

October 8, 2017

TO: White Bluff Property Owners
FROM: Milt Bergman
Chairman, Roads Committee
RE: Update on Roads Study

White Bluff Roads Improvement Project.

Baird, Hampton & Brown (BHB) has concluded the work for Phase-1; \$7,500 under budget. The results were provided the WBPOA BOD in August; the BOD gave their approval to proceed to Phase-2.

We have come up with a much simpler approach for the Phase-2. Because of BHB's methodology and their efforts to analyze every road of White Bluff in Phase-1, projected costs by "construction area" have been developed; a map will be available for the next BOD meeting to illustrate.

We have separated the roads of White Bluff into seven unique **Construction Areas**. They are:

- A** White Bluff Drive from the front gate to the Marina.
- B** Golf Drive from the Marina to the intersection with White Bluff Drive (at the mailbox).
- C** All of Subdivisions 5, 30, 33, 36 and the parts of Subdivision 1 that are east of the Covered Bridge.
- D** All of Subdivisions 12, 22, 23, 24, 27, 31 and 34.
- E** All of Subdivisions 8, 11, 18, 20, 25, 29, 40, 43, 44 and 45.
- F** All of Subdivisions 2, 3, 4, 6, 9, 10, 19, 28, 32, 35, 38, 39, 46 and the remaining parts of Subdivision 1 that are west of Bear Creek and north of White Bluff Drive.
- G** All of Subdivisions 7, 13, 14, 15, 16, 17, 21, 26, 37, 41 and 42.

The Construction Areas (shown as A thru G) do not represent or suggest the sequence in which the work will be done to repair the roads. That determination (which area or areas) will be made based on the priority of need as well as what the POA can afford for a given year. The Cost by Construction Area, and obviously the total cost to repair all White Bluff roads, will also be available at the next BOD Meeting.