



Above: On Sept. 13, Alex Vega, senior staff geotechnical engineer, and Ryan Feist, P.E. geotechnical services manager of Terracon Consultants Inc., told the Triview Board of Directors that their primary goal should be “keeping the good roads in good shape,” so they will last longer. Terracon presented a recommended maintenance plan to save the better roads and then work bit by bit to repair the failing roads. The directors followed their advice, directing District Manager Valerie Remington to proceed with crack sealing and one safety repair this fall and then perform a much larger maintenance plan as soon as weather warms in spring. Between \$1.6 and 2.1 million could be spent in the next six years, since Triview includes more than 3 million square feet of pavement, some of which is approaching 20 years old. *Photo by Lisa Hatfield.*



Left: A damaged section of road near CoQuina Dr. On Sept. 13, the Triview Board of Directors voted unanimously to start road maintenance work in fall 2016. Triview staff has already identified 52 spots in need of crack sealing that will cost \$48,376, and this is the type of preventive maintenance suggested by Terracon Consultants Inc. Also this fall, the directors want to spend \$48,600 to repair one 1,200-square-foot section of Talus Road that is becoming a safety hazard, which is shown here. Failure symptoms include alligator cracking, patches, potholes, rutting, and depressions caused by either poor construction or heavy traffic, including longitudinal cracking, edge cracking, lane/shoulder drop-off, and weathering. *Photo by Lisa Hatfield.*

es to install new road base and then applying new asphalt.

Vega cited the success of Maricopa Community College in Arizona that has followed Terracon’s prioritization methodology over the last 20 years and increased its overall pavement condition index significantly while spending less money overall.

Terracon suggested spending the most money, about \$875,000 in 2017, to protect the most roads with global treatments. The range of the projected estimate of costs and prioritization rationale for the total of six years of maintenance and repairs was between \$1.6 and \$2.1 million, depending on whether further maintenance after 2017 included just spot treatments or more global treatments like chip seal, slurry seal, or cape seal.

Engineering analysis and design would add another 15-20 percent to the cost, and they would also need to do a comprehensive review of the 20 percent of the roads slated for maintenance in 2017.

Triview includes more than 3 million square feet of pavement, some of which is approaching 20 years old. District Manager Valerie Remington had told the board on June 14 and Aug. 9 that crack sealing would be done this fall, since it is the best season for minor maintenance. See www.ocn.me/v16n7.htm#tmd-0614 and www.ocn.me/v16n9.htm#tmd.

After the presentation, initially, the directors decided to wait until spring 2017 to start the work. However, during the financial report, Vice President Mark Melville restarted the discussion when Remington reported that only 28 percent

fall 2016. Triview staff has already identified 52 different spots in need of crack sealing which will cost \$48,376, and this is the type of preventive maintenance suggested by Terracon. Also this fall, the directors want to spend \$48,600 to repair one 1,200-square-foot section of Talus Road that is becoming a safety hazard.

The board also directed Remington to start doing the preparation so that a big push on roads maintenance work could begin as soon as possible next spring when temperatures allow tar and asphalt work to be done. Secretary/Treasurer Marco Fiorito said he expected to hear a report from her at the October meeting on the progress toward that goal.

Winter street standard approved

The district’s winter street policy was approved unanimously and was designed to help district residents know what services they could expect during winter storms. The five-page document included:

- The district does not include “snow removal” but instead does “snow plowing.”
- Service levels are based on the severity of the weather event.
- Residential streets will have a single lane plowed during a storm, if the intensity of the storm provides for this.
- At end of a storm, additional travel space will be cleared of snow pushed toward edges of streets, as much as 5 feet from curb.
- Opening of driveways after a plow

goes by is the responsibility of the homeowner.

- On some cul-de-sacs, the lack of curb space between driveways might result in more driveway blockages than on through-streets.
- The district maintains sidewalks that run along primary streets or parks.
- Clearing snow on residential street sidewalks is the responsibility of property owners pursuant to a Town of Monument ordinance.
- If mailboxes are on the sidewalk of a residential street, it is the responsibility of the homeowner whose property is adjacent to shovel the snow at the mailbox.

See the district’s website for the complete document.

Tap fee policy changed, bonds refinanced, IRS placated

The directors voted unanimously to amend the district tap fees policy paid by devel-

TRI-LAKES REFORMED CHURCH
(RPCNA)

Woodmoor Community Center
1691 Woodmoor Drive
Monument, CO 80132

Sunday Worship 9:45 A.M.

www.trilakesreformed.org

One Man & a Little Lady Cleaning Services

FREE ESTIMATES Because we're not new, We know what to do!

Family Owned & Operated Since 1996

Homes • Move-Outs • Move-Ins • Weekly • Bi-Monthly
Monthly • Quarterly Deep Cleaning

ROCKY FORRY
Pgr: 719-386-1814

719 495-1798

SHARON FORRY
Pgr: 719-386-9117

PikesPeakHomeTeam.com
Your Home to Colorado Real Estate



Red Rock Treasure

Enjoy over an acre of ultimate privacy close to National Forest trails. This rare find features a Colorado contemporary open floor plan and passive solar energy savings. Only \$437,800 – call now!



Furrow Road

Rare Woodmoor 0.6 acre find! Nearly 2/3 acre level lot waiting for your dream home – yours for only \$125,000!

Elegant Tall Pines Estate

You'll fall in love with this spectacular former Parade of Homes winner on 2.7 park-like acres in prestigious Tall Pines. An exceptional beauty with handsomely crafted cabinetry throughout, comfy in-floor radiant heat and three outdoor seating areas to take full advantage of breathtaking panoramic views. \$1,150,000.

Call soon for your private showing!



Kim Rossbach
Phone: (719) 330-3277
Kim@PikesPeakHomeTeam.com
Visit PikesPeakHomeTeam.com

RE/MAX Properties
1761 Lake Woodmoor Drive Monument, CO 80132

RE/MAX PROPERTIES, INC.

Let me put my 20-plus years of experience to work for you! We are your one-stop source for real estate services from Colorado Springs to Castle Rock!