

Winter seems a little late this year! ❄️☀️

So, in the interest of transparency, please see the latest [Update](#) from the Colorado's Timber Ridge Metro District(CTRMD), January 5, 2025.

Snow Plowing.

We will be using BWD for the snow plowing contractor this year. They will be using 2 vehicles(Front End Loader and One Ton Truck with a steel plow to snow plow our roads this season.

We haven't needed to snowplow yet this year due to not much snow. We did have the lower section of Bristlecone, that never sees the sun, sanded. Thanks to Archuleta County Road & Bridge for spreading the sand.

Our snow plowing contract stipulates as in the past years "The basic criteria for snow plowing is 4 inches of snow, but this is not a hard set standard as common sense should prevail with due consideration being given to forecasted snow falls, temperatures, etc. with the Contractor communicating with the Metro District representatives. It makes a difference with wet or dry snow. Of course, predicting the snowfall amounts and moisture level in the Pagosa Springs area is quite challenging for all involved.

So as to continue to have good communication with Timber Ridge folks on snow plowing and road conditions, the CTRMD website will be updated with snow plowing and road conditions as was done in previous 2 years.

Please check our website at ctrmd.org under Metro District Overview or click this link [Snow Plowing/Road Conditions](#) for snow plowing and road conditions updates.

How can you help with Winters in Timber Ridge:

1. Please drive **SLOW**. There are times when **5 miles an hour** is an appropriate speed. 2. Follow [CDOT Winter Driving](#) tips 3. Drive vehicles with All Wheel or 4 Wheel Drive 4. Have good tires that are good in winter conditions.
2. If possible, try to not drive on roads before roads are snow plowed, especially when a big wet and heavy snow dumps.
3. If there is a fire hydrant near your house please try to keep it clear of snow.
4. Help keep the mailbox area in good shape. We leave a snow shovel and a bucket of snow melt by the mailboxes to be used as needed.
5. Follow CDOT winter driving suggestions at this link: [CDOT Winter Preparedness](#). Please review(These are excellent driving tips)
6. Consider carrying some of these items needed in your vehicle 1. Snow Shovel, 2. Ice Scraper and 3. [Snow Tracks](#).
7. Help keep the Clubhouse concrete front patio clear of snow and ice. A bucket of sand with a hand spreader and shovel are on the front porch of the Clubhouse. When you use the Clubhouse please shovel and spread sand on the front concrete patio, as needed, to help with better footing when using the Clubhouse. Please do not use snow melt on the Clubhouse newly improved concrete patio. Snow melt will mess up the concrete.
8. Please be very cautious on walking or riding bikes on Timber Ridge roads in the winter, especially on Bristlecone. The roads can get slick at times and have very little shoulder in areas. Plus some folks just drive too fast. It is suggested to use crampons, micro spikes or traction cleats on your boots/shoes when needed. They make a difference and they are cheap.
9. Check the website [Snow Plowing/Road Conditions](#) before contacting us on any snow plowing issues.
10. Enjoy and Embrace the Winter Conditions!! 😊 vs 🤖

Other Updates:

2024 CTRMD Projects:

1. Resurfaced the concrete patio in front of the Clubhouse. (Wolf Village Concrete)
2. Replaced screws on our Clubhouse roof and tightened screws on the horse stall roof.(Skyler Bilazzo)
3. Repaired the 2 dips on Bristlecone at the S turn. (Strohecker Asphalt)
4. Cracked fill cracks on our roads. Should be complete this week. (Sasquatch Asphalt)
5. Fire Mitigation of Timber Ridge Common property (Wilson Enterprises). We received the 60% reimbursement from Wildfire Adaptive Partnership(WAP) Grant Funds.

We identified 40 lots in 2024 that needed a Defensible Space Fire Mitigation Evaluation. 18 of those lots got the evaluation and did mitigation on their lots. Excellent! **Big Thanks!!!**

There are still grant funds available from WAP that will reimburse up to 60% of mitigation costs. We hope the remaining lots get mitigated in 2025

. FYI- There is Colorado State Tax Credit and Deduction for fire mitigation costs for those that qualify for years 2023-2025. [Tax Credit](#)

Financial:

1. The CTRMD Board approved the 2025 Budget at our November meeting and kept the mill levy at 10 mills as last year. We will take a look at it again next year as the property values will be updated by the Archuleta County Assessor's office. As you may know we lowered the mill levy last year from 15 to 10 due to the almost 90% increase in Timber Ridge property values in 2023. For more information please see CTRMD Financial Statements and 2025 Budget on the website or click this link. 2024 [CTRMD Financial Statements](#).

CTRMD has about \$1,900,000 in our Reserve Account. As we continue to save and invest for our Full Depth Reclamation(FDR) on our 8 miles of asphalt roads. We earned \$80,000 in interest income on our invested reserve funds in 2024. As interest rates have risen the last few years, so has the cost of maintaining our roads. In addition, the availability of contractors has decreased! Our latest estimated cost is \$35 per square yard for a 3 inch FDR per Kip Strohecker. We have about 115,500 square yards of asphalt roads that will need a FDR in the somewhat near future. $\$35 \times 115,500 = \$4,042,500$. The chip seal that was done in 2021 has slowed the deterioration of our 21 to 25 year old roads as we evaluated the roads each year with Rich Bechtolt, Road Engineer. Also, we continue to fill the cracks each year and fix some of the bad alligator cracks areas as needed which helps with slowing deterioration of our roads.

Our plans are to pave the 800 ft gravel section of Bristlecone in Timber Ridge when the County paves the remaining section and the unpaved section of County Road 500 towards town. They are saying 2026, but we will see.

The current plan is to start the FDR on Bristlecone in 2031 and do the remaining roads in the following 5 years. But we will adjust as needed based on the condition of the road each year. See the 20 year estimated projected cash flow in Financial Statements on the website for more details.

Traffic:

We have Solar Radar Speed signs that track the number of vehicles and speed on Bristlecone. The traffic this year is actually down from past years, most likely due to nonew houses being started to build in 2024.(Less Contractors driving our roads). In December the average vehicle count in December was about 204 per day at the Bristlecone/Kelsey sign and about 365 per day at the speed sign on Bristlecone/Sage with average speed 28 mph. Though some folks still drive way too fast. There are 150 houses in Timber Ridge, with about 40 lots left to build on.

Internet Fiber:

Clearnetworx will be laying fiber in Timber Ridge next spring and they plan to have service up and running by the end of summer 2025 per representative with Clearnetworx. They already laid fiber on Capricio in the fall.

You can pre register for high speed internet with Clearnetworx at this link: [Get Started](#). The prices per website seem reasonable with options for symmetrical speeds 200mpbs, 500 mpbs, and 1 gig mpbs. (\$60-\$80-\$110 per month), plus \$100 installation.

Reminder: CTRMD Board meets at 5:00pm 3rd Monday of each month at Clubhouse and the Agenda is posted on the website under Notices each month.

That is it for now!!



PS: We need a Powder Day soon!

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