

June 30, 2009

Dear Neighbors:

As I am sure all of you are well aware, the road which serves our properties, Fire Road 53, is in dire need of repair, as demonstrated by the nearly impassable condition of the road for several weeks this spring. The current rough and eroded current condition of the road is not only likely to cause unneeded wear and damage to vehicles, but it is also considered by the Kennebec County Soil and Water Conservation District to be the worst road on China Lake in terms of its impact on the water quality of China Lake.

Many of you have attended a meeting of property owners to discuss what should be done to correct these problems, and I believe that there is a consensus that the time has come to undertake serious repair of Fire Road 53.

To this end, several of your neighbors have taken initial steps to obtain technical guidance from the Kennebec County Soil and Water Conservation District. KCSWCD staff have inspected our road and provided detailed recommendations and design for the road repair, and have obtained estimates from contractors to perform the needed work.

We have also met with the China Region Lakes Alliance and obtained their agreement to share 60% of the cost of road repairs. In exchange for that generous financial support, however, we must form a formal Road Association to raise the remaining funds for repair, and to commit to maintaining the road in good repair in the future.

Therefore, under Maine's Private Way Statute (23 MRSA §3101-3105), also known as the Camp Road Law, several of us have taken the necessary steps to effect a Call of Meeting of property owners for the purpose of forming a road association and electing a road commissioner. You will find the formal notice of this meeting attached to this letter.

The cost to repair the road is currently estimated to be approximately \$17,185. We must raise \$6,874 in order to obtain the \$10,311 in CRLA matching funds, as well as another \$1,000 in contingency funds. You will find a budget attached, containing a summary of the work to be done. Additional detail will be available at the meeting.

In addition to approving a budget for the repairs, we will also need to determine a method for assessing costs to each owner. The attached budget includes two proposed assessment structures which can be discussed at the meeting.

I strongly encourage you to attend this meeting. If you cannot attend in person, you may appoint, in writing, another person to attend and vote on your behalf. By state law, if a majority of the owners present at the meeting vote to form an association and elect a road commissioner, **all** owners will become members of the association and will be legally responsible to pay any assessments which are properly levied by the association. It is therefore important that you attend, make your views known, and cast your vote as you see fit.

The enclosed documents, as well as any other information which may become available, are online at <http://www.fireroad53.com>.

Regards,



Todd N. Tolhurst

**FIRE ROAD 53 ASSOCIATION
NOTICE OF MEETING
WARRANT**

TO: Property owners, Fire Road 53, China, Kennebec County, Maine

Greetings,

You are hereby notified by the undersigned notary pursuant to 23 M.R.S.A. §3101 to 3105 that there will be a meeting in Todd Tolhurst's home at #13 Fire Road 53 on Wednesday August 5, at 6:00 p.m. to act on the following articles for the maintenance of Fire Road 53 for the twelve month period from August 5, 2009 to August 4, 2010.

Article 1:

To elect a moderator for the meeting and see what rules of procedure the owners will choose to conduct the meeting.

Article 2:

To see if the owners will elect a road commissioner for a one (1) year term whose duties shall be: to determine what repairs and maintenance are needed for the upkeep of said road, to make recommendations to the owners, to record and maintain the administrative and financial records of said organization, and to perform such maintenance and duties as the owners direct and/or as authorized by 23 M.R.S.A. §3101 to 3105.

Article 3:

To see if the owners will approve and accept the proposed budget which is attached hereto, for the fiscal year of August 5, 2009 to August 4, 2010.

Article 4:

To see if the owners will determine the amount which will be paid by each owner.

Article 5:

To see if the owners will approve August 31, 2009 as the deadline for the collection of the assessments for the 2009-2010 fiscal year and approve a late payment interest penalty on all assessments not paid by August 31, 2009.

Article 6:

To see if the owners will determine the manner of calling future meetings.

Article 7:

To nominate candidates from the floor and to elect, by written ballot, a Road Commissioner to serve for the next fiscal year beginning August 5, 2009.

Dated: July 2, 2009

By:

KIMBERLY M. DUPLISEA
Notary Public
My Commission Expires August 28, 2014

PROPOSED 2009/2010 BUDGET FOR REPAIR OF FIRE ROAD 53

BUDGET ITEM	AMOUNT
Gurney, Inc. quote	\$ 17,185.00
<p>Based on Kennebec County Soil & Water Conservation District staff recommended repairs to Fire Road 53, including:</p> <ul style="list-style-type: none"> • 600' box cut of roadway, 18" deep, across roadway and shoulders • Woven geotextile fabric installed across width of roadway and shoulders • 6" MDOT C or D gravel & 6" of A gravel installed and compacted, crowned @ 1/2"/ft • Remaining disturbed areas loamed, seeded and mulched 	
China Region Lakes Alliance Cost Share	\$ 10,311.00
<ul style="list-style-type: none"> • CRLA has agreed to share 60% of the cost of repair, based on the Gurney quote 	
Balance	\$ 6,874.00
<ul style="list-style-type: none"> • Remaining cost to be paid by owners 	
Contingency	\$ 1,000.00
<ul style="list-style-type: none"> • Reserve funds to account for unanticipated costs or overruns 	
Total	\$ 7,874.00

**PROPOSED 2009/2010 OWNER ASSESSMENTS
FOR REPAIR OF FIRE ROAD 53**

Map/Lot	Owner	#	Street	Net Valuation	% Tot Val	Assessment	
						Valuation	Equal Split
27-020	Tolhurst, Todd N	13	53rd Fire Road	\$ 175,600	11.59%	\$ 912.84	\$ 972.10
27-021	Ames, Claton C Jr & Linda M	24	53rd Fire Road	\$ 143,300	9.46%	\$ 744.93	\$ 972.10
27-022	Junker, Rosemarie	34	53rd Fire Road	\$ 152,900	10.09%	\$ 794.83	\$ 972.10
27-023	Glidden, George N	52	53rd Fire Road	\$ 131,600	8.69%	\$ 684.11	\$ 972.10
27-024	Letourneau, A Lorraine & J Alfred	64	53rd Fire Road	\$ 168,900	11.15%	\$ 878.01	\$ 972.10
27-025	Bragdon, Tarren R & Anna	61	53rd Fire Road	\$ 244,900	16.17%	\$ 1,273.09	\$ 972.10
27-026	Glidden, Pauline W	59	53rd Fire Road	\$ 206,400	13.63%	\$ 1,072.95	\$ 972.10
27-026-A	Glidden, Bonnie S	--	53rd Fire Road	\$ 35,700	2.36%	\$ 185.58	\$ 97.21
27-027	Cotta, Helga	55	53rd Fire Road	\$ 255,400	16.86%	\$ 1,327.67	\$ 972.10
			Totals	\$ 1,514,700		\$ 7,874.01	\$ 7,874.01

Assessment Method: Valuation

Each parcel owner's share of the total assessment is calculated in the same manner as town taxes; as the percentage of your property's valuation of the total valuation of all parcels within the Association. Valuation is based on the Town of China's current property data. This method was formerly the method required by law.

Assessment Method: Equal Shares

Each parcel with a dwelling unit is assessed an equal share of the total assessment; each parcel without a dwelling unit is assessed a share equal to 10% of parcels with dwelling units.