

**NORTH SHORE ESTATES ASSOCIATION, INC.**  
**P.O. Box 347**  
**Ferrysburg, MI 49409**

March 24, 2014

Re: **NSEA Road Project Update**

Dear North Shore Estates Association Property Owners:

This letter is to provide you with a further update regarding the status of the road project. On March 10, the Spring Lake Township Board met at a public hearing to consider the necessity of the project. At the hearing, a number of North Shore Estates residents were present and spoke in favor of the project. No one at the hearing opposed the project. **The township board passed a resolution determining the necessity for the project and elected to proceed with the second step in the process, which is a further public hearing to approve the estimated costs of the project and the levying of a special assessment on North Shore Estates lots to finance the cost of the project.**

While the cost figures have not been finally established by the township engineers, the township is estimating that the total cost of the project will be \$480,000. This estimate includes the cost of resurfacing and re-grading to address drainage issues from the guardhouse to the cul-de-sac at the north end of the road only. It does not include any costs associated with the Ferrysburg portion of the road, which is outside the jurisdiction of the association. The association intends to itself invest \$100,000 into the cost of the project. This amount was collected by the association from the membership over many years and has been allocated to the road fund. With the amount to be invested by the association taken into account, **we estimate that the amount of the assessment attributable to each lot or building site within the association will be approximately \$3,300.** This is very close to the cost estimated for the project a few years ago when the Association last addressed the issue. However, it is an estimate only, and the final figures will not be known until the project is put out for bid.

**The next public hearing to be held by the township will be on April 14 at 7:00 p.m.** At this hearing, the township will finalize the manner in which the cost of the project will be allocated to the property within the special assessment district. Any member wishing to discuss or object to the assessment on his or her lot will have an opportunity to be heard by the township board at this public hearing.

In the meantime, discussions are taking place between the township, the city of Ferrysburg and the lot owners south of the guardhouse to try to obtain the participation of these owners in repaving the remainder of the road in conjunction with the work that will be done on the association portion of the road. As always, we will include updates on the project on the association's website [www.northshoreestates.org/news](http://www.northshoreestates.org/news). In addition, if you have any questions, please feel free to contact any member of the association board.

Very truly yours,

North Shore Estates Association, Inc. Board Members

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