

## Monarch Bay Association – Road Use Fees

In April 2000, our community adopted a road use fee schedule to help cover the cost of wear and damage of our roads due to construction truck traffic and dumpsters. Since that fee schedule went into effect and was revised in May 2007, the Association has recovered approximately \$300,000 in road use fees to offset future road repair and replacement costs.

Monarch Bay has over 400,000 square feet of road pavement with a replacement cost of approximately \$5,000,000. Protection of our investment is vitally important. Hence, we are following a road maintenance program based upon recommendations from our pavement engineering consultants, LaBelle-Marvin Inc., who provides us with a twenty-year budget for pavement repair according to their professional opinion, updated on an annual basis.

There is an increasing number of new home construction and remodeling projects within Monarch Bay, which bring a great deal of truck traffic onto our roads. LaBelle-Marvin advises that 99% of the wear and tear of our roads is due to trucks, and that if only autos used our roads they would last "forever". Large trucks that bring in bulldozers, dumpsters, cranes, lumber, steel, or haul out dirt stress our pavement thousands of times more than automobiles.

The costs associated with paving projects have increased substantially since 2007 and therefore, the estimates provided then are not adequate to cover current repair/replacement costs. We have now also incorporated in the replacement costs of curb and gutters. The Board is proposing the adoption of an updated fee schedule, effective January 2021, based upon an updated study performed by LaBelle-Marvin, as follows:

	2007	2021
Landscape/Hardscape projects	\$177	\$311
Home Re-Roofing	\$177	\$311
Minor Home Remodel	\$486	\$855
Major Home Remodel	\$1,153	\$2,029
Additional Charge- 5 axle trucks, cement trucks, dirt haulers & cranes	\$69 per truck	\$122 per truck
Dumpster delivery/pick-up	\$69 per truck	\$122 per truck

Upon the submittal of construction deposits, the additional road use fee will need to be included above and beyond the standard refundable deposit. Additional fees for 5-axle trucks, cement trucks, dump-trucks, cranes or unusual road use damage will be monitored by the gate guards and deducted from the original construction deposit. When construction requires excavation of soil the Architectural Control Committee will assess a fee for each truck load of soil removed.

Homeowners not engaged in construction who order loads such as large dumpsters (7' or larger) delivered on trucks with 3 or more axles will be invoiced a dumpster delivery fee of \$122 for each delivery.

The income from this fee will fund road improvements such as curbs, gutters, and speed bumps to augment the regular pavement maintenance program. We anticipate that this program will fairly assess the damage. Thank you for your cooperation.