

“New Northgate Entrance”

With two (2) new developments already underway and one (1) more development in the works on the northern side of the Dominion (the potential for over 300 new homes on the northern side), the Board determined it was time to implement this project that was included in the Strategic Plan for The Dominion.

Many residents and guests alike have already experienced the congestion at the existing Northgate and without the new Northgate all the increased traffic would only create additional congestion at the Main entrance as well. The Board of Directors and its Development Committee had previously negotiated with DR Horton and Toll Brothers to get them to contribute \$105,000 (combined) towards a new Northgate and for SRP Dominion to donate 42 acres of land. At their November 29, 2005 meeting your Board of Directors approved a Capital Budget (which included a new Northgate) and a special assessment of \$300 per property (effective February 1, 2006) to cover the balance of the estimated \$540,000 Northgate project. Bids were solicited from numerous contractors for this work and to date we have received several bids. The \$540,000 in cost is based on the best bids received to date. We are continuing to solicit bids for this project in an attempt to lower the cost.

The new Northgate will help alleviate the congestion and give The Dominion a second Main entrance. The Northgate project will include the following:

- 1. Moving the location of the Northgate approximately 700 feet further up Dominion Drive (this will alleviate the congestion and allow residents to enter more easily and prevent guests and contractors from blocking Dominion Drive at Aue road.)
- 2. The widening of Dominion Drive at the new Gate location to accommodate 3 entrance gates (no additional 42 acres), which will require the relocation of over 500 feet of 16 inch water main, that serves the Dominion. (Do to their complexity, the site work and utilities are half the cost of this project.)
- 3. The construction of a new larger gatehouse (matching the style and materials of the existing main entrance to the Dominion, (which will include an indoor restroom and package storage) with new landscaped islands.
- 4. The installation of adequate utilities to the new location (electric, phone and sewer) to accommodate the larger facility.
- 5. Three (3) new electric operators and a new card reader system (these will replace the existing older ones and allow us to keep the old gates operable the entire length of construction).
- 6. Removal of the existing guard house and the installation of a New Dominion sign in its place.