



## ***NOTICE OF HIDDEN SPRINGS ROAD EMERGENCY TEMPORARY ROAD CLOSURE***

Hello Neighbors!

Through the initial subdivision of our Bywater Community, lot owners provided an easement of their property to provide road and utility access throughout our neighborhood. The Bywater Way Road Maintenance Association (BWRMA), was then created to maintain our private roads for safe travel and is the responsibility of **ALL** of our Bywater Community lot owners.

Volunteer Community members are elected annually to serve on the Bywater Way Road Maintenance Association Board to ensure safe travel on our roads and limit our lot owners' liability.

As reported in our [Board Minutes](#), and on our website: [BWRMA.org](http://BWRMA.org) there has been an increasing, serious deterioration of Hidden Springs Road over time. The supporting soil is substantially eroding and eliminated the shoulder on the steep side at the road's curve. Over several months, your board has attempted to repeatedly mark this safety and liability areas of Hidden Springs Road with signage, barriers, cones, etc. However, vandalism continues and our efforts at marking this deteriorating area do not stay intact. Your Board obtained a [Geotechnical Report](#) with an evaluation of existing Hidden Springs Road distress.

At our last BWRMA Board Meeting, held August 9<sup>th</sup>, your Board voted to:

**AN EMERGENCY, TEMPORARY CLOSURE OF HIDDEN SPRINGS ROAD DUE TO SAFETY AND LIABILITY ISSUES. THIS CLOSURE WILL CONSIST OF PAINTED CEMENT BARRIERS AT BOTH ENDS OF THE ROAD, ALONG WITH APPROPRIATE SIGNAGE. A NOTICE OF THE TEMPORARY CLOSURE WILL BE SENT TO COMMUNITY MEMBERS AND APPROPRIATE AGENCIES.**

### ***HIDDEN SPRINGS ROAD EMERGENCY TEMPORARY ROAD CLOSURE SCHEDULED FOR: MONDAY, AUGUST 22, 2022***

Your Board has considered several options to address the safety and liability issues of Hidden Spring Road physical deterioration. We will hold a general membership meeting, to give the community the opportunity to provide input and vote on the recommendations presented:

- Install concrete barriers or a metal guard rail at site deterioration
- Rebuild failing, deteriorating steep slope.
- Relocate road 10 feet away from deteriorating steep slope edge, with retaining wall support.
- Permanently close Hidden Springs Road to avoid safety and liability issues and apply monetary savings to future road work on our other community roads.

*Your BWRMA Board*