

Roads update for Nov 2021 CMR BOD Meeting

We'll begin again by reminding everyone that our roads are maintained by the HOA, not by the county. Pretty much all of the work you see being done inside Cedar Mesa is done by volunteers. Aside from the grader and water truck, all of the equipment is provided by residents at no cost to the HOA. I'm sure we all appreciate when the roads are in better shape, and we would all reap the benefits of reducing our maintenance costs for heavily travelled sections. Keeping speeds down is the #1 way to do so. It also reduces dusting, which not only creates a harsh environment for residences along the road, it literally allows thousands of dollars per year of roadbase to blow away in the wind.

We have in the last few months received more than the usual amount of complaints about drivers not slowing for pedestrians and cyclists. PLEASE, remind your contractors and guests that our roads are an extension of your driveway, and that they are expected to *slow down* when passing your neighbors and friends along what amounts to your driveway. I don't think people are being malicious, simply that those who do not typically walk along roads have no idea what it is like to get dusted out by a passing vehicle that doesn't slow down. Vehicles pulling trailers seem to raise a lot more dust than a vehicle by itself, so please keep that in mind as well. Slowing to 15mph to pass a roadside user won't even cost you 15 seconds of additional travel time, and it certainly makes life more pleasant for the 15 seconds you pass that user.

Maintenance Update

Earlier this month a few areas of 35 were touched up with decent results in some areas, and eventual degradation in others. The speed humps will be coming out this weekend, and with some luck, the weather this coming week will allow us to grade the area they were installed smooth and get it packed in before winter arrives. We will be doing significant work to two of the turns on 35 early in December if all goes well. We will narrow the turns a bit so the roadway isn't so wide, and no longer falls on the utility right of way on the inside of those curves.

We will also be doing significant work on J.8 to restore ditching and add roadbase.

Material will also be added to areas of J.7 that have never had any roadbase, only 1.5" minus rock.

Cedar Mesa has moved away from using Four Corners Materials "state spec" roadbase, as the spec that it meets is actually for wetter locations than ours. We have adopted instead a spec published by the Federal Highway Administration, as well as the NPS that is intended for areas that receive less than 20" of precipitation annually. This new spec is also referred to as "Driving Surface Material" in some roads publications. We have been approximating this spec for about a year now by mixing materials from Four Corners Materials with good results, but this method will not support the quantity of material we need for upcoming work. Fortunately, we have found a pit over at Haycamp that is going to make material to our preferred specification. Getting a source of this material has been the majority of the delay in getting work started this fall.

Per the latest budget reduction due to falling back to 2005 bylaws, the roads committee is going to carry about \$10k of budget into 2022. This should allow us to do a “normal” amount of road improvement in 2022, even though our budget will shrink by about \$14k.

Final Thoughts

If any of you have questions or concerns with the roads, or our maintenance process or strategy, the committee welcomes residents to attend meetings and participate. Calling the committee chair is also a good way to get information or be heard. Please understand that keeping gravel surface roads in good condition in a desert environment is a struggle for not only Cedar Mesa, but everyone in our region. Treatments help, but are expensive ways to mitigate road degradation. The roads committee will continue to look for more cost-effective ways to maintain our roads.

Six roads meetings per year are open to all residents. These meetings are typically held at 6PM the second Wednesday of odd numbered months. Location will be announced prior to each month’s meeting, but they are always here in Cedar Mesa. Interim meetings may be scheduled by the committee as necessary to accomplish tasks, and may not be broadcast to all residents.

The next scheduled roads meeting will be Wed Jan 12.

Thanks for your attention!

Cedar Mesa Roads Committee

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