

May 12, 2025

Subject: Beechwood Lakes HOA - Important Community Update

Dear Beechwood Lakes Residents,

This letter provides important updates regarding the ongoing situation with the road/dam and our efforts to secure assistance.

FEMA DAM/ROAD UPDATE:

(As of 5/7/2025), we remain actively engaged with multiple FEMA representatives, task forces, and liaisons. The process of collecting necessary forms, completing inspections, and determining individual assistance eligibility is still underway. We have explored all available avenues, including direct communication with state agencies and various volunteer/grant organizations. FEMA has indicated they will advocate on our behalf through certain volunteer organizations. We have received and submitted a repair quote of \$2,157,910, with an additional 20-50% contingency. We are scheduling meetings with the engineering firms that submitted these estimates to gain a more thorough understanding of the proposed repairs and to discuss the construction phase, including potential impacts on homeowners.

CURRENT DAM/ROAD CONDITION + NEXT STEPS:

The road and dam continue to erode. You may observe larger cracks and an increase in the amount of material falling into the lake. Please be assured that we are working diligently with the relevant agencies to initiate repairs as quickly as possible. However, it is important to understand that this process could take several months or even years to complete. We are monitoring the situation closely. In the event of a significant compromise to the dam that results in residents on the east side of the lake being unable to leave or return to their homes, a coordinated communication effort with local authorities will be crucial. While this scenario has not yet occurred, we cannot guarantee the long-term stability of the remaining structure. Should the road become impassable, we will advise all affected residents to immediately contact local 911 authorities and report that approximately 50 families are without access to public safety services or the ability to access/leave their homes, and that there is no secondary way in or out of the area.

FUTURE COMMUNICATIONS:

This letter is being provided as a courtesy, however, to keep costs down, all future official updates will be posted on our website, **beechwoodlakeshoa.com**, and distributed via our electronic newsletter. We strongly encourage all residents to subscribe to our electronic newsletter and email updates by visiting the website and completing the pop-up form, if you have not already done so.

If you have any questions, please do not hesitate to contact us at **contact@beechwoodlakeshoa.com**.

Sincerely,
The Beechwood Lakes HOA Board

