

# Sunnehanna Drive Association Proposal Overview

Prepared by Bob Williamsen

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**Purpose of Attending Security Council Meeting:** To share with as many HOA Presidents as possible, a proposed solution for the repair and long term maintenance of Sunnehanna Dr., the drainage along Sunnehanna Drive, and the overall storm water drainage and ponds for the entire Island Green Community.

**Presenting are Bob Williamsen and Steve Powell**

## **Recap of Current Problem:**

1. Sunnehanna Dr. and the associated drainage is deteriorated after 30+ years of use with little repair and maintenance having been performed.
2. There is an easement that grants ingress and egress over all of Sunnehanna Dr. for all property owners within the Island Green community.
3. Sunnehanna Dr. is made up of 3 specific sections - The Entrance Parcel, the Middle Parcel and the End Parcel as follows;
  - a. Entrance Parcel - 1.69 acres and runs from Freewoods up Sunnehanna Dr. for approx. 708 feet and is owned by Sunnehanna Corp.
  - b. Middle Parcel - runs from the Entrance Parcel to the intersection of St. Andrews and was owned by Green Springs Enterprises Inc., (defunct in 1990).
    - i. The county has no records of ownership for this section of the road.
    - ii. There are no formal agreements for repairs and maintenance for this section.
  - c. End Parcel - runs from St. Andrews to the intersection of Fairwood Lakes Drive, and is owned by IG Development.
4. In 2008, Tower Development was granted a non-exclusive, perpetual easement of ingress and egress over the Entrance Parcel and End Parcel of Sunnehanna Dr.
  - a. This was to allow for the development of Dogwood Estates, Oak Estates and the back 70 acres.
  - b. These easements "run with the land" (now Oak Estates/Paramont Capital from AZ), and require the current owner to bear the cost of repairs and maintenance for the Entrance Parcel and End Parcel.
  - c. The recorded easements also allow for the owner (Oak Estates/Paramont Capital) to seek financial contribution from every property owner to share in the cost of repair and maintenance of the Entrance and End Parcel, including the drainage.
5. South Carolina law (established 1985 Hayes v. Tomkins, 287 S.C. 289, 337, S.E. 2d 888), provides that, in the absence of any specific agreement, the property owners who benefit from the easement (meaning those homeowners and property owners that use Sunnehanna Dr.) are responsible for the shared costs of maintaining and repairing the road and drainage ditches. Therefore all property owners are responsible for repair and maintenance of the road.

## Proposed Road and Drainage Solution:

1. A new Non-Profit Association ("Sunnehanna Dr. Association") would be established with a separate board, (made up of one President from each HOA).
2. A "Sunnehanna Drive Maintenance Agreement" would be created that would clearly define and specify how Sunnehanna Dr. and the drainage is repaired and maintained now and going forward and how it is paid for. The Sunnehanna Drive Maintenance Agreement would be signed by all HOAs and would be administered by the newly formed Sunnehanna Dr. Association, that will oversee the repairs and maintenance and collection of the dues from each HOA.
  - a. The creation of the Association and Maintenance Agreement would be established over the next 60 days.
3. Completely Replace Sunnehanna Dr – using a "reclamation" process.
  - a. This new process grinds up the existing road, and mixes it with a specific type and concentration of cement to create a new road base approx. 10"-12" thick. A new coat of asphalt is then laid on top of that foundation to provide essentially a brand new road.
  - b. Mr. Williamsen has paid for surveyors to perform a topographical analysis of Sunnehanna Dr, along with boundary survey and soil analysis, so we can accurately plan and begin the design process for the repair of the road and drainage.
    - i. New "under drains" will need to be placed under the road to ensure water is funneled away from the road.
4. Process to replace Sunnehanna Dr as follows;
  - a. Survey work, topographical analysis and soil analysis have already been performed and confirm that a reclamation process will work.
  - b. We have a very rough 1<sup>st</sup> estimate of approx. \$500,000 to fix the road and add under drains.
    - i. A formal bid process of at least 3 different contractors would take place, a contractor then selected and a formal contract signed, so there are no surprises as to the total cost. This would be managed by the new Association Board.
    - ii. With 1,250 existing homes and approx. 500 new homes to be added over the next 6 years, we have over 1,750 homes that will use and benefit from Sunnehanna Drive.
    - iii. Whatever the final bid costs are, they would be apportioned among all property owners to share in the one time expense to replace the road.
5. Proposed Timing - May to complete the new Sunnehanna Dr. Association and Sunnehanna Maintenance Agreement with a formal launch by June of 2019.
  - a. Start collecting funds necessary to complete this project, monthly or quarterly over the next 12 months.
  - b. Start road reclamation around mid summer 2020 when all the funds are collected.
  - c. Patch potholes using asphalt (to be ground up from the old cart paths), and filling in holes as they occur until the road reclamation is completed.
6. Ongoing Maintenance – the new Sunnehanna Dr. Association would also be responsible for administering the long-term maintenance of the road and storm water drainage for the road and the entire Island Green community.
  - a. Once we have collected and allocated the funds to fix the road and drainage, the monthly fee for ongoing maintenance would likely be \$5-7 per household per month going forward.