

Dear Crane Neck Resident,

The Board of the Crane Neck Association has decided to call a meeting on Tuesday, October 4th at 7:30 PM to discuss the proposed plans for road maintenance. The meeting will be in the Community Room at Emma Clark Library. We will use this meeting to take a vote on the recently called for special assessment of \$1,000.00. We are taking this step because we feel there is still some confusion about what is being proposed and to further gauge support in the community. Finally, we want to ensure that the process is totally transparent to the members of the Association. It is our hope that this meeting will be better attended than either the annual meeting or the special roads meeting of June 9th. These meetings each attracted representatives from between one quarter and one third of the households and at both meetings those present expressed support for raising capital for road improvements. This meeting will be a final chance for input this year. We would like to note that nearly one half of the residents have already paid the assessment. Only residents in good standing, those whose annual dues payments are up to date, will be allowed to vote.

In preparation for the meeting we have placed some new material on the Association web site, www.craneneck.org. There you will find a copy of the report, which was distributed at the June 9th roads meeting, and a copy of the letter, which was sent out afterwards. We have also posted an up to date copy of the community bylaws as well as a brief history of the Association.

We would like to make another appeal for the email addresses of our residents. Email communication is cheaper and more efficient than paper communication. Please take a moment and send your email address to cranenecktreasurer@gmail.com.

We have received some questions from residents, which we will try to address briefly here.

Why do any major roadwork, why not just fix potholes as we have in the past? First and foremost, pothole repair is a very expensive way to buy asphalt. We currently have a quote for pothole maintenance at \$500 per ton of asphalt. Our quotes for mix in place road repair work out to about \$160.00 per ton of asphalt installed. This is more than a factor of 3 cheaper! We have also found that in some cases we are now repeatedly filling the same potholes. This is presumably due to the deteriorating state of the roadbed in these areas.

How about oil and bluestone, isn't it cheaper? Oil and bluestone also known as tar and chip is basically asphalt that is mixed at application time. It therefore cannot be priced significantly different from asphalt by weight. Our vendors and the Internet confirm this. It is difficult to apply as much material with this technique so it may be cheaper per square foot but less material means less lifetime so it is not really a win. Typical quoted lifetimes for tar and chip are around half of those for asphalt.

Some residents do not pay their fair share; can't we make them pay? We are more successful than in the past in collecting from homeowners, however a small number still do not contribute. We as an Association have no means to force payment although we have had good success in collecting unpaid dues when houses are sold. We can withhold beach passes but we cannot apply legal leverage. We are dependent on each other to support the community assets we share. The community road system, around 3 miles in total, is our principal asset.

Why are the present dues not enough to support the roads? The June 9th road report details the fact that the present dues are insufficient to cover the cost of owning and maintaining the road system. Although the dues have increased in the recent past, and the structure of the dues has changed, many of our annual costs have increased at a faster rate. In particular, we must now pay for snow removal.

We pay a lot of taxes to Town of Brookhaven and to The Village of Old Field; can't we get one or both of them to take care of the roads? The Association roads are private roads for public use. As the roads are private, neither the Village nor the Town feel any responsibility for them. In fact, they maintain that they are legally precluded from maintaining private roads with public money. This does not seem unreasonable; it is easy to imagine corrupt ways to exploit such payments. If we could persuade them to take our roads we would surely have to rebuild them first. In the present condition they would be a clear liability to either The Village of Old Field or Town of Brookhaven. The following links provide some information on the legal background:

<http://www.ag.ny.gov/sites/default/files/opinion/l%2099-17%20pw.pdf>

<https://www.osc.state.ny.us/legal/1990/legalop/op90-59.htm>and,

<https://www.osc.state.ny.us/legal/1992/legalop/op92-42.htm>

Heavy trucks damage the road. Can't we impose a surcharge on residents doing construction? We can certainly consider this option but it will require a change to the bylaws.

In closing we hope to see all of you at October 4th meeting. We feel it is important that all members of the community attend. We hope that we can build further consensus for a plan to fix the worst of our roads in the near future and to establish a maintenance program to protect them going forward.

The Board of the Crane Neck Association