

Young Road Owners Association

July 15, 2015

Dear Young Road Neighbor:

In 2005, the Young Road Owners Association was formed after the City of Augusta announced that it would no longer maintain Young Road. Landowners on the road joined together to establish a non-profit mutual benefit corporation, which has improved and maintained the road for many years now. Collectively, we have leveraged a combination of our own assessments and state and federal grant money to spend more than \$50,000 to improve the road. In addition, generous volunteers have used their own equipment and have spent countless hours filling potholes, spreading gravel, maintaining the grass and plantings, helping at the chipping bee, and even pushing off the mud during the worst spring thaws. What we have accomplished together is impressive and many people have contributed to our success.

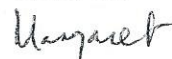
However, as a non-profit corporation, the YROA is unable to require all property owners on the road to pay the annual assessment of dues for road maintenance. The only way to collect unpaid assessments in the past was to take non-payers to small claims court, and, after investigating what would be required, the Association's members did not wish to take that step. Although the vast majority of landowners have chosen to pay their assessments, a minority has not, and the loss of those resources over many years has limited the Association's capacity to improve and maintain the road. Further, it is not fair to those who have voluntarily paid their assessments that some do not contribute to a maintaining a road that benefits all landowners and that contributes to protecting the water quality of the lake.

In June 2013, Maine state law was changed to allow the creation of Statutory Road Associations (SRAs) for the purpose of maintaining private roads and protecting the water quality of nearby lakes and waterways. The main difference between SRAs and non-profit corporations is that SRAs have the ability to register claims for non-payment of assessments (and for the costs of recording the claims) in the county registry of deeds. This means that the property cannot be sold or refinanced until the unpaid assessments are paid. These claims sometimes appear on credit reports as well. Many landowners will wish to avoid having such claims registered against their properties and the law is designed to encourage them to pay their assessments.

At the annual meeting in July 2014, the YROA membership charged the officers with investigating the new law and proposing action. Since it is perfectly legal and quite common to have a road association be both a non-profit corporation and an SRA, we recommend that we do what is required to establish the Young Road Association as a Statutory Road Association. This letter is to invite you, as an owner of property on Young Road, to the annual meeting of the Young Road Owners Association, at which we will vote on whether to establish a Statutory Road Association. This meeting will be held on August 20, 2015 at 7:00 p.m. at the Fox Glen Snowmobile Club at 17 Buck and Doe Trail.

Enclosed you will find a notarized warrant announcing the meeting, an agenda for the meeting, copies of the proposed bylaws for the SRA, the minutes of last year's annual meeting, a proposed slate of officers to be elected, and an absentee ballot for those who cannot attend the meeting. We hope you will be able to join us. If you have any questions, please feel free to contact me.

Sincerely,



Margaret McFadden
President, YROA