Neighborhood Meeting Summary

August 3, 2015

22 residents attended the neighborhood meeting held at 3:00 on Saturday August 1st. The agenda included discussion about the creation of a Firesafe Council for the southwest area of Diamond Springs, including our neighborhood, and a discussion on the state of repair of our section of Patterson Dr. and the available alternatives for surface treatments for the road.

The meeting opened with a presentation by Kris Payne outlining his efforts in working with the El Dorado County Firesafe Council to establish a Firesafe council for the southwest area of Diamond Springs, including the Lake Oaks MHP, the Deer Park and Deer Park estates subdivisions, the Tullis Mine Rd neighborhood, and our Patterson Dr. neighborhood. Kris named the collective area as the “Patterson Ranch Fire Safe Council”.

Kris stated that he began working on this because of his concern that we are extremely vulnerable to wildfire in our neighborhood, and his recognition that we only have one way in and out of our neighborhood, and that vegetation has been encroaching onto our road easements to the point that in a wildfire the roads would become impassable, and we would be trapped back here. He outlined the structure and function of the EDC Firesafe Council, and stated that if we were to form the Patterson Ranch Firesafe Council as an affiliate to the EDC Firesafe Council we could develop a specific program of fire safety improvements that could be eligible for grant funding, and assistance of the Growlersburg, and California Conservation Corp work crews to help with brush clearing, chipping, and other improvements.

Everyone agreed that we should undertake the clearing of brush, and dead and down trees within our easements, whether or not we qualify for grant funding assistance, and that we unanimously agreed that we supported Kris continuing his efforts to formalizing our neighborhood as part of a local Firesafe council, and applying for affiliation with the EDC Firesafe Council.

Kris agreed to continue his efforts, and will enlist the help of residents as needed, and will advise us all as things progress. There are some costs associated with the affiliation process, but the EDC Council contributes $500 to help defray these costs. At this point, Kris was not requesting money from property owners.

**ROAD MAINTENANCE ISSUES**

Group discussion on the state of repair of the roadway, and it was universally acknowledged that the first 800-1,000ft of the road is seriously deteriorated and in need of repair before next winter. The fact that we have had 4 years of drought has allowed the road to last this long, but if the predictions of a wet “El Nino” winter are accurate, the complete failure of that section of roadway could happen next winter.

The repair that is necessary for the long term sustainability of the road is a 2” asphalt overlay over a layer of pavement fabric. The pavement fabric is necessary to keep the existing cracks from reflecting through the new overlay diminishing its effectiveness and longevity.

I spoke to a local contractor to get a budget number for this work and was told it could cost $2.10-$2.50 per sq ft. For the area involved this would be approximately $45,000. We have approximately 30 resident property owners out here so that would equate to a cost of $1500 each. He suggested another option of doing a chip seal over fabric now to protect the road for the next 3 to 4 years until we can collect enough money to do the necessary overlay. The cost of the chip seal would be about 35 to 40 cents a sq ft for a cost of approximately $250 per property owner. There was unanimous agreement that we should pursue the chip seal option at this time with the intent to collect the money necessary for the overlay over a 3-4 year period.

It was agreed that the balance of the roadway is holding up fairly well, but that it will be needing additional crack sealing and seal coating in the near future.

Because the front section of the roadway is used by everyone the question of proportionate contributions was not an issue for this work, but it was brought up for the balance of the roadway. This discussion brought out the fact that, unknown to many people, the majority of the properties in our neighborhood are subject to a road maintenance agreement that was executed and recorded by the then property owners in 1978, prior to the final land divisions that created the current parcel configurations. The agreement establishes that the cost sharing shall be based strictly on parcel size, and that improvement projects shall be decided upon by a majority of the property owners. The agreement is recorded in book 1637 of County Records at page 13, and affects all parcels on Treemont Dr, Calico Mine Rd, Dutch Mine Rd, Tombstone Ct, and No Way Out Ct, as well as some parcels that front on Patterson Dr.

It was agreed that we must do something because we all depend upon this roadway, and it is important that it continue to function in a serviceable fashion FOREVER. And for it to continue to function it must be maintained. And for it to continue to be maintained everyone must contribute to the cost of that maintenance.

This brought up for discussion the fact that attempts had been made in the past to collect an annual maintenance contribution, but that people did not pay the requested amount. It was suggested that perhaps people didn’t pay because they forgot, and it is important to send out a bill to everyone, every year to remind folks to contribute their share.

Patrice Parker is the current Treasurer of the road association, and she reported that we currently have a little over $3,000 in our savings account. She agreed to continue in that role, and we all agreed to do a better job of sending notices to people requesting their annual contribution.

I agreed to contact local contractors to get competitive bids for the chip seal work, and will report the bid results to the property owners.

**OTHER ISSUES**

Patrice brought up a concern about the spread of star thistle in our neighborhood, and a request that we all do what we can to combat it. It was unanimously agreed that we all hate star thistle. There are powerful herbicides that can kill it (stronger than Roundup) that in large amounts require a licensed applicator. The other eradication technique is to pull it out by hand, and stuff it in a plastic bag to be burned or thrown in the garbage. The important thing is to not let the seeds spread to germinate elsewhere. Let’s all do what we can to keep our properties free of star thistle.

I also brought up the point that the existing speed bumps are very effective, but they are hard on my motorcycle (actually, my back and my butt), and that I am going to place small ramps, just big enough for a motorcycle tire, at the speed bumps using patching asphalt to help ease my transition over the bumps. This will not affect the speed bumps effectiveness at slowing down cars and trucks.

At this point the meeting was adjorned.

Randy Pesses

\*\*\*Please note that the $250 estimate was based upon a budget number provided over the phone by one contractor. I have contacted four contractors for formal bids, and I will provide results to group. The contribution amount may require adjustment based upon low bid amount.