



Raccoon Point Road Maintenance Association
PO Box 453
Eastsound, WA 98245
<http://www.raccoonpointroad.org/>

November 10, 2006

Dear Neighbor;

When the volunteers associated with Raccoon Point Road first assembled to discuss how to create a structure for operation and maintenance of the road, we wondered how many Lot owners along the road cared as to the condition of the road. We recognized that those who drove on the road everyday would want to see changes, but could only guess as to the interest level of part-time residents and undeveloped lot owners. I'm very pleased to tell you that the response to the letter/invoice of October 1 has been substantial and we have received broad support from all road users and are well on our way to getting the funding in place for next year. Thank you to all those who have already sent-in their Page 4 and/or their payment.

I've talked to a number of people as a result of that mailing, a number of questions have arisen – the most frequent are:

- **Become a member or just pay the assessment?** A number of Lot owners have elected to just pay the assessment and not join the association. While membership is optional, it is only members who can vote for Board members, ratify changes to the structure of the association and approve the road plan / assessment amount. Therefore we urge you to join by signing and returning the Page 4 from the October mailing (a copy of the Page 4 is on the website).
- **Where do I sign on the Page 4 document?** The Page 4 document is a section of the larger Road Maintenance Agreement (RMA) – the full text of which is posted on the website. For ease of distribution, we elected only to send Page 4 of that document by mail for signatures. The instructions for signing Page 4 are located on the website, but the short answer is this – each of the property owners must sign on the lines below the “**Lot Owner(s) of Parcel No.(s) ...**” at the lines marked with **By:** each owner must sign and then the document should be notarized.
- **When will work on the road begin?** The association voted for a road plan that will improve the road base over the next few years with additional rock, some new ditches, brush control and dust control for 2007. The majority of the road maintenance recently authorized by the membership will happen in the spring of 2007

– a fall grading is planned when the conditions are right to provide a better surface for the winter. However, the fall grading will not be extensive and is a temporary repair.

Enclosed is a statement for your Lot(s). If you have paid the assessment - either the first half or in full – thank you and the statement is for your records. If you have an outstanding balance, we ask that you pay the assessment quickly as we must begin charging interest on any unpaid balance starting on December 1, 2006.

To date the association has sent many postal mailings to ensure that everyone is kept up to date on the activity. However, these mailings are expensive and very time-consuming for the volunteers in the association - and I'm sure that everyone wants to see the most amount of money spent on the road rather than on administrative expenses. Subsequently, the association will be sending only a few postal communications each year – but we will send frequent activity reports by email to those who have provided an email address. These email activity reports include updates on any road maintenance, schedules of board meetings and reminders of due dates. If interested, please send an email to Jim Biddick at jimsyled@rockisland.com asking to receive RPRMA updates.

So, if you have not done so already, please send in your payment and your signed/notarized Page 4 – and I thank you for your support and participation this last few months. Please make sure that the Board member for your region knows your preferences – the names / contact information is located on the website and in prior postal communications – I recommend you call them (or email them) and let them know your thoughts frequently.

If you wish, feel free to contact me at (360) 376-3237 or rickfant@msn.com.

Sincerely,

Rick Fant
President – Raccoon Point Road Maintenance Association