



Road Maintenance Schedule

January 17, 2019

Road maintenance (grading, dragging/raking, or whatever is best suited) will be performed on the roads below twice a month from spring through the fall. (May 1 through November 30). Weather dependent/snow fall conditions will change the schedule.

Other grading will be done on trouble spots and pot holes on an as-needed basis.

Minimal or no maintenance will be done during the winter.

Gate 10 at CR74E Iron Mountain and end at Mt. Sopris -- 1.5 miles

Gate 8 at CR74E Green Mt. Dr. up Mt. Champion Dr. end at Iron Mt. Dr. -- 1.2 miles

Gate 6 at CR74E Bald Mt. Dr. and end at Green Mountain. Dr. -- 1.4 miles

Gate 5 at CR74E Mt. Harvard Rd. up La Plata Dr. and end at Mt. Massive -- 1.1 miles
Gate 14 at Eiger Rd. up Montcalm and end at Mt. Blanc Rd. -- 1.4 miles
Gate 1 at CR74E Eiger Rd. and end at gate 15 -- 1.0 miles
Gate 16 at Meadow Mountain to Horse Mountain intersection -- 1.1 miles
Green Mountain Dr. between Mt. Alice Ct. to Manhead Mt. Dr. -- 0.8 miles

Estimated Total miles – 9.5

All secondary roads (roads not listed above) will be graded once in the spring and again in the fall or as needed.

All courts will be graded on a as needed basis per year. Residents on any court can notify the manager that their court does not need grading that year or other new issues.

This schedule may have to vary dependent on having a deep bury or an emergency project that takes our full attention. Equipment failure may also impact the schedule.

Moisture is needed for proper road maintenance. Without moisture potholes will not pack and will beat right back out. Wash boarded roads cannot be cut to make a smooth surface and the washboard will return in as short as 2 days. The binder is brought to the top while grading. The wind relocates the binder and our high-priced road base. Excess grading without moisture can be wasted money and effort.

note: Snow removal is a separate document