

Road User Fee

What is the road user fee that PBE residents now pay as part of their taxes?

- \$40/lot, First paid in Dec 2012
- Generates \$59,680 Total/year
- Must be used to improve and maintain Placid Bay Roads

How is the “road user fee” used?

- Local Road Repairs: Materials, Services, and Equipment needed to repair and maintain the roads
 - Compactible base material
 - Gravel
 - Tree removal
- Revenue Sharing: Put aside to transition roads to the state
 - Matching funds available from county and state
 - Roads must meet criteria for transition
 - Transition means being paved and maintained indefinitely by VDOT

Why is there a “road user fee”?

- PBCA Membership <6k annually to maintain roads, docks, dams, boat ramp, and community center.
- Gravel is >10k/mile
- Average road > 200k to pave (total for transition of all roads >5Million)
- Lack of funds has led to serious road deterioration.
- Fee establishes funds to support a way forward for PBE roads

The intent of this brochure is to provide information to Placid Bay Estates residents on Placid Bay Roads:

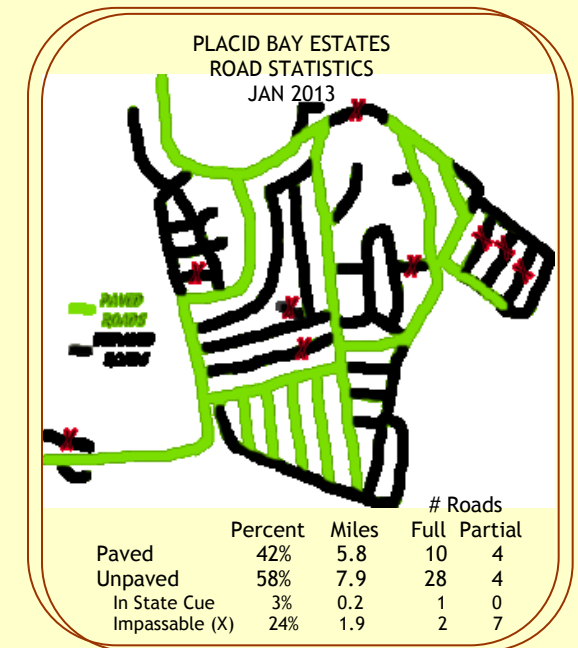
- Who owns them?
- What is the road user fee that PBE residents now pay as part of their taxes?
- How is the “road user fee” used?
- Why is there a “road user fee”?
- How did the roads get so bad?
- What should residents do to help with the roads?
- Where can issues with the roads be reported?
- Since there’s a road tax why aren’t my roads in better shape?
- How do I get more involved?
- How do I get more information?

Note: The information in this brochure has been gathered from multiple sources. Please report mistakes to president@placid-bay-estates.com



Placid Bay Estates Roads Information

Brought to you by
Placid Bay Civic Association



Neighbors helping Neighbors

Phone: (804) 505-0076

Web site: <http://www.placid-bay-estates.com>

Road History

In 1975 when ownership of the roads, lakes, and other property was signed over to the Placid Bay Civic Association (PBCA), membership dues were the sole means of maintaining this common property.

The PBCA is an optional home owners association. Historically less than 10% of property owners are members generating less than \$6k per year to support regular operating expenses as well as these maintenance tasks.

How to pay for road repairs and maintenance has been a long standing issue for the community. The condition of the roads have continued to degrade over time due both to mother nature and mankind.

The idea of establishing a special Placid Bay Sanitary district with Placid Bay specific taxes to be paid for and spent within Placid Bay Estates was conceived in the 90s. The Sanitary district was created in 1994, but was not implemented until the damage caused by Tropical Storm Lee put the community in a situation that could not be ignored.

In 2012 the Sanitary District was implemented and a road user fee of forty dollars per lot was established. The Westmoreland County Board of Supervisors sits as the Placid Bay Sanitary District governing body.

What is the road easement?

Approximately 50 foot easement set aside to form the road and supporting drainage ditches. Easements are typically the area between the telephone poles located on either side of the road. The easement typically consists of an approximately 25' wide road with a 15' drainage area on either

Road Maintenance

How did the roads get so bad?

Mothernature

- Blockage of culvert Pipes
- Trees in easements
- Reshaping of the Ditches and drainage easements

Mankind

- Building and planting in the easements



Since there's a road tax why aren't my roads in better shape?

Years of insufficient road maintenance will not be overcome with a small amount of money in a small amount of time. Checkout the website to see the magnitude of issues reported and the progress being made.

Who owns the roads?

Paved roads are owned and maintained by the state

Non-paved roads are owned by PBCA

Who owns/is responsible for the culvert pipes?

The property owner is responsible for maintenance of their driveway including the culvert piping. Installing culvert pipes and keeping them maintained and ditches flowing is critical to maintaining our roads

I've witnessed dumping, four wheeling, unauthorized gravel reallocation what should I do?

These activities are illegal and significantly contributing to the poor state and increased maintenance needs of our roads. Report crimes to the Sheriff's department by:

Texting 847411 (TIP411)

Submitting a Crime Information Report at

<http://www.westcoso.us/forms/crimereport.htm>

Or call 804-493-8066

Getting Involved

To get more information, volunteer, or report road issues:

- Go to the roads page on the website

<http://placid-bay-estates.com/roads/>

- Call us
- Mail us a letter

What should residents do to help with the roads?

- Volunteer during periodic community roads days
- Volunteer to be part of teams responsible for regular maintenance activities
- Help keep your easement and culvert pipes and those near your property clear
- Contact Miss Utility before digging
- Contact the roads committee before undertaking more substantial maintenance involving road or drainage easements
- Report criminal activities to the Sheriff's department

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