

Huron Pointe Road Resurfacing Special Assessment District (SAD) FAQ

The answer provided below are from the Huron Pointe Homeowners Association (HPHA), these answers are not legally binding and can be verified/confirmed with the proper authority over each question.

Q: How are the 3 SADs split up?

There are 3 SADs based on which entrance the parcel is accessed off South River Rd; Lakeshore Dr, Archer Dr, or Venetian Dr. Each road surface within each district will be replaced if the SAD is approved by 51% of the parcel owners.

Q: Why are the roads being replaced now?

Road replacement has been an item spoken about at Huron Pointe Homeowners Association (HPHA) meetings for multiple years. In 2018 the HPHA initiated the SAD for the road replacement with Harrison Township but decided to pause when we experienced record high water levels. The concern that if new roads were installed and flooding occurred, the road surface would quickly deteriorate and money would have been wasted.

Q: When were the roads last resurfaced?

All the roads in Huron Pointe, with the exception of Venetian Dr and the north section of W Archer Dr, were resurfaced in 1988 by a SAD passed in 1987. This work included raising the road surface where needed, addition of storm drainage system with pump stations, and swales to help drainage. It will have been 35 years since the road surface was replaced and the expectation was that these were 15-year roads. Venetian Dr had a 2" asphalt cap installed on the existing road surface in 1996. The age of W Archer Dr is unknown but since it was not included in 1988 project we estimate the road to be 35+ years old.

Q: How was the scope of the project decided?

In 2018 when the HPHA initiated the process with Harrison Township a survey was sent out to parcel owners to gather information on interest of road resurfacing and options. The scope was decided by the results of this survey and what was allowed by Macomb County who has authority over the roads.

Q: Are the project costs on the petition the final costs?

The costs on the petitions are the engineer's estimates based off similar projects; this includes construction costs, a 20% contingency, engineering fees, and administrative fees. When the project is complete the actual cost to parcel owners will be calculated using the construction cost less any other funding that was secured by from the township or county netting the amount the parcel owners are responsible for through the SAD. Each property owner can choose to pay in one lump sum or across 10 years at 5% interest.

Q: How is the project cost being divided up among the parcel owners?

The total cost of each SAD will be divided evenly amongst the number of parcels in that SAD. Each parcel has an individual parcel number that can be found through the Harrison Township assessing department. This is common practice for road replacements since each parcel uses the road equally, this is the method used for the Huron Pointe Bridge Replacement SAD and the Huron Pointe Canal Weed Control SAD. We do understand there are multiple ideas on how to do this that benefits one group over another including by frontage, distance traveled, number of cars/drivers, etc. but this is the most agreeable way.

Q: What does “crush and reshape” mean?

The existing asphalt surface will be removed leaving the existing structural road base. Some of the removed material will be ground up and added to the existing base to adjust for proper crowning and grading. A new 4” asphalt surface will be installed on top of the original road base and added material.

Q: Why choose this method of resurfacing versus others?

The “crush and reshape” method was chosen for all road surfaces in Huron Pointe because it provided the best effectiveness for the cost. The 2” cap method on top of the current road surface doesn’t address any problems with the current road surface, essentially a band-aid approach. All potholes and cracks in the current road surface would expose themselves again in the 2” cap resulting in bumps and aprons that easily deteriorate at driveway entrances. The 2” mill and cap method, where part of the current road surface is ground away and then a new 2” cap installed, also doesn’t address any problems with the current road surface. This method looked to be over half the cost but not expected to last half as long. Neither of these 2 optional methods would address the shape of the road for proper drainage, to preclude water pooling on the road surface which quickly deteriorates the surface. There was some thought given to using different processes on different sections of the roads though it was abandoned in favor of having reasonably consistent road surfaces within Huron Pointe over their lifetime.

Q: Who must sign the petition?

The legal owner of the parcel must sign, if multiple owners are listed each one must sign. Signature collection volunteers will have a copy of parcel information, that was provided to the HPHA by Harrison Township, in the event there are any questions.

Q: Can I sign electronically?

No. The petitions are a legal document provided by the Harrison Township Clerk’s Office and must be signed in person, there must be a witness present to collect the signature. The petition must be notarized either before or at the Clerk’s office to be submitted.

Q: If I own multiple properties do I sign for each?

The listed parcel owner must sign for each parcel. If multiple parcels were combined into one parcel, only the signature(s) for the parcel owner are required. However, if one owner has multiple parcels with different parcel numbers than the owner must sign separately for each parcel, each parcel will be assessed separately.

Q: Will there be sidewalks added?

There will not be a separate bike path or sidewalk added separate from the road surface. This area is used for utilities and storm drains, it will not allow the accommodation of sidewalks. All the road surfaces will remain the same width as the current surface except for Lakeshore Dr. The Lakeshore Dr road surface will be widened to allow for a 3’ paved shoulder outside the current striping.

Q: Will the 3’ extended shoulder on Lakeshore Dr be used for parking?

Parking restrictions for all of Huron Pointe will not change. While there may be the occasional delivery truck or landscaping crew on the shoulder, it is NOT for use as parking.

Q: Will I lose part of my property?

From the centerline of the road there is a 30’ right-of-way easement on each side. However, on Lakeshore Dr the right-of-way easement is 43’ from the centerline of the road. Lakeshore Dr was intended to be a continuation of South River Rd when originally platted. While this is property of the parcel owner, it’s use can be determined by the authority over the easement; where utilities, storm drains and road surface is located.

Q: Is Macomb County or Harrison Township responsible for the roads?

All the roads in Huron Pointe are Macomb County-maintained roads and not private roads, this will not change with the approval of the SAD. The county provided maintenance consists of pothole and crack repair, and in the wintertime snow removal through plowing and salting. However, residential roads have the lowest priority and sometimes doesn't happen until days later. While the roads are county-maintained the county is not responsible for replacement of residential roads. Macomb County has provided a limited number of funds through their Subdivision Reconstruction Program that can cover up to 50% or \$500K, whichever is less. Note: Harrison Township does not collect any taxes for roads, a 2014 road millage tax failed on the ballot.

Q: Why is Lakeshore Dr striped but the rest of roads are not?

Lakeshore Dr is Macomb County-maintained road just like the rest of the roads in Huron Pointe, the only reason it has stripes which the other roads do not is because the amount of traffic it serves. Macomb County measures the amount of traffic on residential roads, if it exceeds a certain amount the road surface is striped. All roads in Huron Pointe are residential roads and the speed limit is 25MPH!

Q: Who is responsible for maintaining the 3' extended shoulder on Lakeshore Dr?

The 3' extended shoulder on Lakeshore drive would be treated like the rest of the road surface and would be maintained by Macomb County.

Q: What happens to mailboxes, landscaping, and sprinkler systems?

Mailboxes will most likely be removed during construction and temporary mailboxes provided to allow for construction equipment during the project. Upon completion a standard USPS approved mailbox will be installed. If the parcel owner wishes to keep their current mailbox it will be their responsibility to remove and replace. Any landscaping in the road right-of-way easement that is removed or damaged during the project will be the responsibility of the parcel owner to fix or replace. Sprinkler system zones that could be affected will need to be shut off and it's the responsibility of the parcel owner to move or fix.

Q: Can the utility lines be moved underground?

There was interest shown to have this completed during the 1987 SAD and the cost for the project went up dramatically thus it was left off the scope of the project. This was not a consideration for this SAD because of the cost and modifications that would be required to the existing road base and storm drainage system. A parcel owner can have utility lines from the utility pole to the structure moved underground at their own cost.

Q: If I live along the new road surface from the bridge replacement will I still be assessed for the new roads?

Yes. If the parcel requires the new road surface to enter/exit Huron Pointe onto South River Rd the parcel will be included in a SAD. All the parcels that required use of the bridges to access their property were included in the Huron Pointe Bridge Replacement SAD.

Q: Is the assessment for the road resurfacing tax deductible?

A property owner can claim a tax deduction on some or all of the property taxes paid if they use the property for personal use and itemize deductions on their federal tax return. A property owner's tax bill includes miscellaneous items that are not allowed to be deducted for tax purposes. Some of these items include payments for improvements made to a local residential area, such as roads, sidewalks, and fees for service delivery, such as trash collection. Contact your tax advisor for clarification.

Q: If I sell my parcel what happens to balance of the assessment if it's not paid off?

Any assessment must be disclosed and the assessment must be paid in full at the time the parcel transfers ownership, there are different methods to having this done. The new parcel owner cannot assume making payments on the SAD if it was not paid originally in one lump sum.

Q: Why is the cost per lot of Venetian Dr about double the other roads?

The formula for how the SAD is assessed is the same for each of the 3 SADs, the total cost of the project divided by the number of parcels. Because Venetian Dr only has parcels on one side of the road it effectively cuts normal parcel count for a road in half. The Metroparks has been contacted and will not be contributing anything to the project and are not legally required to do so, this is the same as past projects on both Venetian Dr and others adjacent to Metropark properties.

Q: Can speedbumps be added to slow traffic?

No. Macomb County has authority over the roads and they do not currently allow them. If it is a private road, which the owners assume all maintenance responsibilities, they can make their own decision to add them. Some cities also have authority over public roads and can make their own decision. Harrison Township like almost all other townships has the authority over the roads given to the county they reside in.

Q: Why install solar powered radar speed signs on Lakeshore Dr?

This is the one method the county would agree to for addressing speeding. While they are currently in the SAD we are exploring the permitting process through the county. To permit the signs, the county requires the HPHA to provide liability insurance for the signs yearly and the HPHA cannot incur this cost at our current membership numbers and dues price. If they cannot be permitted the signs and cost will not be part of the project.

Q: What date do I need to sign the petition by?

There is not a suspense date for collecting signatures. The intention is to collect 51% of the parcel owner signatures to approve the SAD by mid-summer. Once signatures are verified by the township there will be 2 public meetings held during Harrison Township Board of Trustee meetings where opinions can be publicly voiced. Once approved by the Harrison Township Board of Trustees we will apply for any outside funding that we are eligible for, the Macomb County Subdivision Reconstruction Program applications must be submitted in the fall to receive money for the projects the following year.

Q: What if I am against the road replacement?

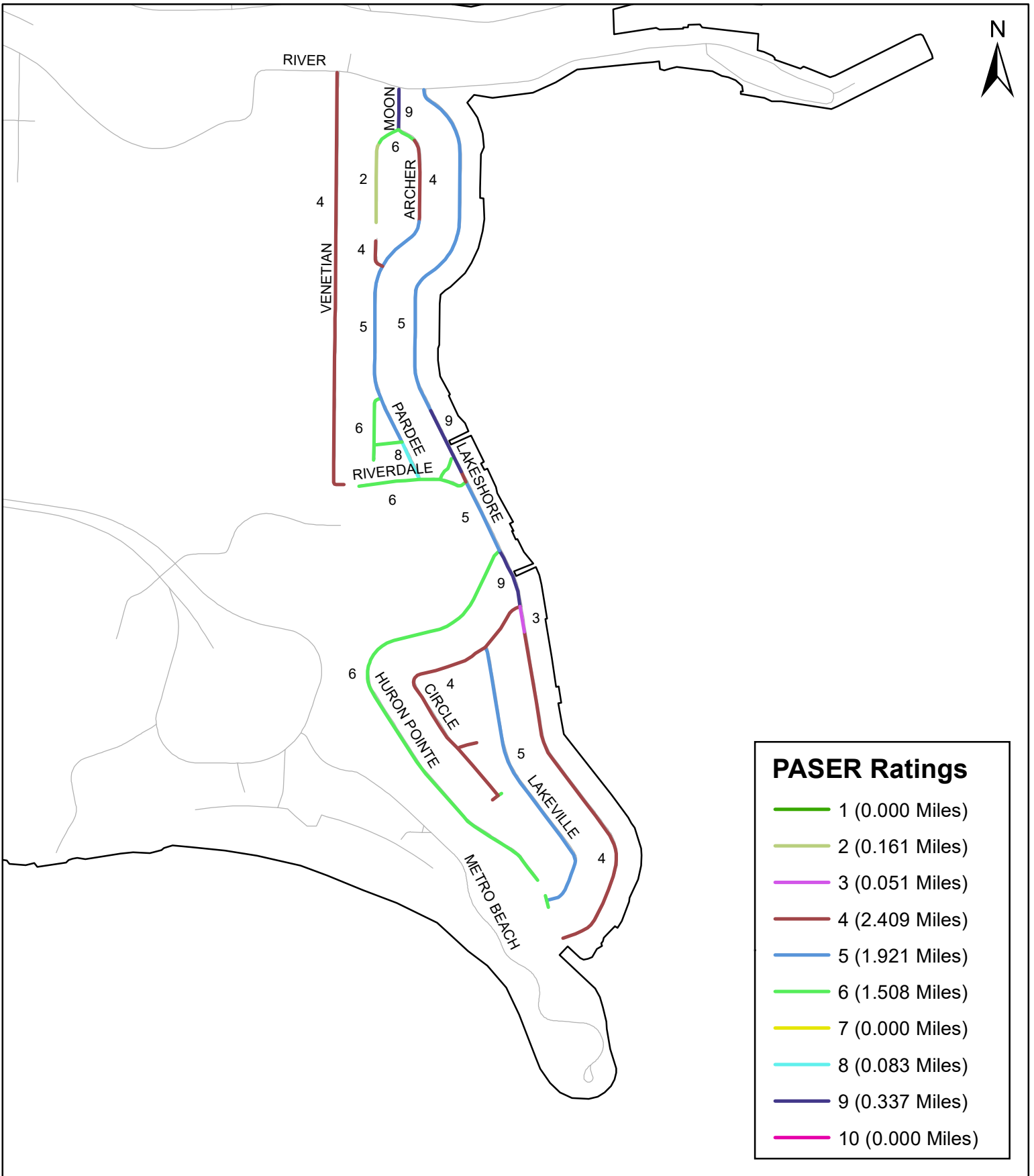
You are not required to do anything. Only parcel owners in favor of the SAD must sign the petition.

Q: What is the current condition of the road surface?

In 2018 Harrison Township had Wade Trim evaluate the roads in Huron Pointe using the PASER system based on the request of the HPHA. The PASER system rates the roads from 1-10 and this is what the roads in Huron Pointe were rated 4 years ago in 2018.

Rating 10: Excellent	0%	Rating 5: Fair	30%
Rating 9: Excellent	5%	Rating 4: Fair	37%
Rating 8: Very Good	1%	Rating 3: Poor	1%
Rating 7: Good	0%	Rating 2: Very Poor	3%
Rating 6: Good	23%	Rating 1: Failing	0%

It is the common opinion that funding on road resurfacing is best spent when the road surface falls into the 4-5 rating, each dollar spent goes further and lasts longer.



Rated by Wade Trim
June 2018

Chater Township of Harrison PASER RATED ROADS

Overall Map



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HSN2123-01T