

# WV RANCH ROAD ASSOCIATION

## ROAD COMMITTEE REPORT

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with

Input from Michael Baccala

WVRRR Road Committee Report

3-11-2011

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## Objective

- Recommend to WVRRR Board actions needed to maintain WV Ranch Roads
- Use **Cost/Benefit** parameter for All Members of the Association to determine maintenance actions and allocation of funds.
- Disseminate information to Members regarding maintenance decisions and scheduled actions.

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## Known Facts

- The paved roads were never constructed to meet Yavapai County standards
- Not designed for heavy loads
- Current Annual Road Fees approx: \$59,000
- Maximum increase is 20%/year, or 10%?
- County would not take over maintenance until roads meet County standard
- Previous costs
  - Chip seal: \$33,000/mi
  - Patch: \$5.25/ sq ft

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## Conclusions

- Recommendations to be based on
  - Current wear and tear
  - Meet legal obligations
  - Traffic patterns, usage
  - Traffic speed
- Available funds
- Timeliness
- Competitive Contract Bids as possible

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## Actions

- Determine Road requirements: Grading, Paving, etc....
- Determine best type of repair/maintenance given current conditions
  - Crack Sealing
  - Patching & saw cut repairs
  - Resurfacing, e.g., chip seal, asphalt
  - Requirements for unpaved roads? Weed Control?
- Evaluate possible methods of traffic control to min wear & tear
  - Entrance Sign – ‘Enter at own Risk’, No County Maintenance, No through traffic
  - Controlled access
  - Speed Control ????
- Member diligence though updated info via WVVRA.com & Email

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## Actions - Continued

- Access current road conditions – Identify present & potential problems **Initial Review on 3-9-2011**
- Talk w/ Previous ‘Road Managers’
  - 2010: Jeffrey Dennis R, 4175 W Friendly Meadow - **Process**
  - 2008 & 2009: David Tinsley, 11211 N Cowboy Trl
    - Interviewed & received historical input – impressed w/his doc
    - Learned that there is a ‘Road Book’ – may be with Jeffrey ?
  - 2007: Joe Pritts, 4140 W Chuckwalla Rd - **Process**
- Talk w/ Others who have ‘road’experience
  - Caesar DelPrado; Mark Lineau
  - ????

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## Plan

- Seek Professional advice
  - Grady's Quality Excavating Inc. since 2007
  - Yavapai County Road
  - AGR Paving & Sealing
  - Az Paving Sys
  - APS Chino Valley
  - Others TBD
- Determine a scope of work for RFP

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## Plan Continued

- Evaluate weed control solutions
  - Talking Rock
  - American Ranch
- Obtain bids for mowing
- Evaluate other options for long term solutions
  1. Bring roads to County Standards to eliminate road fees
  2. Build up reserve to gradually improve road sections

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