DEER CREEK CROSSING ASSOCIATION

HOMEOWNER NOTICE - FIRST WINTER ROAD MAINTENANCE

October 1, 2026

Dear Neighbors,

Deer Creek Crossing is a newly completed subdivision, and the upcoming winter will be our community's first Maine winter with road maintenance and snow removal responsibilities managed by the property owners.

To keep the road safe, accessible, and well maintained, the Association has established a road maintenance program and **an annual budget of approximately $20,000** for snow plowing, routine maintenance, drainage and infrastructure upkeep, and future road reserves. **Each household's share is $1,540 per year ($385 per quarter).** Because this is our first year, plowing and sanding will need to be funded early in the season, before the Association has had time to build an operating balance through a regular collection cycle.

YEAR ONE: CHOOSE ONE OF TWO PAYMENT OPTIONS

The Association has adopted a **one-time Year One Transition Payment Schedule for this budget year only**, to fund both the immediate needs of the road this winter and its long-term care and maintenance. Each household pays the $1,540 annual assessment in **one** of the following two ways. Please choose either Option 1 **or** Option 2 — not both. The total is the same under either option.

OPTION 1 — ANNUAL PAYMENT	One payment of **$1,540.00**	Due **December 1, 2026**

— OR —

OPTION 2 — YEAR ONE TRANSITION INSTALLMENTS	Installment 1: **$770.00**	Due **December 1, 2026**
	Installment 2: **$385.00**	Due **April 1, 2027**
	Installment 3: **$385.00**	Due **July 1, 2027**
	Total: $1,540.00	

AFTER YEAR ONE: REGULAR QUARTERLY SCHEDULE

The transition schedule applies to the first year only. Beginning with the **October 1, 2027** quarter, the Association will move to its regular schedule of **$385 per quarter**, due January 1, April 1, July 1, and October 1 of each year. Households that prefer to pay once a year may continue to pay the full **$1,540** annual assessment at the start of each year instead of quarterly. The Treasurer will send a statement before each due date by mail and email.

PAYMENT TERMS UNDER OUR ROAD MAINTENANCE AGREEMENT

Under Section 12 of the Deer Creek Crossing Road Maintenance Agreement, which each of us signed when we purchased our lots, every Owner agrees to pay assessments to the Association **within sixty (60) days after the date of notice**. Each assessment, together with any interest and costs of collection, is a lien and charge upon the Lot until it is paid, and remains the personal obligation of the person who owned the Lot when the assessment first came due. We include this so everyone has the same information; with a small neighborhood and a shared road, the goal is simply that we all pay our share on time so the Association never needs to use it.

The enclosed Year One Road Maintenance Assessment Invoice includes payment instructions. If you have questions regarding the assessment, payment options, road maintenance planning, or the Association's preparation for its first winter season, please contact either of us.

As we enter Deer Creek Crossing's first Maine winter together, thank you for your cooperation and support in establishing a strong foundation for the maintenance and long-term preservation of our community road.

PRIVATE DRIVEWAY PLOWING

The Association's contract with RS Excavation covers plowing and sanding of the road only. If you would like to arrange plowing of your own driveway, you may contact Tyler Larochelle at RS Excavation privately to set that up on an individual basis: **Tyler Larochelle, RS Excavation — 207-576-9132**. Driveway plowing is a private arrangement between the homeowner and the contractor and is not billed through the Association.

Sincerely,

Deer Creek Crossing Association

Elly Trott, Treasurer
65 Deer Creek Crossing, Durham, ME 04222
Elly.Trott@Bangor.com · 207-832-1590

Sue Lobel, Road Commissioner
87 Deer Creek Crossing, Durham, ME 04222
Sjwlobel8@gmail.com · 207-233-9798