

## INTRODUCTION

This document is intended to provide a plan for annual maintenance of the roads located within the bounds of Wildwood Highlands Sub-Division. These roads are the property of the landowners and are administered by the Wildwood Highlands Landowners Association (WHLA) Board of Directors (BOD). The BOD is an elected board consisting of five landowners who serve without pay or other compensation.

The BOD has been directing WHLA road maintenance for about fifteen years. During this time many of our landowners have served on this board giving freely of their time and talents. We, the current BOD, thank each landowner for their service to the association. The past maintenance efforts have been directed towards first improving our main access road, Agua Fria Trail. When resources permitted, improvements were made to side roads with an emphasis on those roads which carried some vehicular traffic. Thanks to the efforts of previous Boards of Directors and the current BOD we have reached the point where Agua Fria Trail requires minimum maintenance and we can now direct our efforts and resources to our side roads. We will continue to direct our efforts toward those roads which have some vehicular traffic.

Any five-year plan is essentially nothing more than a forecast. Like all forecasts, this plan is subject to the vagaries of weather, of the local and national economy, as well as international events. Even as this plan is being formulated there are international upheavals, particularly in the Middle East and Japan, which could greatly affect fuel prices. Any increase in fuel prices will quite naturally have an effect on our maintenance efforts. We will begin the narrative of the plan with a discussion of potential weather related problems and solutions.

## WEATHER

We will not make any attempt to predict short or long range weather events in the five-year plan. We will describe the effects of weather events on our roads and what we can do to plan for extreme weather conditions.

New Mexico's climate is best described as semi-arid. We have an average of ten to twelve inches of precipitation annually. For the last few years we have been experiencing moderate drought conditions. This past year our weather has also been influenced by a "La Nina" weather pattern. This has caused the long-term drought to be more severe. Dry conditions are not usually a problem for gravel roads provided that there is some moisture periodically to keep the gravel/dirt compacted. However, if we grade our roads during extremely dry conditions we generally do not improve the washboard conditions that are prevalent on certain sections of our roads. The reason for this is that the valleys of the washboards are filled with material from the high spots. This material is dry and does not compact, with traffic, as damp material does. Therefore, any wind, even the wind generated by the passage of a vehicle, tends to blow the finer 1 1 material out of the road and within a few days the roads are back to their washboard condition. It has been our practice to grade our roads twice each year. We try to grade in the spring to remove ruts caused by winter weather and we grade in the autumn after the monsoon is over. In the spring and autumn we also hope to take advantage of residual moisture. In spite of our best efforts we do not always get the full advantage of winter snows and monsoon moisture. This is mainly due to scheduling of equipment operators.

**SEVERE WEATHER**

Being located in semi-arid section of the country does not preclude an occasional “gully washer” or an unusually heavy snowstorm. A heavy monsoon storm can and has washed out culverts. One such storm washed out the culvert just south of the intersection of Agua Fria Trail and Wildwood Trail leaving the residents of Wildwood and Wildwood Highlands with no access to Highway 12. In January of 2010 we had three significant snowstorms. Fortunately, we were able to have a grader plow the main roads after two of the storms. These are examples of severe weather which can affect our members. Unfortunately, we cannot predict when these weather events might occur. Although we cannot predict when we may have extreme weather events we can plan for them.

Our recommendation is to ensure that our bank deposits do not drop below a three-thousand-dollar threshold. Maintaining this balance will allow us to act quickly to repair culvert washouts and repair washed out sections of roads.

**BUDGET CONSIDERATIONS**

In January of each year we send out annual dues notices to all landowners. These dues are used primarily for road maintenance and to pay the operational expenses of the association. There are ninety nine lots in Wildwood Highlands. Our annual dues are currently \$63.00/lot. If all land owners paid their dues we would have \$6237.00 annually for road maintenance and operating expenses. Unfortunately, a few landowners can't seem to find the money to pay their dues. After two years of being in arrears, we file a lien against the property. I estimate our annual income to be somewhere between \$5800 and \$6000. Our bylaws allow the BOD to raise the dues based on the cost of living increase given to Social Security recipients. There has been no increase for the past two years so our annual dues have remained at \$63.00.

The BOD has established a Voluntary Road Improvement Fund (VRIF). All landowners are encouraged to contribute. Please mark all contributions to be applied to the VRIF. This fund will be used for improvements exclusively.

Our recommendation is that the annual road maintenance budget should not exceed \$5000. We understand that as our dues increase because of cost of living adjustments, we will also revise the annual budget to reflect that increase.

**ROAD DESCRIPTIONS**

Listed below are the roads in Wildwood Highlands which we maintain:

Name	Mileage	Notes
Agua Fria Trail	2.85 miles	See Note 1
East Rock Springs Loop	0.75 miles	
Rock Springs Loop/Highlands Trail	1.95 miles	
West Rock Springs Loop	0.50 miles	
Yucca Circle	0.65 miles	
Apache Tear Trail	0.40 miles	See Note 2
Live Oak Circle	0.10 miles	
Rock Springs Circle	0.25 miles	
Lookout Loop	1.15 miles	
Mesa Drive	0.50 miles	
Saddle Circle	0.15 miles	
Western View Drive	0.50 miles	
<b>Total</b>	<b>9.75 miles</b>	

Note 1: This mileage includes .8 miles in Wildwood Subdivision.

Note 2: There is one permanent resident on this road.

He has requested that we allow him to maintain this road.

**SUGGESTED MAINTENANCE SCHEDULE**

For the purpose of presenting an annual maintenance schedule we have divided our roads into two categories. Category one contains those roads which are the most heavily traveled and category two contains the roads which are used less frequently. Appendix I, on page five, lists the three category one roads. Appendices II and III, also on page five, lists the category two roads.

We recommend that the roads listed in Appendices I and II be graded in the spring of each year. We also recommend that in the autumn of each year those roads listed in Appendices I and III be graded. The total road mileage for spring maintenance is 6.90 miles and the total for autumn maintenance is 6.45 miles for an annual total of 13.35 miles.

This year, 2011, we are paying \$220.00 per mile for grading. Grading includes pulling material out of the bar ditches and grading the material back into the road surface. We project that the maintenance expenses for 2011 to be \$2,937 for routine maintenance. We have also spent an additional \$776 for emergency cleaning of bar ditches and cleaning material from around culverts. We had a cloud burst in late July in which we received about 3 inches of rain in less than an hour. Many of our bar ditches were filled with silt. We had them cleaned to prevent washouts should we receive another hard rain (which happened). The total for routine maintenance is expected to be about \$3,700.

## SUGGESTED UPGRADES

Upgrades to our roads usually consist of adding gravel to improve the road surface and installing culverts to improve drainage. We may also widen sections of a road, particularly at blind curves, and remove trees for improved vision (these are safety concerns).

As we stated previously we have concentrated our improvement efforts on Agua Fria Trail and on frequently traveled side roads. Our feeling is that Agua Fria Trail is in fairly good condition. While we now intend to focus more on the side roads, we will also improve Agua Fria as required. In the past two years, we have added material to East Rock Springs Loop, Rock Springs Circle and Apache Tear Trail. We have widened the western half of Yucca Circle and widened Agua Fria Trail at the curve between the west end of Lookout Loop and Saddle Circle. We also widened Agua Fria Trail at the curve near the property line between lots 67 and 24. Culverts have been added on Rock Springs Loop and East Rock Springs Loop.

In the short term (two to three years), we recommend that base course (gravel with a binder) be added to sections of Yucca Circle, Rock Springs Circle and Western View Drive. Improvements to West Rock Springs Loop, Lookout Loop, Western View Drive, Highlands Trail and Rock Springs loop should be considered when funds are available.

The cost this year for a belly dump load (18 yards) of base course is \$520. This amount of material, spread thinly, will cover 75 to 100 feet of road. Total footage of our roads is 49,370 or approximately 500 loads of base course. Daunting isn't it. Our budget for road work this year was \$5,000. We have spent \$3,512.82 leaving us with a balance of \$1,487.18. The costs for grading the roads in Appendices I and III will be about \$1,420 leaving \$67 of the 2011 budget for improvements. There will be no improvements on WHLA roads for the last half of 2011.

For a complete accounting of our expenditures for calendar year 2011, please see the updated financial report in the Wildwood Highlands Newsletter.

## CONCLUSION

At the beginning of this plan we stated that all such plans are nothing more than forecasts and, as such, are subject to change. During the drafting of this plan we had a severe rainstorm which necessitated that we spend an additional \$776 for maintenance. This was an unbudgeted, and unforeseen, expense proving our point that plans are merely forecasts.

This plan is not binding on future Boards of Directors. We will continue to revise the plan annually and we hope that future boards would either revise this plan as required or produce their own.

Fred Shepherd,  
Vice President, Wildwood Highlands Landowners Association

**APPENDIX I****Category One Roads**

<b>Name</b>	<b>Mileage</b>
Agua Fria Trail	2.85 miles
East Rock Springs Loop	0.75 miles
Western View Drive	0.50 miles
<b>Total</b>	<b>4.10 miles</b>

**APPENDIX II****Category Two Roads**

<b>Name</b>	<b>Mileage</b>
Rock Springs Loop/Highland Trail	1.95 miles
West Rock Springs Loop	0.50 miles
Live Oak Circle	0.10 miles
Rock Springs Circle	0.25 miles
<b>Total</b>	<b>2.80 miles</b>

**APPENDIX III****Category Two Roads**

<b>Name</b>	<b>Mileage</b>
Lookout Loop	1.15 miles
Yucca Circle	0.65 miles
Mesa Drive	0.50 miles
Saddle Circle	0.15 miles
<b>Total</b>	<b>2.45 miles</b>