

Timber Ridge Property Owners,

Update Snow Plowing:

In response to some questions on snow plowing Timber Ridge roads I wanted to communicate some information to the Timber Ridge folks.

Colorado's Timber ridge Metro District (CTRMD) contracts out the snow plowing each year. This year BWD is doing our snow plowing. Our previous year's contractor has exited the snow plowing business. We contacted 14 different contractors and all but 2 were either not available to add a new subdivision, left the snow plowing business or did not have the proper equipment to handle our roads. This year our snow plowing contractor is making an effort not to leave a big snow berm at the end of driveways that have been plowed.

BWD uses a one ton truck and/or a front end loader. They purchased exclusively for us polyurethane tips on their metal blades so as not to damage our new chip seal/fog seal that was put on our paved roads in September 2021. Our contract with BWD, as in previous years with other contractors stipulates "the basic criteria for snow plowing is 4-6 inches of snow, but this is not a hard set standard as common sense should prevail with due consideration being given to forecasted snowfalls, temperatures, etc." In case of doubt, the Contractor should communicate with the Metro District representative. It makes a difference with wet or dry snow. Of course, predicting the snow fall type and amounts in the Pagosa Springs area is quite challenging for all involved. It takes one truck anywhere from 6 to 12 hours depending on snow amount and how wet the snow to snow plow our roads.

We actually looked into CTRMD purchasing equipment doing its own snow plowing. It was decided that it was not a good option for many reasons.

Gary Franklin has volunteered to be the Metro District contact for snow plowing with Contractor and Timber Ridge. Tim Gallagher has volunteered in the past but is currently out of town.

Big Thanks!! to both Gary and Tim. Gary is also helping keep sections of the mailbox area cleared of ice and snow as Tim has done in the past. But some areas of the mailbox are in the shade and can get icy so please be cautious.

Please contact Gary with any snow plowing issues. Please be nice! Gary's contact info is : gfranklin.ctrmd@gmail.com or 970-507-0670.

Please check our website at ctrmd.org under Metro District Overview or this link <https://ctrmd.org/snow-plowing-and-road-conditions/> for snow plowing and road conditions updates.

To increase our communication with Timber Ridge folks we plan to start putting Timber Ridge snow plowing and road condition updates info on our website. We will see how this works out.

December Snow Storms:

On December 15 we had 10 inches of very wet snow that was plowed. Then the temperatures got very cold (below zero at night) and the subsurface of the roads became very frozen. Then starting on about December 24 we received about 25 - 30 inches of snow over a week's time thru the end of the year. This snow, especially at first, was very very wet. These conditions as Tim Hatch Archuleta County Road Manager stated caused a " Perfect Storm" where it was very difficult to keep up with plowing the wet snow and with folks driving on the wet snow made road conditions less than favorable. Plus, since the subsurface of the roads was frozen the packed snow and ice did not melt off as fast as it might, especially in sections on the side of hilly roads where it does not get much sun. I talked to Tim Hatch with the County and Alpha/Rockridge Metro District Manager and they both said they had the same issues with sections of their roads. It was a difficult storm in regards to road conditions. Also, trying to get some sand on some sections of the road became difficult because 1. The County had almost all of the sand. 2. Unless you have a dump truck with an attached spreader, putting sand on hilly roads is a difficult and expensive venture. We also tried scraping the packed snow/ice off some of the roads with our contractors 1 ton truck and front end loader but did not do any good. In fact, it made some sections worse because it exposed more ice on the road. We had thought about using a

big road grader but were advised not to because it would damage our new chip seal/fog seal on our roads. Though we have had very little snow since that big storm there are still sections of Timber Ridge roads with packed snow/ice.

Going Forward:

So as to try to have better results for the next "Perfect Storm" we plan to snow plow the roads earlier and more often when a big wet snow storm dumps. Also, to increase our communication with Timber Ridge folks we plan to start putting Timber Ridge snow plowing and road condition update info on our website. We will see how this works out. We are working on getting an agreement with the County to have them be able to spread sand on sections of our roads if needed, since they have the sand and the dump truck with an attached spreader. Of course we would have to pay for this service.

Please check our website at ctrmd.org under Metro District Overview or this link <https://ctrmd.org/snow-plowing-and-road-conditions/> for snow plowing and road conditions updates.

As Timber Ridge grows with building more houses and more folks staying during the winter months it makes for more challenges on snow plowing our roads. For example, there are 7 houses being built currently in Timber Ridge with 5 of those houses started in the fall and are still not enclosed. That means that more contractor crews are driving our roads each day during the winter and snow storms. Plus with big trucks hauling equipment and materials to the job sites on our residential roads during the winter makes for a challenging situation for all involved. It is a challenge even in the best conditions. Due to supply and demand more houses are being built during the winter months than in the past. Also, contractor crews vehicles and trucks delivering materials at times park on the side of our roads during the day which hindered the snow plowing trucks from snow plowing those areas.

So with more new folks moving into Timber Ridge some are not accustomed to winters in a small Colorado Mountain town like Pagosa Springs we wanted to communicate the issue we are dealing with and direct you to some information that might be beneficial.

1. Please drive SLOW and follow CDOT suggestions for winter driving when road conditions merit. There are times when 5 miles an hour is an appropriate speed.
2. If possible, try to not drive on roads before roads are snow plowed, especially when a big wet and heavy snow dumps.

Please see the link to CDOT on Driving on Winter Roads.

<https://www.codot.gov/travel/winter-driving/winter-preparedness>

Thanks,

Bob Milford
President
Colorado's Timber Ridge Metro District(CTRMD)