

## Panoramic Access Special Road District

PO Box 1226 ♦ Sisters ♦ Oregon 97759

[Panoramicroads@gmail.com](mailto:Panoramicroads@gmail.com) ♦ [www.panoramicroads.org](http://www.panoramicroads.org)

---

Dear PASRD property owner -

The Board held a regular board meeting and a public hearing on Tuesday, May 11th. The Assessment For Road Improvements presentation and report was shown and is now available for your review at [www.panoramicroads.org](http://www.panoramicroads.org). All PASRD property owners were given an opportunity to comment on and object to the Assessment for Road Improvement. Comments or objections were heard from eight owners and written objections were read from two owners. Two more owners provided written objections after the meeting. At the conclusion of the comments, objections, and discussion the board voted to adopt Resolution No. 2021-1, also available to review at [www.panoramicroads.org](http://www.panoramicroads.org).

This letter is provided as a cover letter for the enclosed NOTICE OF LOCAL IMPROVEMENT ASSESSMENT. Owners are provided an opportunity to object to the assessment by email to [panoramicroads@gmail.com](mailto:panoramicroads@gmail.com). This objection period is provided to object to the method of calculation or allocation of the assessment and the grounds for objection should be included. Objections must be received by 12:00 Noon on May 24th, 2021. The board will meet at 7:00 pm via ZOOM on May 24th, 2021 to hear any objections received. The board will consider any objections received and decide to modify or sustain the assessment. If the board sustains the assessment, the board will then adopt a resolution spreading the assessment on the records of the District and a resolution authorizing the financing. Then the board will sign the financing documents, and the construction contract on May 25<sup>th</sup>. There was some discussion of the warranty offered by the contractor in the May 11<sup>th</sup> meeting. The board has confirmed that a warranty is included in the contract.

Once construction of the project is complete (mid July estimate) property owners will then be mailed written notice giving the opportunity to pay the assessment in full or to sign an installment lien contract to pay over 10 years with no prepayment penalty. We are required by Oregon law to offer you the option of paying for your assessment over a period of 10 years with no prepayment penalty. However, if you do not have ready cash to pay the assessment in full up front, we urge you to look around for alternative sources of funding (home equity loan?) before signing a lien contract for the following reasons: no lien contract means no possibility of foreclosure; you may be able to find lower interest cost; If you do decide to sign a lien contract, but then later find an alternative source of funding, you may pay off your lien contract at any time with no penalty. As soon as the contract is paid in full, the lien on your property will be released.

Sincerely,



**Nyle Head**  
President



**Jim Becker**  
Treasurer



**Annie Wittenberg**  
Secretary

## Panoramic Access Special Road District

PO Box 1226 ♦ Sisters ♦ Oregon 97759

[Panoramicroads@gmail.com](mailto:Panoramicroads@gmail.com) ♦ [www.panoramicroads.org](http://www.panoramicroads.org)

---

### NOTICE OF LOCAL IMPROVEMENT ASSESSMENT

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Be advised that on May 11, 2021, after proper notice and a public hearing providing an opportunity to hear objections or remonstrances, the Board of Commissioners of Panoramic Access Special Road District adopted Resolution No. 2021-1 declaring its intent to assess all the property within the District to pay for road improvements in the estimated amount of \$ 5,656.73.

The total estimated amount to be assessed is \$ 808,912.50 to be divided equally on a per lot basis among all the lots in the District.

You are the owner of the lot at address \_\_\_\_\_ and are hereby notified that the estimated assessment for your lot is \$5,656.73.

Any objection to the estimated assessment on the Lot at address \_\_\_\_\_ shall be filed with the Secretary no later than 12:00 noon on Monday, May 24<sup>th</sup>, 2021 via email to [panoramicroads@gmail.com](mailto:panoramicroads@gmail.com) and shall state the grounds for the objection. On Monday, May 24<sup>th</sup>, 2021 at 7:00 p.m., the Board shall consider the objections and grounds and may adopt, correct, modify or revise the estimated assessments.

The estimated special assessment roll is open for inspection at [www.panoramicroads.org](http://www.panoramicroads.org). A paper copy will be provided if requested via email to [panoramicroad@gmail.com](mailto:panoramicroad@gmail.com).

PANORAMIC ACCESS SPECIAL ROAD DISTRICT