

Cedar Highlands HOA Policy and Procedure

Policy Number: No. 2024-3

Name: FALL ROADS REPAIRS & MAINTENANCE

Date of Inception: April 11, 2024

Objective:

One of the highest priorities for the Board is to be responsible and proactive in the maintenance, repairs, and general upkeep of our Cedar Highlands roads system including all private streets and alleys. The Roads Committee meets regularly to monitor and guide the HOA actions taken by making recommendations to the Board to keep our communities streets and alleys safe and accessible for all members.

Background:

Following the record winter of 2022 our HOA experienced extreme damage to our streets. The following spring of 2023 a decision was made to commence with \$34K of street repairs, maintenance, and base dirt in August. The seasonal monsoons arrived in September and washed away the street repairs. Learning from this error it is a priority for the HOA Board now to establish a clear policy that prevents any major summer street repairs/maintenance (involving addition of dirt, base, road composition, grading, etc.) NOT to be done until after the annual August/September monsoons.

Policy:

Expenditures for summer/fall repair/maintenance of Cedar Highlands streets & alleys (involving addition of dirt, base, road composition, compaction, crowning, etc.) must be reviewed and approved by the HOA Board. Actions to provide new base/dirt for street composition shall commence after the annual monsoon season (August/September). Emergency repairs/maintenance of our streets and alleys will be considered on a case-by-case basis to ensure the safety of our community.

Procedure:

The Roads Committee will conduct their routine assessment of street conditions following the spring thaw and present a list of road repairs prioritized based on safety and cost-effectiveness. The Board will review and consider action on the recommendations in a timely manner so repairs can be scheduled and completed.