



Michael Nolen <michael@smtxpm.com>

Fw: Summit Estates at Fischer - Roads

1 message

William Conrad <willyjoan@att.net>
To: Michael Nolen <michael@smtxpm.com>

Thu, Dec 8, 2022 at 10:33 AM

Please post under financials, ASAP.

From: "Crownover, Jen" <crownj@co.comal.tx.us>
Date: December 7, 2022 at 3:18:24 PM CST
To: William Conrad <willyjoan@att.net>, Lindsey Clark <lindseyclark7412@gmail.com>, David & Ouina <davidandouina@gmail.com>
Subject: **FW: Summit Estates at Fischer - Roads**

Hi All,

First, I've gotta brag on my road folks. They are ROCKSTARS! They hustled and got this information together for y'all, in time for your meeting on Sunday.

Next, I figured it would just be easiest to include y'all in a group email, since each of y'all, essentially, had the same questions and concerns. It makes sure everybody is on the same page and nothing is lost in translation.

Please see the email below from David Vollbrecht. I trust that y'all all had a chance to review the Road Conversion Presentation that I sent each of you last week. That gives you a basis for the last part of his email about the cost.

Not sure what the POA has in it's coffers, but that could go towards the improvements, too, to offset the amount directly to residents.

After that part was paid off, you would just carry on with your normal County taxes, and we would handle the maintenance from there. Additional benefits to think about are law enforcement patrolling, and easier access to Fire/EMS, without the delay of the gate.

If y'all need any other information, please let me know. I still do not think I can make the meeting on Sunday, but if something changes, I will let y'all know.

Thanks,

Jen Crownover

Comal County

Commissioner, Precinct 4

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830.221.1104

From: Vollbrecht, David <vollbd@co.comal.tx.us>
Sent: Wednesday, December 7, 2022 2:02 PM
To: Crownover, Jen <crownj@co.comal.tx.us>
Cc: Hood, John B. <hoodjo@co.comal.tx.us>; Hornseth, Tom <rabthh@co.comal.tx.us>; Doege, John <doegej@co.comal.tx.us>
Subject: RE: Summit Estates at Fischer - Roads

Commissioner,

We were able to block out some time and review the conditions of Summit Estates at Fischer. The road construction was part of our typical County platting process so the general condition of the right-of-way is in pretty good shape. The surface of most of the roads(5.5 miles) are in some level of degradation and is showing its age for an almost 20 year old group of roads. Our recommendation is a full overlay of the bulk of the roads. There is one section that was overlaid with HMAC in the recent past but the rest will need failure repairs, level-up, and 1.5" HMAC. There is one culvert structure that is undermining and will need some rock rip-rap and grout but the majority of culvert crossings are in good shape. There are some failures in the entrance that need to be addressed and some of the boulders will need to be removed. The gate will of course need removal and street signage updated.

With all that being said, John and I have come up with our best shot of a number after making a few calls to some contacts I have in the industry.

The total cost of the upgrade would be approximately \$903,000. There are 278 lots in the two units which would bring the per lot cost to \$3248. A 7 year term (for example) would end up being a monthly cost of \$37 (or \$444/year). The terms, of course, will be determined by the Court but I wanted to illustrate when you have a bunch of lots, the distribution of cost makes the lien palatable for the residents. If you have any questions please contact the office.

Thank You.

From: Crownover, Jen <crownj@co.comal.tx.us>
Sent: Friday, December 2, 2022 4:06 PM
To: Vollbrecht, David <vollbd@co.comal.tx.us>
Cc: Hood, John B. <hoodjo@co.comal.tx.us>; Hornseth, Tom <rabthh@co.comal.tx.us>; Doege, John <doegej@co.comal.tx.us>; Mallett, Kari <mallek@co.comal.tx.us>; Braun,Holly <braunh@co.comal.tx.us>
Subject: Re: Summit Estates at Fischer - Roads

Awesome work! Thanks so much!

Keep me posted, and y'all have a great weekend!

--Jen

From: Vollbrecht, David
Sent: Friday, December 2, 2022 3:50 PM
To: Crownover, Jen
Cc: Hood, John B.; Hornseth, Tom; Doege, John; Mallett, Kari; Braun,Holly
Subject: RE: Summit Estates at Fischer - Roads

Commissioner,

The roads are almost 20 years old and will likely need an overlay. The County is installing hot mix overlays as you are aware but I guess the case could be made that the single course chip seal might be acceptable because it is in our rules. Looks like they did some recent edge treatments and crazy patching.

John Hood and I will attempt to get out there early in the week to assess the condition and provide a rough estimate.

Holly,

Can your team provide a linear feet of road for both units at your earliest convenience.

Thank you.

David C. Vollbrecht, P.E.

From: Crownover, Jen <crownj@co.comal.tx.us>
Sent: Friday, December 2, 2022 12:52 PM
To: Doege, John <doegej@co.comal.tx.us>; Vollbrecht, David <vollbd@co.comal.tx.us>; Mallett, Kari <mallek@co.comal.tx.us>
Subject: FW: Summit Estates at Fischer - Roads

Guys,

I was wondering... ****IF****...y'all might have time to have a look at the Summit Estates at Fischer to do a 30,000 ft assessment of what they might be looking at, as they contemplate turning their roads over to us for maintenance.

I made NO promises of your time on getting this done quickly, but told them I'd let them know what I found out. Please see below.

Thank you for any help on the matter. Please keep me posted.

Thanks a bunch!

Have a great weekend!

Jen Crownover

Comal County

Commissioner, Precinct 4

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<https://www.facebook.com/ComalCountyPct4>

830.221.1104

From: Crownover, Jen
Sent: Friday, December 2, 2022 12:50 PM
To: 'William Conrad' <willyjoan@att.net>
Cc: Steven Ferrell <sferrell111@gmail.com>; Nancy Carr <nancyssmith.ns@gmail.com>
Subject: RE: Summit Estates at Fischer - Roads

Hi Mr. Conrad,

I apologize for my delayed response, I was out of town on some family business, and when I came back...I came back considerably under the weather! I'm trying to catch up.

Turning the roads over to the county is a little more involved than just taking down the gate...but that is one of the steps that would need to happen if y'all decided to convert to public, county roads.

While your roads might require a little bit of repair before such a conversion would be able to happen, I cannot speak for the specific condition of the roads, or how much it would take to bring them up to county standards. With your meeting being in a week, I'm not sure we could get some hard, fast numbers together that quickly, either.

But, here are a few scenarios to consider:

- Whatever monies y'all have on hand could go towards whatever road upgrades would be necessary.
- Whatever would be required above that amount ****could**** be assessed per property owner by the county and amortized over a negotiated number of years, payable each year in the property tax bill until that specific amount were paid off. That would also have to be negotiated and approved by Commissioners court.
- Once converted to county roads, the neighbors would no longer need to pay the POA for road fees.

At this point, I would have to rearrange some stuff in order to be at your meeting on the 11th, but I can see what I can do. I'm getting quite a bit of email traffic from your neighbors, so it's clearly a pretty hot topic at the moment.

Also, in the meantime, I will try to get the Road Department out next week for an initial assessment of your roads and to try to get some idea of what improvements would need to be made in order to meet our specs.

In the meantime, there is a great presentation on the County Engineer's website about private road conversions. It has a wealth of information on several different neighborhood assessments, as well as processes by which the conversions can happen. It's at cceo.org, and go to the bottom, as shown below:

I hope this helps! I'll be in touch. Have a great weekend.

In your service,

Jen Crownover

Comal County

Commissioner, Precinct 4

https://www.co.comal.tx.us/Comal_County_Precinct_4.htm

<https://www.facebook.com/ComalCountyPct4>

830.221.1104

From: William Conrad <willyjoan@att.net>
Sent: Monday, November 28, 2022 8:45 AM
To: Crownover, Jen <crownj@co.comal.tx.us>
Cc: Steven Ferrell <sferrell111@gmail.com>; Nancy Carr <nancyssmith.ns@gmail.com>
Subject: Summit Estates at Fischer - Roads

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- Comal IT

Good Morning Commissioner Crownover:

I Hope you had a Happy Thanksgiving. I'm writing this morning about roads in Summit Estates at Fischer. Our Board of Directors has proposed a substantial dues increase for our members, and we are holding an election to consider them on December 11. As you might guess this is controversial and the public discussion has been lively to say the least. Road repairs and maintenance are the major driver for our financial needs.

One question that has come up is whether our POA can simply take down our gate and turn our roads over to Comal County. My response has been that we would first have to bring our roads up to Comal County Road Standards. Because our roads are constructed with Chip Seal over compacted base, and because they have not been maintained over the last decade or more, I have advised members that our roads do not meet County standards. I have advised members that we would likely be expected to spend millions of dollars to get our roads up to county standards before the County would consider our request. I also remind members that the county could also decline our request, even if roads meet standards.

Now, it's being pointed out that this is nothing more than my opinion, and I've been asked to get you involved. Would you direct this discussion to the County Engineer or Road Superintendent and get us formal direction regarding the issue of transferring private subdivision roads to county ownership. I know everyone is busy but sooner rather than later would be greatly appreciated.

I've also been asked to invite you to this meeting. I'm sure this topic will receive a robust discussion. We are meeting December 11, 2022, at 3:00 PM at the Fischer Store School Community Center. While this is a membership meeting, I will give you the opportunity to address Summit Estates at Fischer members, or respond to questions, or both, as you prefer. Please let me know whether you might attend or not.

Thank you for your attention to this matter and for considering our invitation.

Regards,

William Conrad, President
Summit Estates at Fischer
(512 826-4132

9 attachments



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David C. Vollbrecht, P.E.
Comal County Assistant Engineer
195 David Jonas Dr.
New Braunfels, TX 78132
O: 830-608-2090 | C:830-500-9455
www.cceo.org

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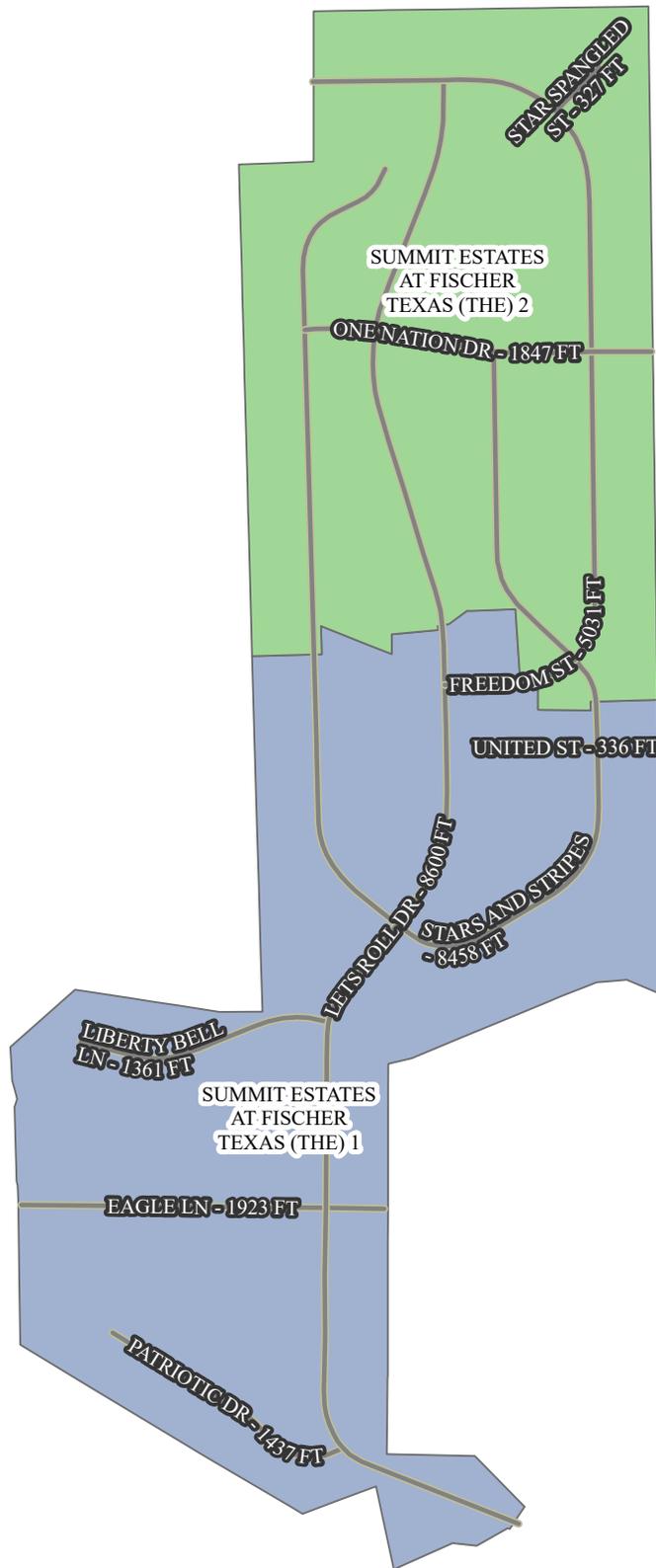
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THE SUMMIT ESTATES AT FISCHER TEXAS ROADS



LEGEND

-  Road
-  SUMMIT ESTATES AT FISCHER TEXAS (THE) 1
-  SUMMIT ESTATES AT FISCHER TEXAS (THE) 2

NOTES:
TOTAL LINEAR
FEET
29,320

N

SCALE 1" = 1,000'

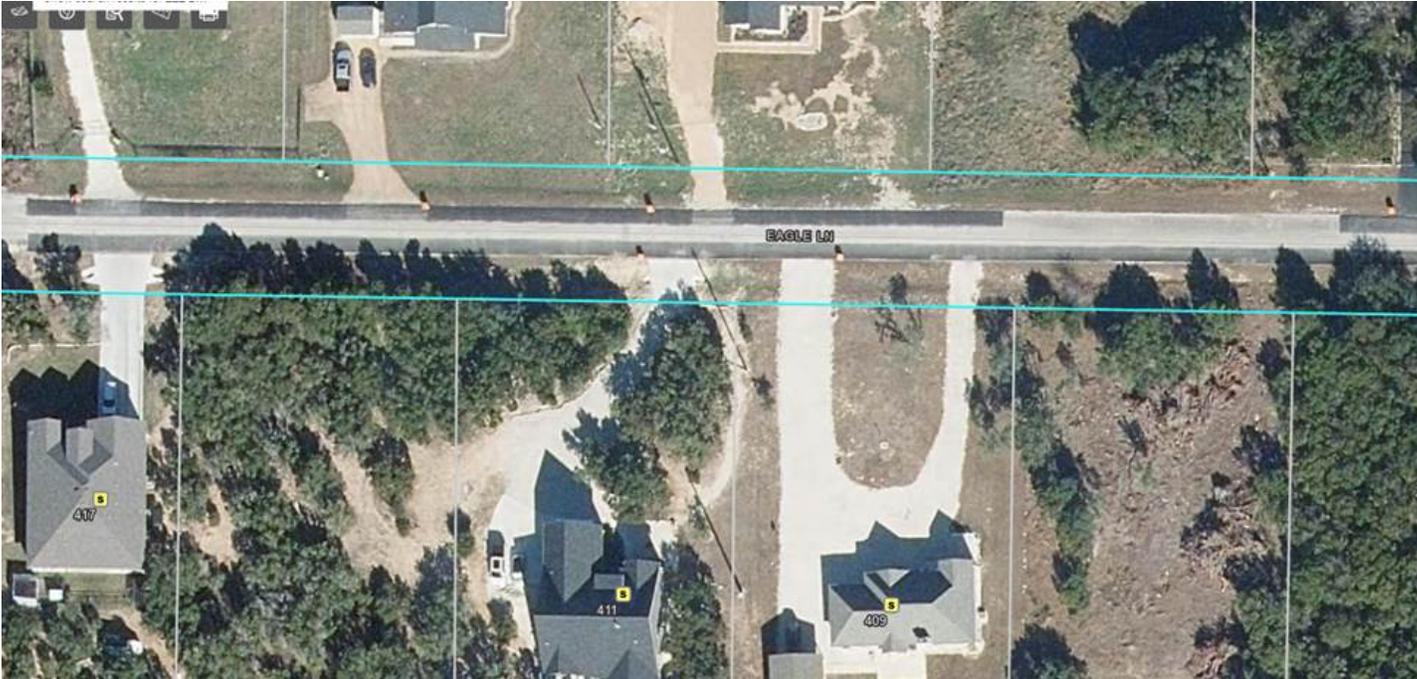
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