



April 11, 2012

Dear Teton Springs Homeowner,

This letter is to inform you of Road Construction plans for 9500S. The Teton Springs Master Association Board of Directors was extremely surprised to learn of the City of Victor's plans for the road. We had been working with the City over the last week to reach a mutually workable solution to the obvious deterioration of the road surface. The Board was surprised, as I'm sure you were, to see the heavy equipment positioned to begin construction on Wednesday morning. After emergency calls to the City Mayor, we were informed that the road was going to be "re-built" beginning Wednesday morning with the intent to **convert the road surface to gravel**. We were able to delay the start of this construction by one day until we were at least able to discuss the situation with the Mayor and his staff.

During discussion we were informed the City Council had decided on the pending actions and that the plans were irreversible. In a nutshell, the City will begin construction on Thursday April, 12, 2012, and will take approximately 6 days to complete. Unfortunately, the city only has the funding to repair the substructure of the road...meaning that the driving surface will be gravel. The City has no plans to pave the road in the near or extended future. This is due, in large part, to the extremely limited funds the City has for road maintenance. In discussions with the Mayor it was offered that Teton Springs would have the option to fund the paving or chip-sealing of the road if we so desire. We, or at least I, have a strong desire to return this road to pavement. I hope you all agree.

To summarize a lengthy discussion of what is happening:

- Road construction will begin Thursday, lasting 6 days.
- At the completion of the construction effort, the road will be a well-built **gravel road**.
- Our plan is to chip-seal the road to return it to a pavement-like surface. I've seen other roads with this surface and they have the appearance and function of an asphalt surface. **Teton Springs will be responsible for funding this surface.**
- Before chip-sealing, the road must settle for one full season. **Impact: we will have a gravel road until Summer of 2013 at the earliest.**
- We have asked the City about dust abatement chemicals. They agreed that it would be a good idea, but that Teton Springs would have to provide funding if we want it done.
- Timeline Summary:
 - o This week thru summer, 2013 – gravel road (City funded)

- Summer 2013 (hopefully) – apply first coat chip-seal (Teton Springs funded)
- Summer 2014 – apply second coat chip-seal (Teton Springs funded)
- Every 5-8 years thereafter – apply maintenance coat of chip-seal (Teton Springs funded)

As you can see Teton Springs must bear the financial burden if we desire to have paved road access to our beautiful community. We will work very hard to minimize these costs.

The Teton Springs Board of Directors has worked tirelessly over the last several days to come to a reasonable solution to the ever growing deterioration of 9500S, However, The City of Victor has made the decision to move forward with the current plan with little time for the Board to provide input.

Please feel free to contact Tina or DeNesha at Grand Teton Property Management at 307-733-0205 or d.anderson@wyom.net with any questions or comments you may have. I wouldn't be surprised if many of you also choose to contact the Victor City Hall with your concerns.

Sincerely,

Jon Wilson
Teton Springs Board of Directors