

The Ridges Landowners Association Roadside Vegetation Maintenance Policy

Rationale

The road system servicing The Ridges subdivision includes a 50-foot private access maintenance easement through private property with the roads open to unrestricted use by the public. As such, it is the responsibility of The Ridges Landowners Association to maintain the road system to support pedestrian and vehicle safety, fire prevention, stewardship of the Landowners' investment in the road system, and the reduction of liability to both the Association and to individual landowners. The road shoulder is an important part of the overall road system, supporting both structural and safety requirements. Management of the vegetation along neighborhood roads is essential to accomplish the following:

- 1) The reduction of general liability issues for the Association and for individual homeowners / landowners in case of accidents or injuries due to restricted visibility.
- 2) Clearing the roadsides of chamisa and other highly flammable growth protects against serious fire hazards.
- 3) Space on each side of the main paved road and on the dirt roads is essential to allow walkers, runners, bikers and horse riders areas to move into as vehicles pass.
- 4) Roadside space allows for snow removal and storage during or after heavy snowfall.
- 5) Maintaining clear roadsides reduces the shadowing which impedes the melting process and helps prevent a buildup of ice and packed snow along roadsides.
- 6) Keeping vegetation away from the paved road edges preserves the road and can reduce maintenance costs and additional patching expenses.
- 7) Keeping vegetation away from drainage ditches on the main paved road and the dirt roads allows for better water drainage, protecting the road and homeowners' private property.
- 8) Association insurance underwriters have advised the Board that they may consider the Association's due diligence in the event of a claim made against the Association in evaluating a claim for insurance purposes.

The Policy

Eight feet of the road easement along each side of all roads shall be managed as a maintenance zone to enhance safety, help preserve the roads, reduce maintenance costs and protect the Association and individual landowners from liability. All vegetation that inhibits mowing, impedes visibility, prevents effective plowing and snow removal, or causes a safety hazard shall be eliminated. Tree branches that extend over the road surface shall be trimmed so that there is a clearance underneath to a height of at least 12 feet to avoid damaging vehicles. The cost for the maintenance work will be borne by the Association and the work performed by The Roads Committee and its contractors.

Implementation

Implementation of roads vegetation maintenance will occur when deemed to be necessary by The Ridges Roads Committee with approval of the Board of Directors.

1. Weeds will be regularly mowed by the roadside during the spring, summer and fall seasons when needed, as determined by the Roads Committee.
2. Additional problematic vegetation may be identified and scheduled for removal once or twice per year if necessary.
3. In cases where there are particularly serious encroachments of vegetation that might require more than the ordinary maintenance, homeowners/ landowners will be notified and solutions will be discussed prior to any work being done.
4. Projected dates when scheduled mowing and maintenance will take place will be communicated to homeowners / landowners in writing at least four weeks prior to the work being undertaken.
5. In rare cases when the homeowner / landowner wishes to take responsibility for maintenance on their own property at their own expense, they will be given the option to do so as long as the following criteria are met:
 - a. Homeowner / landowner notifies the Board President in writing immediately upon receiving the maintenance notification.
 - b. Homeowner / landowner arranges for maintenance to be completed at least one week before scheduled maintenance by the Road Committee.
 - c. Homeowner/ landowner must agree to meet all the specifications for roadside clearance as determined by the Roads Committee.
 - d. Homeowner/ landowner notifies Board President when maintenance is completed.
 - e. The Roads Committee will determine if all criteria have been met and if they have, will arrange to have the homeowner / landowner's property skipped in the scheduled maintenance.
6. If all criteria have **not** been met prior to the scheduled maintenance, the property of the home owner/ land owner will be included with all other Ridges roadsides to be mowed or cleared.
7. In cases where a homeowner/ landowner disputes the decision of the Board/ Roads Committee, the Board retains final authority to act to preserve safety and avoid liability.
8. Implementation of this policy will require time and may extend over one or more years subject to budget funding requirements.
9. The Board and The Roads Committee will make every effort to engage in a dialogue with homeowners / landowners and will prioritize maintenance locations on the basis of where the most serious threats to road health and personal safety exist.