

ROAD REPAIR NOTICE – LOWER MT ROYAL

Our Private Roads in Lower Mt Royal are in urgent need of repair and replacement. The condition of our roads directly impacts property values. To address this, a Roads Special Assessment has been started to repave our crumbling roads and fix water drainage issues that cause the ongoing damage.

KEY FACTS ABOUT OUR ROADS

- The roads were originally private and built in 1923.
- They are Private Roads
- They remained dirt roads until **1989**, when they were paved at a cost of **\$2.1 million**, funded over 10 years via a property tax Special Assessment District (S.A.D.).
- Paved roads typically last **20 years**. Ours are now **36 years old** - well past their expected lifespan.
- There are **348 properties** in Lower Mt Royal with access to these private roads.
- Road maintenance is overseen by the Mt Royal Subdivision Improvement Association, which is a volunteer Board, managed by a Roads Chairperson.

OUR CURRENT ROAD FUNDING

- Currently, road upkeep is funded by:
 - A **\$50 “Road Maintenance” annual HOA fee**
 - The \$100 “S.A.D.” fee we have been paying for road work ended in 2024
 - We no longer have S.A.D. funds for any road maintenance after 2025

WHAT THIS “ROADS MAINTENANCE” FUNDING COVERS

- Pothole patching with gravel/asphalt (“cold patching” – quick but temporary)
- Occasional “full depth patching” for long-term repairs
- As needed salting icy roads in Winter
- Replacing signs and street posts
- Painting and maintaining speed bumps
- Maintaining roadside drainage as needed

Poor drainage remains a serious issue and contributes to ongoing road damage — repairs are needed to address this long-term. The Roads Petition Engineer stated they will set aside 3-4% of our Roads Petition funds (roughly \$500,000 storm & drainage contingency) for ditching and drainage.

A SOLUTION THAT'S IN PROGRESS:

- **Estimated Project Cost:** Repaving the roads in Lower Mt Royal (planned for 2025–2026) is estimated to cost around **\$5 million**.
- **Estimated Cost Per Property:**
 - Approximately **\$15,000** per property (Sidwell number),
 - to be paid over 10 years through a **Special Assessment District (S.A.D.)**

WHAT IS A S.A.D.?

A **Special Assessment District** allows a group of property owners to fund improvements—like road repairs—through a shared property tax. It requires majority approval.

- A S.A.D. **can only move forward if at least 51%** of property owners sign a petition in favor.
- Every person listed on the property's deed **must sign**.

HOW PROJECT & PAYMENT WORKS

- **If approved**, Oakland County sends the scope of work out for bid, then funds all of the road work upfront.
- Engineer stated project is a 3 to 4 month job / Can put speed bumps back in. / 2 year warranty on work done / Roads to last 20 years.
- Property owners would repay their share over **10 years via a SEPARATE S.A.D. Bill mailing by Commerce Twp. annually**.
- **Payments begin soon after Roads Petition Process is fully approved. Possibly May 2026 or Sept 2026**

WHY YOUR PARTICIPATION MATTERS

Because these are **Our Private Roads**, they are not maintained or fixed by the county. The responsibility and the cost for our neighborhood roads relies on you, the property owner.

We need your support in the coming weeks as the Petition circulates our neighborhood for signatures. Ways to find the Petition to Sign.

1. **Contact any Board Member (contact info on MtRoyal.org): questions & to sign the Roads Petition.**
2. **Roads Petition to sign will be at the Beach most Tuesdays in July & August. Come down & sign it.**
3. **Roads Petition to sign at the Beach on Wed. July 23rd and Wed. August 27th at our Board Meetings.**

Please sign in favor of the Roads S.A.D. to keep Our Private Roads safe, drivable, and your property values elevated.