

2020 Dust Control policy and options for residents living on untreated roads in Cedar Mesa Ranches

Introduction

The CMR Roads Committee prioritizes dust control for our highest volume roads with consideration that we must have enough budget remaining to perform much needed road maintenance. This leaves many lower traffic volume roads untreated. We recognize that some residents may want to treat sections of lower traffic volume roads adjacent to their property for dust control. The Roads Committee fully supports dust control through surface treatment efforts which minimize air quality impacts from fugitive road dust, as well as binding the road and improving surface durability. There is some concern that only approved methods of dust control are employed, so as not to harm the environment, or put other residents at risk.

Treatment materials and application methods

Acceptable dust treatment products available to residents at this time include commercially applied liquid magnesium (mag) chloride which is available through Desert Mountain Corporation out of Kirtland NM, and GMCO out of Rifle CO. These companies typically only do larger hauls and longer applications, and will likely not make a trip to treat only a small section, but they may be able to treat smaller sections as part of a larger job in the area.

As an alternative to commercially applied liquid products, calcium chloride pellet or flake is also very effective and acceptable. It is used in place of mag chloride in eastern states, and works similarly to mag chloride, though calcium chloride actually performs better on hot dry days. It is normally applied with a fertilizer spreader and watered into the road for effective dust control. Calcium chloride is available in several bulk options through Home Depot, as well as many other places. The Roads Committee used calcium chloride flake in 2018 to bolster areas where mag treatment came apart, and where new gravel was placed over previously treated road sections with good results.

Treatment option approximate 2020 costs

The price for commercially applied mag chloride varies between \$0.85 and \$1.25/gallon depending on the haul distance, apply quantity, and several of other things. The normal application rate for a first time apply would be .5 gallon per square yard of surface to be treated. For an 18' wide road, treating 500' would cost \$425-625

For Calcium Chloride, a 1000lb skid costs about \$525 through Home Depot. A normal application rate would be 0.5lbs/square yard of road surface. Again for an 18' wide road, treating 500' would cost \$262. The cost increases if smaller quantities are desired.

Treatment only with approval by the Roads Committee

At present, the Board of Directors is requesting that any non-HOA applied treatment MUST be done only with the notification of and approval by the Roads Committee. If several residents along a stretch want to band together to treat a section commercially, they are encouraged to elect one property owner to organize the activity, and coordinate it with the Roads Committee. This ensures that any planned roadwork does not immediately cover or disturb a treated section, and that any treatment can be monitored for effectiveness in the event the roads committee wants to pursue it as an option in the future.

For either treatment method, the road should be properly graded, and the roadway dampened before treatment is applied. Notification and cooperation with the Roads Committee will ensure this gets done so any treated section will be in as good a condition as possible. There will likely be some cost for fuel, water, etc associated with grading and watering a section of road to prepare for treatment. To encourage residents who want to pay for treatment, the Roads Committee will not pass along any costs for this prep work.

Request

The resident or group of residents will be requested to complete and sign a request form to be submitted to the Roads Committee for approval, necessary coordination of any road preparation that needs to be done, and for maintenance records keeping. (Request form on last page)

Summary

We all benefit from any efforts our residents can make to reduce dust, even if it's simply driving slower when the roads are especially dusty. As long as we ensure that any treatment methods used by residents are not harmful to our residents or the environment, there is no reason to prevent residents from treating sections of road if they so desire. If any residents would like to consider treating a section of road, or to discuss road treatment methods, please email or call the Roads Committee chairman, Chris Hinds. Chris' email is hinds@engineer.com and his phone number is 517-242-1878.

Request to Apply Dust Abatement and Treatment Materials

Date: _____

Resident (incl. lot and phone #) wishing to coordinate application:

Associated/Contributing Resident name(s) and Lot#(s):

Road name and section(s) of roadway to be treated:

The treatment product that will be used is: _____

The application will be performed by: _____

I/We understand that this work may only be conducted under the guidance and direction of the Cedar Mesa Roads Committee. I/We further understand that HOA cannot provide budget funds to cover the proposed treatment, therefore the above listed lots have agreed to pay for the treatment product and application thereof.

Requestor/Requesting Group Rep Signature

Date

Roads Committee representative approval

Date

HOA Board representative witness

Date

Section below to be filled out after above approvals have been gathered

Date of treatment application: _____

Notes about the treatment: _____
