

Timber Ridge Folks,

Winter is here in Pagosa! 

So, in the interest of transparency, please see the latest Update from Colorado's Timber Ridge Metro District(CTRMD), December 4, 2025.

1. Snow Plowing.

CTRMD purchased a used 2010 Dodge Ram 2500 4wd truck with a snowplow, Tyler Albers with Sticks and Stones Land Management will be driving the snowplow truck. We also contracted with A Cut Below Property Management, Chris Edwards, to assist with plowing our roads. The used snow plow truck came with a used Snow Dogg sand/salt spreader, which needed some new parts. The parts were on backorder and finally arrived but were damaged 😞 then replacement shipment came in and it was also damaged. 😞 After a few urgent phone calls to distributor and manufacturer, sending pics of damaged parts and explaining how to properly package the part, we are hoping 3rd time is the charm. These parts are only available from manufacturer through a distributor. Once we get the correct parts we will install them on the truck and use it as needed. We will see how it works.

Our snow plowing stipulates as in the past years "The basic criteria for snow plowing is 3 to 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 Contractors 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 years.

Timber Ridge had about 9 inches of snow last week and overnight in the 1st good snow this season. We plowed that afternoon and plowed again the next morning.

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:

- 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.
- If possible, try to not drive on roads before roads are snow plowed, especially when a big wet and heavy snow dumps.

- If there is a fire hydrant near your house please try to keep it clear of snow.
- 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.
- If a garbage day coincides with a snowplow day please do not put your garbage can in the road and in the way of the snow plow trucks.
- Follow CDOT winter driving suggestions at this link: [CDOT Winter Preparedness](#). Please review(These are excellent tips)
- Consider carrying some of these items needed in your vehicle 1. Snow Shovel, 2. Ice Scraper and 3. [Snow Tracks](#).
- 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.
- 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 shoulders in areas. Plus some folks just drive too fast. It is suggested to use crampons, microspikes or traction cleats on your boots/shoes when needed. They make a big difference and they are cheap.
- Check the website [Snow Plowing/Road Conditions](#) before contacting us on any snow plowing issues.
- Enjoy and Embrace the Winter Conditions!! 😊 vs 😊

2. CTRMD Board Term Limit Election

The CTRMD election to eliminate CTRMD Board member's two 4 year term limits passed with 72% in favor of the 97 eligible voters who voted. Thanks to All that voted in the election.

Reminder: Elimination of term limits does not eliminate CTRMD Board member elections.

3. Financial

CTRMD Board approved its 2026 Budget, which is on the CTRMD website at [CTRMD Financials](#). Timber Ridge assessed values for 2026 and 2027 decreased by 10.5% per Archuleta County Assessor's Office from previous year valuation. (\$16,141,190 from \$18,040,080). Due to this decrease, lower earning interest rates and the increase in estimated projected cost of a Full Depth Reclamation for Timber Ridge 8 miles(116,000 square yards) of asphalt roads to \$39 per square yard at 2025 estimated prices(\$4,524,000) the CTRMD Board approved changing the 2026 mill levy back to 15 mill, as approved by Timber Ridge eligible voters in 2021. CTRMD currently has \$2,150,000 in our reserve account earning 4.1% annual interest rate. As we save up for our Full Depth Reclamation, as all our roads are nearing 25 years old. We are looking to start the FDR on our roads in 2031, but that can change based on the condition of roads. We continued in 2025 to fill cracks in our roads

and patch some alligator cracks as deemed necessary. We will be reviewing the condition of our roads each year with our consultant, Rich Bechtolt, as we have done in the past.

4. 2025 Wildfire Mitigation: Another BIG effort was done in Timber Ridge in 2025. As per reported to Wildfire Adaptive Partner with 32 lots mitigated, 602 volunteer hours and \$45,720 spent on mitigation in Timber Ridge. A Lot of folks took advantage of the WAP 60% grant funds. Add that to the 35 lots mitigated in 2024. Excellent!!!. I am sure there are some more lots mitigated that did not get reported to WEP. CTRMD also rented a chipper again this year to clean up some slash piles on various lots with a lot of volunteer help.

Timber Ridge also received the FireWise Certification again in 2025. See attached file.

Big Thanks! to all that has done mitigation work on their lots, it is definitely making a positive difference. Thanks to Thomas Jones, Timber Ridge's WAP representative and CTRMD Board member!

Hope to soon have an update on when fiber with Clearnetworx will be turned on and an update on the weight limit change on Cascade coming soon, too.

Reminder: CTRMD Board meets at Clubhouse 5:00pm 3rd Monday of each month. Next meeting Dec 15th.

That is it for now!.

CTRMD Board

Bob Milford, President
Tim Gallagher
Gary Franklin
Ken Sigget
Thomas Jones