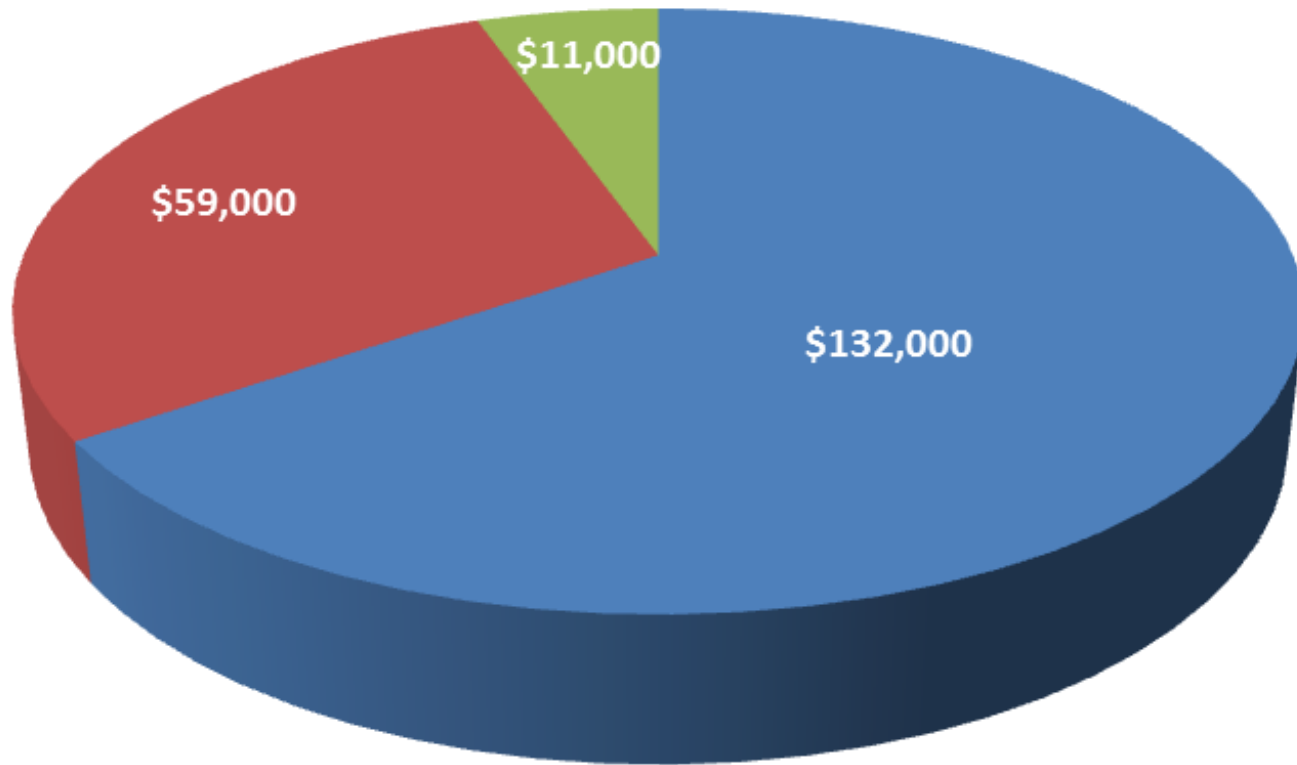
Roads, Trails and Bridges Maintenance Expenditures



2013 Maintenance Expense Detail

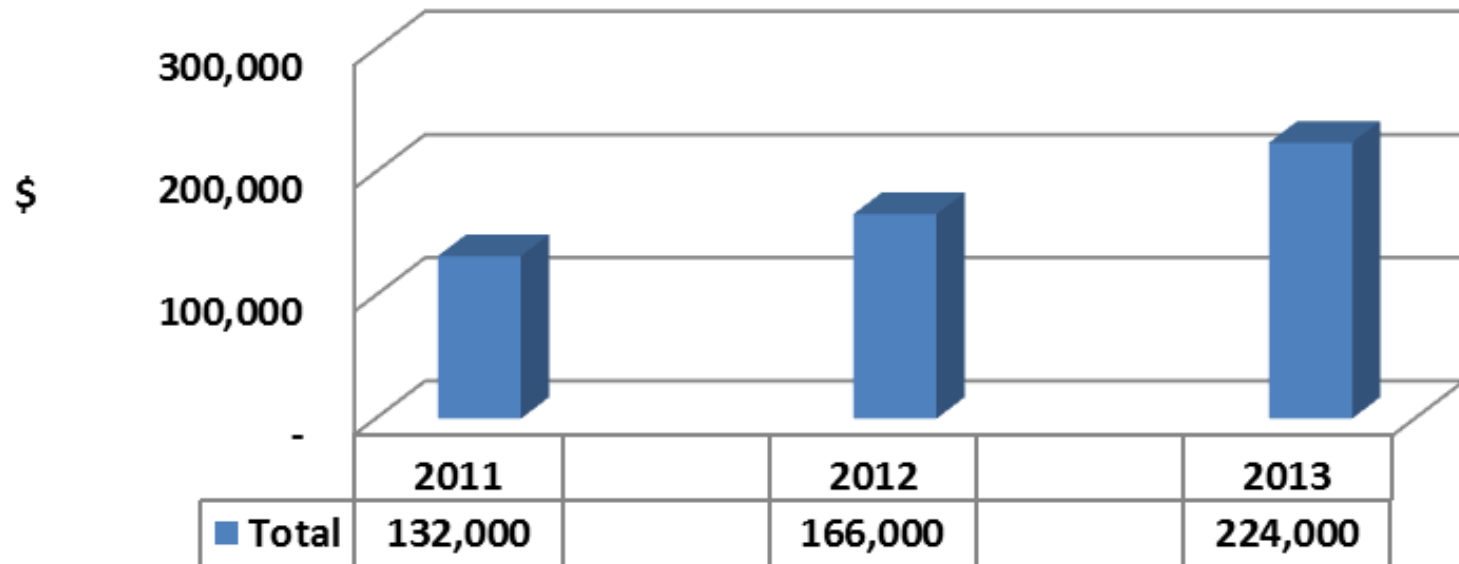
	2013
Assessment Fees	\$ 201,000
Maintenance Expense:	
Road paving & road maintenance	8,000
Tree maintenance	3,000
Bridge monitoring and other costs	2,000
Tree trim, brush clearing, trail and bridge maint. wages & benefits	53,000
Road paint, signage, lumber and other materials	27,000
Equipment repair and replacement	4,000
Automotive and tractor	15,000
Administrative expenses	8,000
Property and liability insurance	24,000
Total Maintenance Expense	\$ 143,000
Maintenance Expense as a % of Fees	71%

Roads, Trails and Bridges Capital Expenditures



■ 2011 ■ 2012 ■ 2013

Roads, Trails and Bridges Cash Balance (End of Year)



Future Project List

1. Repave Glen Alpine Road +\$80K
2. Repave Woodmill Lane +\$50K
3. Forrest Road/Conf. Dr. Retaining Wall +\$100K
4. Repave Redwood Circle +\$30K