



SWARM

SHERWOOD-WILLOWBROOK ROAD ASSOCIATION

P.O. Box 869, WILLITS, CA 95490

July 14, 2006

Dear SWARM Member,

Enclosed with this letter you will find a billing statement with a *one-time* \$2,500 bridge-replacement assessment. You are receiving this assessment because you are one of the 85 property owners whose parcel access is directly affected by use of the Third Gate Bridge.

As many of you already know, the bridge was damaged in the January 2006 winter storms. The bridge was temporarily repaired in a 3-week period in February. However, this temporary fix only allows for restricted use of the bridge. A structural engineer has reported that the bridge is out of compliance and needs to be replaced.

A local architect and Third Gate resident, John Cross, and a SWARM Board Member, Jerry Rich, have been working for several months on a plan to replace the bridge. There have also been several property owner and board meetings to give input on this process. The plan includes design, funding, permits, and the installation of a new, all-steel, single-span replacement bridge. This new bridge will conform to all state and county codes and requirements.

The following is an accounting of the actual and projected costs involved in building a new bridge:

• Spent to repair existing bridge:	\$9,379
• Engineering and design costs for new bridge and purchase of a railcar for bridge fabrication:	\$27,706
• Driven steel piles and wing walls and installation of the bridge	\$137,023
• Construction of a temporary creek ford, tear down of the existing bridge, site preparation and construction of new bridge approaches	\$16,000
• Construction-cost contingency fund (overruns):	<u>\$22,392</u>
Total:	\$212,500

This information was presented at a recent property owners meeting (of which you were informed by postcard). The 25 property owners in attendance (representing 31 parcels) voted to approve the plan for the new bridge and recommended an assessment of \$2,500 on each of the 85 parcels. The SWARM Board subsequently approved this assessment as a one-time collection to build a new bridge.

A time-table for the project includes:

- Signing of contract with Daniel Steel - late July
- Fabrication of new bridge, demolition of old bridge, steel piles driven - August
- Installation of new bridge and approaches - September
- Contract completion date - October 1

The enclosed bill is due and payable by January 1, 2007. An interest charge of 5% on outstanding balances will begin to accrue after that date. The board understands that this assessment may be a hardship for some property owners and will negotiate individual payment plans upon request.

If you have questions concerning this billing or any other aspect of the bridge replacement project, please call (707) 459-0417.

Sincerely,

A handwritten signature in cursive script that reads "Jerry Rich".

Jerry Rich, SWARM Board Member



SWARM
SHERWOOD-WILLOWBROOK ROAD ASSOCIATION
P.O. BOX 869, WILLITS, CA 95490

August 14, 2006

Dear SWARM Member,

One month ago, you were sent a bill for the replacement cost of the Third Gate bridge. Since that time, the board has signed a contract with Daniel Steel in Ukiah:

• 1 st Payment: bridge fabrication/installation; steel piles, wing walls;	\$50,000
• 2 nd Payment: 10 days after completion	\$40,000
• Contract Balance: 24 months @ 7.5 % interest	\$47,023
	<u>Total contract with Daniel Steel</u>
	\$137,023
• Total Additional Costs	\$75,477
	<u>Total cost of project</u>
	\$212,500

Eric Haendle is installing the ford across the creek and should be done by this weekend. The tear-down of the old bridge is scheduled for **August 26, 2006 at 8:00 A.M.** and volunteers are welcome to come help (wear appropriate clothing and safety gear). That is also the day of the SWARM Annual Meeting at the Graham's on Second Gate at 1:00 P.M.

To date, approximately \$100,000 has been collected from owners and applied to the total cost of the project. This includes the first payment of \$50,000 to Daniel Steel. A \$40,000 loan from the Small Business Administration (SBA) has been approved as a 10 year note @ 4% interest, secured by a lien on one owner's (anonymous) property. This will cover the second payment.

***Owners must pay their \$2500 assessment as soon as possible so that SWARM can meet both sets of loan payments. It is our desire not to use road maintenance fees for bridge payments. Thank you to those owners who have already met their obligation (or more!).
PLEASE, WE NEED EVERYONE'S HELP.***

Remember, the bridge replacement assessment is due on January 1, 2007 and 5% interest will be charged on outstanding balances. This will be included in the annual road assessment bill sent in January. There is also a second SWARM billing in July that adds an additional 5% interest on outstanding balances. This 10% yearly interest rate will help offset the interest rates being charged to SWARM by Daniel Steel and the SBA.

TIMELINE

August / September - Fabrication of new bridge, demolition of old bridge, steel piles driven
September - Installation of new bridge and approaches

○ Any questions or concerns may be directed to Jerry Rich at 707.459.0417