

August 29, 2021

VIA EMAIL: townmgr@townoflakelure.com

Shannon Baldwin
Lake Lure Town Manager
2948 Memorial Highway
Lake Lure, NC 28746

Re: Proposed improvement of roadways

Dear Mr. Baldwin:

Chimney Rock Ridge Homeowner's Association, Inc., a North Carolina non-profit corporation ("the HOA"), has previously contacted you, as well as the Town Commissioners regarding our use of unpaved roads that feed Proctor Road and our neighborhood. These unpaved streets were apparently dedicated at or near the time of the Town of Lake Lure's charter, and are regarded by the HOA as public streets. HOA members regularly use those roads as alternate routes for ingress and egress to Proctor Road.

The HOA recently reiterated our use of the roads and requested that the Town of Lake Lure improve these roads to allow continued use of the roadways regardless of weather conditions. The Town Council and the Town Manager were receptive to our request and provided an estimate of the scope of work and costs to improve the dirt roads to gravel roads. The HOA greatly appreciates the interest that the Town Council has shown to our concerns. We realize that the Town has substantial budgetary constraints. In that regard, the HOA is prepared to contribute ½ of the estimated costs of \$15,0000 improving those roads.

As residents and taxpayers in the Town of Lake Lure, HOA members believe that this serves the best interests of all the citizens of Lake Lure. It will provide the Proctor Road Chimney Rock Ridge (Proctor Road) community alternative routes for ingress and egress, improve secondary circulation in the Town Center for the general public, improve circulation for emergency access during the tourist season, and exercises the right of public use for an existing public right of way for and by the public. As stake holders, not only in access to our neighborhood, but the general development of our community we think it is in the public interest to improve those roadways.

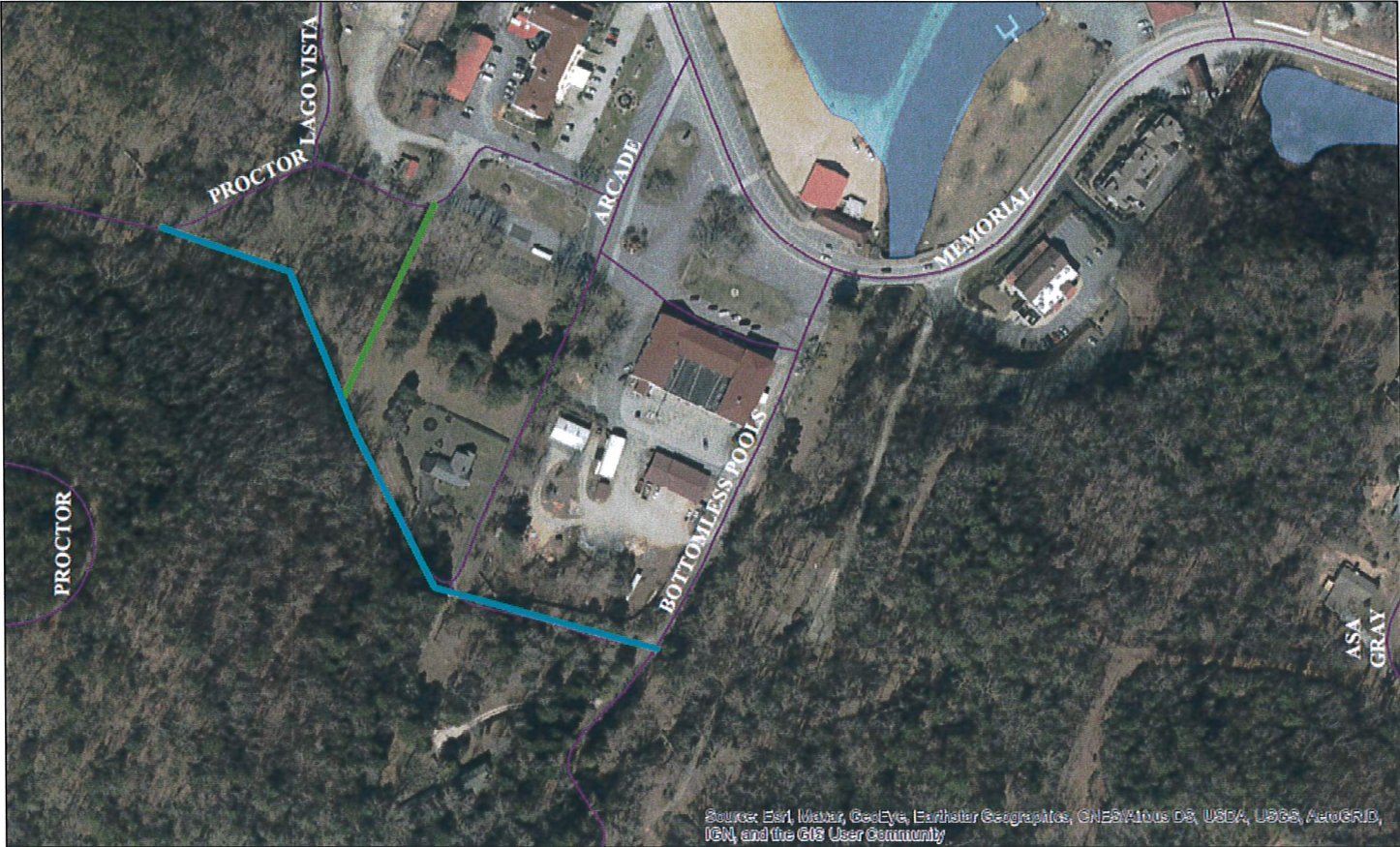
We thank you for your time and consideration.

Very Truly Yours,



Stephen J Milito, M.D.
Chimney Rock Ridge Home Owner's Association

Gravel Distribution Map



- 1,108 Feet
- 338 Feet

0 75 150 300 Feet





ARLEDGE LAW FIRM, PLLC



Mail To: PO Box 885, Rutherfordton, NC 28139

Location: 120 East Court Street, Rutherfordton, NC 28139

Jarald N. Willis Attorney at Law
T. Kent Baldwin Attorney at Law
W. Martin Jarrard Attorney at Law

Tel: (828) 287-3338
Fax: (828) 286-3660 or 286-3440

October 27, 2020

VIA EMAIL: townmgr@townoflakeure.com

Shannon Baldwin
Lake Lure Town Manager
2948 Memorial Highway
Lake Lure, NC 28746

Re: Possible closure of municipal streets

Dear Mr. Baldwin:

My client, the Chimney Rock Ridge Homeowner's Association, Inc., a North Carolina non-profit corporation ("the HOA"), has directed me to notify you about the HOA's concern that the Town of Lake Lure is contemplating the closure of certain unpaved streets that are generally located in the area between the Lake Lure Inn and the Arcade Building.

These unpaved streets were apparently dedicated at or near the time of the Town of Lake Lure's charter, and are regarded by the HOA as public streets.

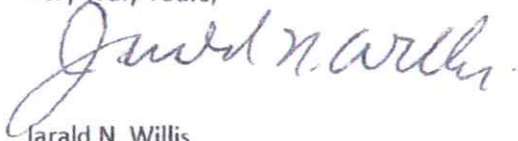
HOA members regularly use 2nd Street, Beach Street, Keeter Lane, Arcade Street, and Bottomless Pools Road as alternate routes for ingress and egress to Proctor Road. These alternative routes are especially utilized during times of peak activity at the beach, large events at the Lake Lure Inn, and community festivals that restrict ingress and egress to Proctor Road. Additionally, traffic patterns may significantly impact thoroughfare from Proctor Road if Chimney Rock State Park permits park traffic to exit via Lago Vista Drive, in which case the aforementioned alternative routes may become even more important for ingress and egress. Therefore, HOA members plan to continue to use these roadways.

As residents and taxpayers in the Town of Lake Lure, HOA members oppose the closure of these municipal streets, and would rather see all such streets marked and maintained to the same extent as other similar roadways in the Town of Lake Lure, so that they remain passable even during inclement weather, and kept free of obstructions such as low hanging branches and fallen trees.

It is contended that the maintenance of these municipal streets would contribute more to the greater public good than their closure for limited commercial interests, and the HOA would appreciate assurances that the general public will be invited to attend and participate in any sessions concerning the possible closure of these streets. Furthermore, the HOA requests that it be given advance notice if any of the mentioned roadways are to be closed in either a temporary or permanent manner for any reason other than routine maintenance.

I am also copying Mayor Pritchett, and the Town Council on this email, and I thank you for your time and consideration.

Very Truly Yours,

A handwritten signature in cursive script that reads "Jarald N. Willis".

Jarald N. Willis
Attorney at Law

cc: cpritchett@townoflakelure.com
jwmoore329@bellsouth.net
comm.bryant@townoflakelure.com

commissioner.diorio@gmail.com
johnkilby164@gmail.com