

# Timber Creek Homeowners Association

## Projected Road Reserve Funding Requirements

### Baseline Statistics

Crack Seal, per sq. ft.	\$ 0.14	.13 Updated per Jeff Curl 12/7/23 + 6%
Seal Coat Rate, per sq. ft.	\$ 0.18	.17 Updated per Jeff Curl 12/7/2023 +6%
Overlay Rate, per sq. ft.	\$ 1.51	1.42 No Change per Jeff Curl 12/7/2023 + 6%
Inflation Rate	3.00%	
Street funds held end 2024	\$ 131,942	

Public Streets	Lots	Year --> Year No->	Details For Calendar Years Ending December 31																			
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Private Streets (total square footage)		77,933																				
Crack seal schedule																						
Seal coat schedule																						
Overlay schedule																						
Estimated cost - Crack seal	\$ 10,911	3,974	3,974	3,974	4,343	4,343	4,343	0	0	5,034	5,034	5,034	5,501	5,501	5,501	6,011	6,011	6,011	6,569	6,569	6,569	6,569
Estimated cost - Seal coat	\$ 14,028	0	0	0	0	0	0	0	0	6,473	6,473	6,473	7,073	7,073	7,073	7,729	7,729	8,445	8,445	8,445	8,445	8,445
Estimated cost - Overlay	\$ 117,679	1,926	1,984	2,044	2,105	2,168	2,233	2,300	2,369	7,170	7,385	7,607	7,835	8,070	8,312	8,561	8,818	9,083	9,355	9,636	9,925	9,925
Street assessment																						
Overlay carry forward	\$ 131,942																					
Crack Seal carry forward	\$ -																					
Seal Coat carry forward	\$ -																					
	\$ 131,942	137,842	143,800	137,896	144,344	150,855	144,403	146,703	(0)	18,677	37,569	22,162	42,571	63,215	46,378	68,679	91,237	72,840	97,209	121,859	101,756	

### Public Streets

East Cascade Str - 1, 2 and 3	3
TC Drive - 22 to 33 & 102	13
TP Dr. by Bridge - 86 to 91	5

Allocate costs based on square footage of pavement for an area divided by the number of houses in that area  
2024 - change to allocate 50% of west alley costs to Cascade and 50% to houses on Timber Pine with alley access

East alley has always been allocated to both Cascade and TP houses

West alley area using plats = 11,832 sq feet. OK to use existing 12,308 for allocation

North Timber Pine = TP without alley 12,405 + 50% of west alley 6,154 = 18,559 sq feet

### Private Streets

Timber Pine Place	L Year	Homes	Details For Calendar Years Ending December 31																				
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Lots 4 - 21, 112, 114, 117, 120, 121	\$42	23	16,072	53	53	54	58	58	59	21	21	167	169	171	183	185	187	200	202	205	219	221	224
E Cascade - West Alley	\$18	21	6,154	22	22	23	24	24	25	9	9	70	71	72	77	78	79	84	85	86	92	93	94
Lots 34 - 47 - 50% of Private Alley	\$18	21	18,559	88	89	90	96	97	98	34	35	278	281	284	304	307	311	332	336	340	363	367	371
Timber Pine Drive + 50% of alley	\$70	16	18,559	88	89	90	96	97	98	34	35	270	273	277	295	299	302	323	326	330	353	357	361
Lots 48 - 60	\$70	16	18,559	88	89	90	96	97	98	34	35	278	281	284	304	307	311	332	336	340	363	367	371
Timber Pine Drive without alley	\$68	11	12,405	85	86	87	93	94	95	33	34	270	273	277	295	299	302	323	326	330	353	357	361
Creek View Drive	\$68	11	12,405	85	86	87	93	94	95	33	34	270	273	277	295	299	302	323	326	330	353	357	361
Lots 65 - 78	\$76	14	17,566	95	96	97	104	105	106	37	38	301	304	308	329	332	336	359	363	367	392	397	402
Cascade-Rope Alley	\$43	10	7,177	54	55	55	59	60	61	21	22	172	174	176	188	190	192	205	208	210	224	227	230
Lots 92 -101 - Private Alley	\$43	10	7,177	54	55	55	59	60	61	21	22	172	174	176	188	190	192	205	208	210	224	227	230
	246	77,933	5,894	5,945	6,030	6,443	6,494	6,589	2,307	2,358	18,663	18,873	19,108	20,421	20,642	20,882	22,305	22,555	22,829	24,388	24,663	24,961	

### Private Streets

Timber Pine Place	L Year	Homes	Details For Calendar Years Ending December 31																					
			2025	50%																				
Lots 4 - 21, 112, 114, 117, 120, 121	\$42	23	16,072	53	53																			
E Cascade - West Alley	\$18	21	6,154	22	22	11																		
Lots 34 - 47 - 50% of Private Alley	\$18	21	18,559	88	89	44																		
Timber Pine Drive + 50% of alley	\$70	16	18,559	88	89	44																		
Lots 48 - 60	\$70	16	18,559	88	89	44																		
Timber Pine Drive without alley	\$68	11	12,405	85	86	43																		
Lots 61-64, 79-85	\$68	11	12,405	85	86	43																		
Creek View Drive	\$76	14	17,566	95	96	48																		
Lots 65 - 78	\$76	14	17,566	95	96	48																		
Cascade-Rope Alley	\$43	10	7,177	54	55	27																		
Lots 92 -101 - Private Alley	\$43	10	7,177	54	55	27																		
	246	77,933	5,894	2,971																				

Net Interest for 2025 will be approximately = \$3,800

**Reserve Study Comments and Assumptions**

1. This street reserve fund study was prepared by the Timber Creek Board of Directors, none of whom is a certified reserve study specialist.
2. The study attempts to forecast street maintenance and general operating expenses over a twenty year period. The first maintenance - crack and seal coat - was made in Sept. 2012 and cost \$15,163.  
A second one in Aug. 2015 cost \$15,071. Crack sealing was done in 2018 for \$5,678. Seal coating was done in 2019 for \$10,131  
Each new annual study drops the concluded year and adds a new twentieth.  
Baseline estimates are adjusted for the then latest information and a new forecast is developed for the upcoming year.
3. Three publicly owned streets and five private street/alleys comprise Timber Creek sub-division. Square footage measurements were made to determine the amount of surface requiring maintenance on each of the private streets. These amounts are the basis of road maintenance cost and reserve calculations for the privately owned streets.
4. Homeowners on public streets are not assessed for road maintenance costs.
5. Road maintenance costs are calculated on an actual street by street basis. Street repair assessments and collections are comingled in the road maintenance reserve fund and are used to defray all maintenance costs as incurred.
6. Current year street repair cost estimates were escalated by a 3.0% inflation factor to establish future year replacement outlays.
7. 116 homesite owners are included in this study as active dues payers. 21 homeowners reside on public streets and do not pay into the street repair fund.
8. General operating expenses are based on budget projections and allocated to all homeowners equally.
9. Assumes that all of the roads were initially paved in Jan 2004. Crack and seal coats were done in 2012 and 2015, 2018(CS), 2019(SC), 2021(CS), 2024(CS)
10. Crack sealing was done in 2021 and seal coating in 2019. Crack seals will continue to be done every three years, but seal coats will stop until after the overlay planned for 2032 as recommended by our contractor.
11. For the 2021 Reserve Study - the full overlay was moved from 2027 to 2032 after a review by our contractor (Tri County Paving). Projected costs were also updated
12. Projections are based on having the reserve funds available to pay for all estimated maintenance costs through 2032 (full overlay).
13. It's assumed that the 2032 overlay brings the streets back to their original estimated life of 30 years.
14. In 2033 "the game starts over" in accumulating funds for future maintenance (full overlay in 2062).
15. Estimates for 2033 - 2043 are very preliminary and will be revised in the future.
16. HOA Board voted to use 2022 assessment rates, bumped overlay per foot estimate by 7.5%
17. Crack seal estimates: Jeff updated rate to .85 per linear foot.  
In 2021 we used 11,873 linear feet of crack seal  
Budget 12,000 linear feet at .85 = \$10,200.  
Convert to square footage for reserve purposes:  $\$10,200 / 77,933 = .13$  per square foot
18. For the asphalt overlay, expenditure assume a 3% increase per year in assessments
19. 2024 Reserve Study did not consider interest earnings on reserve balances  
2024 Road Assessments will drop by 40% from 2022 without considering interest earnings  
Jeff thought the 2032 overlay projection was still valid, but it might need to be done earlier  
Unclear if the HOA will pursue rebuilding the west end of the alley  
Interest will be taxed at 30% Federal and 6.6% Oregon
20. 2025 Reserve Study / Road Reserve will earn \$3,841 in 2025 net of Fed Tax (no State Tax)  
Reserve Fund calls for \$5,894 to be assessed for 2025 (without interest offset)  
Recommendation is to reduce road assessments to 50% of current year's funding requirement  
Note - 30% Federal tax on interest earnings, but 0 for Oregon (Treasury interest not taxable)  
See Note 15 above, interesting earnings should lower future payments as reserve balance increases

**Calculations for the required estimated 2044 reserve balance**

<b>351,084</b>	Projected cost for next full overlay in 2062 (30 years past 2032)
<b>101,756</b>	Reserve balance for Overlay at the end of 2044 (12 of 30 years)