Roads update for Sept 2021 CMR BOD Meeting

Opening remarks

First, the Roads Committee would like to wish a kind thanks to ALL of the volunteers that help make Cedar Mesa a great place to live!!! From road maintenance to mitigation to weed control of all sorts, our board members, committee members, residents who help organize gatherings, pack voting envelopes, and even those who just take a little extra time to help out a neighbor in need. THIS is what will make our community stronger, and the Roads Committee wants to recognize all of our residents and thank them for being great neighbors!!!

That said, it seems that we have many new residents, and they may not be aware that most ALL of the work you see being done inside Cedar Mesa is done by volunteers. That’s right, CMR roads are not county maintained in any way. The best way that you can show your support for these volunteers, who are all your neighbors, is to do your part to help take care of our roads. Please drive with respect. Respect the speed limits, which helps keep our roads from coming apart. Respect other roads users (walkers, bicyclists, equestrians and animals – wild and pets) by slowing to pass them. Respect our volunteers by slowing and saying thank you. Also, please remind your contractors, delivery and other service providers that CMR roads are not public County roads and that we appreciate their respect as well.

Maintenance Update

Re-crowning and grading of side roads has been performed (with HOA owned and volunteer operated equipment) as weather permits, which is to say when it rains. In order to grade, and to get the road to pack back in with the limited amount of traffic that our side roads get, we really need a solid day of light rain, or a couple days in a row with intermittent rain. This summer, we did have a few of those days, and the grader was out each time, though it was only able to grade a mile or two each day. If you moved from somewhere that it actually rains, please understand that maintaining gravel roads in a desert environment is a true challenge…

Riprap was added to several culverts in an effort to prevent further erosion at the outfall, which is compromising road width or threatening to in several locations in Cedar Mesa.

We have hauled up 1500 or so pounds of cold patch material and fixed potholing (again manually performed by volunteers) near the entrance several times this year. This work will continue, or accelerate as that section of roadway continues to disintegrate.

There are three major roads projects still planned for this year:

* Roadwork on J.8 to improve ditches, re-crown, and add 2” or so of roadbase.
* Similar work on sections of J.7 in an effort to cover remaining areas of exposed sub-base.
* Work on 35 to add 2” of roadbase from a bit south of J.7 to the top of the “hill”.

Going into 2022, the roads committee will continue to investigate options for hard surfacing our most heavily travelled sections of 35. This year, as well as last, we spent around $20k of our annual roads budget to treat 2.5 miles of 35 and 1/4 mile of K.3 with Mag Chloride. The Mag Chloride serves to keep the dust under control, and it also helps to keep our roads from crumbling during our dry seasons. The HOA owned water truck is used multiple times a week to sprinkle the road surface to extend the life of the Mag Chloride. While it does build up in the surface to some extent, our costs are not likely to ever be less than they presently are. In fact, our road maintenance costs continue to rise even with our committee members volunteering to do more of the work internally. Because our budget is fixed, it means our dollars are capable of doing less and less maintenance as time passes.

If we can put some sort of hard surface on our most heavily travelled sections of road, we can use our budget to put some desperately needed maintenance into our side roads (non- Road 35). We understand that there are tradeoffs that will occur if we can find a way to do this, but the up side is that our side roads and less travelled sections of 35 will see more of the maintenance that they have been lacking due to our need to spend so much of our budget on only a couple miles of road every year.

If you haven’t noticed, the chip seal surface that extends up and over the entrance hill is well past it’s prime. This section of road will be one of our targets for next year, to include a survey to support improved ditching and associated backslope work, and further patching if we cannot achieve a re-surfacing.

Final Thoughts

If any of you have concerns with the roads, or our maintenance process or strategy, the committee welcomes residents to attend meetings and participate. Though the committee has a handful of “official” members, it seems to us that ALL residents of Cedar Mesa are de-facto roads committee members, as all residents have a hand in helping the roads stay in good condition, or at least helping to keep them from degrading faster during the dry months. Observing posted speeds helps not only to prevent the surface from loosening and washboarding, but it also reduces dusting, which is literally our spent road maintenance funds blowing away in the wind.

Roads Committee meetings open to all residents will be held at 6PM the second Wednesday of odd numbered months. Location will be announced prior to each month’s meeting, but they are typically hosted by a Cedar Mesa resident or occasionally at the fire barn near the mailboxes. Interim meetings may be scheduled as necessary to accomplish tasks, and will not necessarily be broadcast to all residents.

The next scheduled roads meeting will be November 10.