

Cedar Landing
2 – Creek
Estates
Road
Maintenance
Organization

- Annual Meeting
- January 12, 2019
- Surf City Fire Department
- 11:00 am – 12:00 noon

Owner Briefing

- Introductions
- Briefing
 - Year in Review – Looking Ahead
 - Financial Report
 - Road Use and Maintenance
 - Hurricane Florence
 - Cedar Avenue Issues
 - 3-way Stops at 3 intersections
 - Road Tolling
 - Re-surfacing
 - Continued Research on Cedar Avenue Options
 - Community Activities
 - Grill
 - Website
 - Owner Questions
- Board of Directors Election
- Adjourn

Financial Report

2018	
Income	
• Fees	\$23,000
• Tolls (after expenses)	\$1,000
• Donations (Florence expenses)	\$2,300
Total	\$26,300
Expenses	
• Road Maintenance (equipment and gravel)	\$21,092
• Office (computer, supplies, utilities)	\$1,281
• Accounting and legal services	\$1,315
Total	\$23,688
<i>Estimated Florence Damage (without Cedar Avenue paving)</i>	
	~\$30,000

Road Use and Maintenance Activity

- More than 180,000 vehicle trips in 2018
 - Up significantly from 127,000 in 2017
- 2 primary contractors:
 - Bisping Land Improvements – Grading and major repairs
 - Colley Construction – Side road maintenance and minor repairs
- Routine Maintenance
 - ~250 tons of 'crush and run' gravel used
 - Roads graded and planed – 4 times
 - Culverts and ditches cleared
 - Drainage pipes cleared

Hurricane Florence - Overview

- Pre storm - problem culverts and ditches cleaned
- Post storm – Historic road and tree damage
 - Trees removed from roadways; problem areas marked
- About \$30,000 in immediate road and related damage
 - More than average annual budget
 - Reason for the FEMA/SBA application for assistance
- 3 immediate road problems:
 - Cedar Avenue Washout – temporarily repaired with 30 tons of crush-and-run; permanent repair pending
 - Creek Drive Washout – repaired
 - Cedar Avenue Sinkhole – repair pending; will require road closure to excavate and replace collapsed drainage pipe
- Debris pile – Park Avenue
 - Some took advantage of the communal site
 - Most were responsible

Hurricane Florence - Debris

- Pender County Commissioners decided the county would not pick up storm debris from gravel roads
 - CL2-CE RMO contracted with DP Tree Service to move the Park Drive pile to #210
 - Total cost estimated to be \$5,000
- Vice President Jeff Conerly was our advocate
 - Argued that this was unfair to taxpayers who can't afford paved roads with:
 - Pender County Commissioner Williams
 - Our congressional delegation
 - Press
- Pender County Commissioners heard us and others and changed their minds
- Paid DP Tree Service \$500 for work done before County decision
- Thank you - To Park Drive owners who graciously allowed the common brush pile!

Park Drive Post-Florence



Cedar Avenue Issues: Tolling

- Memorial Day, 4th of July, and Labor Day
- Lessons Learned
 - People learned - 4th of July traffic dropped from 8,226 vehicles in 2017 to 6,711 in 2018
 - Some people were unhappy; most understood; and a number gave additional contributions
 - Large undertaking that requires many volunteers
 - Strengthened community ties
 - Ideally, tolling would be done at 2 locations:
 - Cedar Avenue at Doe Ridge Road
 - Landing Drive at Driftwood Drive
- Future Tolling Undecided

Cedar Avenue Issues: Resurfacing

- Paved section of Cedar Avenue is crumbling
- No longer effective to repair
- Getting bids now, but costs will be considerable:
 - Remove asphalt and re-pave ~ \$180,000 - \$200,000
 - Remove asphalt and apply gravel ~\$90,000 - \$100,000
- For now:
 - Patching will continue
 - No decision - owners will need to determine action

Continued Research on Options – Cedar Avenue

Jurisdiction	Approach	Pluses	Minuses
State of North Carolina	<ul style="list-style-type: none">• Would widen, re-build, and pave roadbed to state standards	<ul style="list-style-type: none">• State would take over maintenance costs for Cedar Avenue• Non-Cedar Avenue owners would continue to pay for side road maintenance	<ul style="list-style-type: none">• Property loss for Cedar Avenue owners• Paved surface likely to increase cut-through traffic volume and speed
Pender County	<ul style="list-style-type: none">• Might loan us the money to widen, re-building, and pave roadbed to state standards• Loan amount would be added to tax bills• Would support us if we find a state solution		<ul style="list-style-type: none">• Property loss for Cedar Avenue owners due to widening• Paved surface likely to increase cut-through traffic volume and speed• No guarantee that the state will accept maintenance responsibility

Continued Research...

Jurisdiction	Approach	Pluses	Minuses
Town of Surf City	<ul style="list-style-type: none"> Not interested in annexing the community Would support us if we find a state solution 		
CL2-CE RMO	<ul style="list-style-type: none"> Install tolling stations or gates that accept passes or credit cards at Cedar Avenue and Landing Drive 	<ul style="list-style-type: none"> Increased toll revenue Likely to reduce cut-through traffic 	<ul style="list-style-type: none"> Costs of site preparation, electric service, equipment purchase and maintenance, and security Legal risk – We cannot close Cedar Avenue without a change in NC law
CL2-CE RMO	Continue holiday weekend tolling	<ul style="list-style-type: none"> Raises funds, awareness, and seems to have enhanced community cohesion 	<ul style="list-style-type: none"> Need 20+ volunteers Disrupts volunteers' holidays

Continued Research - Looking Ahead

- Attorney Ken Ording is advising the board and helping to identify acceptable options
- Approach:
 - Wait and see what happens this summer
 - New bridge may reduce cut-through traffic
 - New developments on
 - #210 and #50 are expected to increase it
 - Consider toll at Cedar Avenue and at Landing Drive on Memorial Day, July 4th, and Labor Day
 - If enough volunteers
 - Would require purchase of 2019 stickers

Community Grill

- First ever Community Grill held 10 Nov 18
 - Resounding success
 - About 50 neighbors attended
 - No RMO funds used – 100% volunteer supplied
- Spring Community Grill planned for April 27, 2019

Website

- CL-CERMO.com
- Serves as community newsletter
- Shows 'member status'
- Displays non-paying owners (~30%)
- 55,437 visitors in last 12 months
- 246,141 page views in last 12 months

2019 Board Priorities

- Grade roads 4 times
- Continue application to FEMA/SBA for assistance with Hurricane Florence damage
- Continue research on Cedar Avenue maintenance options
- Decrease the cost of owner communications by increasing the number of owners with email address – or neighbors who will keep them informed
- Increase the number of owners staying current with road fees
- Increase the number of owners who remove burned debris to clear culverts and ditches
- Support Neighborhood Watch group

Questions?
Comments?
Did we miss
anything?