

Nature's Hideaway Phase 1A HOA

July 8, 2022

Re: **Repaving of Nature's Hideaway Roads**



Dear Homeowners/Resident:

At last year's annual Master Association meeting, we discussed the need for our roads to be repaved due to numerous potholes, deep cracks and sunken or raised sanitary sewer manholes. Roads are normally repaved every 20 -25 years and our roads are over 34 years old.

Pasco County recently finished analyzing the core samples taken from our roads and has determined that our roads need more than just the usual milling and paving "due to the base below the roads being eroded" from over 34 years of traffic and the high-water table in our area. Pasco County proposes to perform what is called a "full depth reclamation" wherein the roads are torn out, the base is rebuilt and new pavement is laid on top.

Please review the short video Pasco County has that explains and shows what a "full depth reclamation" entails.



Please click [HERE](#) or on the image below to watch.

The video is also available on Pasco County's [Facebook](#), [Twitter](#), [Instagram](#) and [Nextdoor](#) pages.

Pasco County will be sending out letters with ballots within the next week or two. It is the Master Association's hope that the residents realize the need for repaving our roads rather than continue to allow the roads to degrade further or Pasco County force us to pave at an even higher cost a year or two from now.

If 50% of the votes are in approval, the paving project will go before the Pasco County Board of County Commissioners to be heard at a public hearing. Trinity Oaks is in the process of having their roads paved by full depth reclamation at this time, if anyone is interested in seeing one in progress.

Owners have the option of paying off the assessment upon completion of the road project within thirty-three (33) days or prorate the payments by allowing it to become a paving assessment lien with the County, be broken down into smaller payments over a ten (10) year span and billed once a year until paid in full. Early payment is accepted by Pasco County anytime throughout the ten-year period without penalty.

If the paving project is approved:

- Cypress Walk II and Natura will be required to pay ¼ of the cost due to using Nature's Hideaway roads to come in and out of their subdivisions;
- Bradford Office Park will be required to pay 50% (due to using Hideaway Trail); and
- Seven Springs Blvd Medical Center will be required to pay 50% (due to using Hideaway Trail).

Please encourage the residents in your phase to vote in favor of repaving the roads and forward this letter and the clickable video from Pasco County to them within the next week so they are informed prior to receiving the letters from Pasco County, if not already received. Thank you for your help.

Sincerely,

Board of Directors