A Road Renovation Update for Our Community

From the Board of Trustees

Spring has arrived, and with it comes the topic we know is on everyone's mind: the condition of our roads. We want you to know the Board hears you, after all, we drive these roads every day too.

WHY GRADING TAKES TIME EACH SPRING

We understand the frustration of waiting for pothole repairs. The challenge is that spring weather sets the pace, not the Board. When the ground is still frozen, grading is not possible. Once the thaw arrives, rain typically follows — and grading wet, muddy roads only makes things worse. We generally need to wait for the roads to dry out sufficiently before work can begin, which typically means mid-to-late April. We can fill the worst potholes with gravel on a limited basis (it's not free), but it will soon be knocked out of the potholes and scattered by fast drivers and big delivery trucks. We want to preserve the money as much as possible for the grading sessions.

THIS YEAR'S RENOVATION PROJECT

We are pleased to announce that this spring will mark the most significant road improvement effort in Horseshoe Lake's history. We will be grading the roads to a greater depth than has been done in years — deep enough to eliminate existing potholes — and adding more crushed concrete gravel than has ever been applied at one time.

> *We want to be upfront: even with this year's work, our roads will not be perfect overnight. The recent dues increase helps, but a truly comprehensive job will take several years of sustained investment. With each passing year and each addition of crushed concrete, conditions will steadily improve.*

2026 GRADING SCHEDULE

This year we are planning three rounds of grading and dust control. Here is what to expect:

Round	Timing	Work & Notes
Round 1	Late April – Early May	Grading and dust control to address spring potholes and prepare the road surface.
Round 2	July	Grading and dust control. The bulk of this year's crushed concrete material will be added during this round.
Round 3	September – October	Final grading and dust control of the season to finish the year in good condition.

LEAVES AND ORGANIC MATERIAL IN THE ROADWAY

We want to bring an important issue to all residents' attention. Burning, raking, or blowing leaves onto the road right-of-way is not permitted — by the Township or by the Horseshoe Lake Community. Violations that are observed will be subject to a fine.

This is not simply a rules matter; there is a real and practical reason for this prohibition. When leaves are burned in the roadway, the heat weakens the roadbed. Leaves and other organic material left on the road surface eventually decay, breaking down into soft soil. That soft soil is a primary contributor to pothole formation — the very problem we are all working so hard to fix.

> **No organic material of any kind may be placed in the roadway or road right-of-way. This includes leaves, grass clippings, brush, or other yard waste.**

ROAD WIDENING — WHAT TO EXPECT

As part of the long-term renovation plan, we are also looking at widening some of our roads. We are currently consulting with Northfield Township police and fire departments to determine the minimum widths required for emergency vehicle access. We've heard in the past that 22' wide is a minimum. Many roads are just 15' or so wide.

Many residents may not be aware that our roads are platted significantly wider than what is visible today. Over the years, various features — including grass, landscaping, trees, sprinkler systems, rocks, driveways, fences, and in some cases even well heads

and at least one building corner — have encroached into the road right-of-way. Technically, these encroachments are not permitted and could be subject to removal, no matter how long they have been there. There is no “Squatters Rights” allowed on platted infrastructure (roadways).

The Board does not intend to remove anything that does not directly affect safety or the road improvement/widening project. However, some objects WILL need to be moved, and in certain cases mailboxes may need to be moved back or relocated. Members will be notified prior to removing any objects in the roadway. We apologize in advance for any inconvenience this may cause.

RIGHT-OF-WAY WIDTHS BY STREET

The table below shows the platted right-of-way width for each street in the community. To estimate where the right-of-way boundary falls in front of your home, locate the nearest utility pole and measure the distance listed below from the back side of the pole.

Subdivision	Street	Width
Lincoln	Lakeshore	50 ft
	Maple	30 ft
	All others	40 ft
Shady Beach	Beachway	50 ft
	All others	40 ft
Schrum	All streets	40 ft
Leocadia	South Horseshoe Blvd	80 ft
	Lakeshore, Leonard, Capital, Oliver	50 ft
	Edmund and Weinger	40 ft

Thank you for your patience and your continued investment in our community. We are committed to making Horseshoe Lake’s roads safer and better with each passing season.

If you have questions, please contact the Board at horseshoelakecorp@yahoo.com or leave a message at (734) 332-9043.
