



Alpine Lakes Ranch
135 B Chuck Wagon Court
Pagosa Springs, CO 81147

Alpine Lakes Ranch Road Facts 2021

- Alpine Lakes Ranch (ALR) owns 33 miles of gravel roadway. It takes approximately one month to properly grade them (providing roads are in good condition and water is readily available).
- In 2019 nine Request for Proposals (RFPs) were sent out for road work. Three bids were returned. Next Generation Excavation, owned by Michael and Kari Preuit, won the bid with a three-year contract to work on our roads and Michael (owner/operator) is highly spoken of by other local road contractors. In 2019 and 2020 he responded promptly to each additional request made and is meticulous in his work. He also demands quality work from his crew.
- Drought conditions impact grading of all gravel roads. Moisture is needed to keep gravel on the roads.
- Traditionally, water for road grading has been provided by the ALR Ditch Company at little cost to the POA. However, ongoing drought and potential for downstream water calls can impact the ability of the ALR Ditch Company to provide water. ALR and ALR Ditch Company will discuss and implement a plan whether to use irrigation water on future ranch road work.
- Only the current ALR road contractor may cut the road for any reason. If any other contractor cuts the road, the property owner will be financially responsible to have the road repaired to the ALR road contractor's standards. Road boring may be done at the property owner's expense IF approved by the board of directors and done by a contractor specializing in road boring.
- During Winter/Spring only the current road contractor may plow ranch roads. Homeowners are responsible to plow their own driveways, but **MAY NOT** plow ranch roads. See the **Alpine Lakes Ranch Snow Plowing Facts 2021** sheet for more information.

How can ALR property owners help?

- Our road contractor and his crew are here to work on and improve our roads per our contract. Please do not stop them from working to ask questions or voice concerns. Direct your questions and concerns to the Roads Director or to the ALR Board.
- Drive the speed limit of 20 mph. We all get multiple reminders to slow down from the ALR Board and most of us ignore the reminders.
- Use 4 Wheel drive when on the roads if you have it.
- Use your vehicle Cruise Control on ranch roads if you have it.
- If we slow down when we turn into our driveway it proves we are aware of the impact of speed and have spent the money on our private drive. The same principle needs to be applied on ranch roads, we are spending ranch money when we speed on our roads.
- Join the Board and help care for our ranch.
- Attend Board meetings to discuss concerns.

- Clear brush and low hanging tree limbs (clearance of 12' is needed) from your property along the road and culverts. This will help with snow plowing as it creates more area to push the snow to. All debris must be kept away from irrigation ditches and creeks.
- Join a work party to help clear debris and low hanging branches.
- Remind your guests, delivery drivers and contractors to drive 20 mph to keep our roads in good condition.

ALR Roads Director