
TERHA Road Report

18 messages

MAY <245road@gmail.com>

Sat, Mar 17, 2018 at 4:38 PM

To: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bill Gibson <3elkcreek@sopris.net>, Bruce Lyons <lyonsservicesinc@gmail.com>, Chandellemay <chandellemay@gmail.com>, Christine Manuel <3elkcreek@gmail.com>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <deancross1959@icloud.com>, Denise Greene <dgreene@garfieldre2.net>, Jason Gotzinger <jgotz89@yahoo.com>, Jen Bisharat <jvennon@gmail.com>, Jim Hancock <Jim@townofgypsum.com>, Judy Haptonstall <judyhaptonstall@centurylink.net>, Justin Wareham <wareham_justin@yahoo.com>, Kyle Whitaker <kyle.whitaker@state.co.us>, Landon Anderson <landon@anderson-structural.com>, Laurale Cross <lauralecross@yahoo.com>, Liane Anderson <lianewarderson@hotmail.com>, Richie Luetke <richie@actionappraisalinc.net>, Shauna Ross <shaunaross2011@gmail.com>, Sherry Whitaker <whitaker621@comcast.net>, Thad Greene <trusfab@yahoo.com>, Tia <tiabob@yahoo.com>, Tony May <245road@gmail.com>, Tony May <af245@hotmail.com>

Cc: "elkrunroad@aol.com" <elkrunroad@aol.com>, "mountainwestcontracting@aol.com" <mountainwestcontracting@aol.com>, "sorensen@gouldconstruction.com" <sorensen@gouldconstruction.com>

[Poolside] Hi everyone. Dean and I were planning to meet this week but I got busy with pre-trip activities and missed the opportunity.

Next Step

Dean and I will meet within the next couple weeks and attempt to schedule road maintenance in April to take advantage of higher probability of moisture that will help with binding in the mag chloride. See the email thread below for techie info.

Contractor

There was discussion during the 2017 annual meeting to source a different contractor because it's perceived by a couple of homeowners that the current contractor is not doing a good job. As you can read below, there is an explanation of what goes into road maintenance and the road is in fantastic shape given the lack of 2017 moisture.

Our road guy has been Clint Warfel for a number of years (10?). We did go with a low ball contractor one year but ended up spending about the same budget with road base included. Also that contractor didn't have experience with adding new roadbase so the road fell apart within weeks.

Clint also offers to work on homeowners driveways for an extra fee directly billed to the homeowner. Scheduling required.

Trouble Spots

The road is down to pit run in three places and the s-curve and entrance are taking a beating. We'll look at these areas with the contractor and figure out a plan within the budget to add roadbase where it's immediately needed.

Please Mind Your Speed

Richard nicely reminded me to slow down as I'm taking the stretch in front of his house a bit to fast. In my head I thought I was going slow enough, but I agree, I'm going too fast and apologize. Richard and Jana noted a few other folks that are going a bit fast, too. They are asking us and for us to ask our visitors (and Kim, the UPS guy) to keep our speed close to 15mph to promote safety and keep the dust down. Seems like the neighborly thing to do, right?

Working on a sunburn!

+Tony

On December 8, 2017 at 11:31:34 AM, MAY (245road@gmail.com) wrote:

As you are aware, the road is getting beat up all the way around the loop and down through the Sorenson's. I met with Clint on 12/6, Wednesday, after he checked out the road and he thinks we have two options at this point.

Options

1. The first suggestion is to wait until we have some precipitation, basically a good snow melt, then use the skid steer to knock off the washboards and smooth out the surface. This option has worked great in

the past two years. The snow melt will combine with the existing Mag and rebind and freeze to provide a flatter surface. He is reluctant to water this time of the year to the road due to freezing conditions may cause unwanted liability. Sounds legit. \$500 will cover this expenditure.

2. The second option is to wait until the spring maintenance and just accept its a bad drive (and going to potentially get worse).

May 2017 Road Maintenance

During the annual meeting a discussion regarding this years road maintenance, a couple of homeowners expressed they felt the quality of road maintenance was not as expected compared to previous years. The two topics brought up were, lack of crown and the maintenance window only took one day instead of three. I addressed these concerns to Clint and here's what he said.

1. 1 day vs. 3 day. Clint said that the job takes 15 hours and this year he did it in one day because he could. Previous years he had to allocate time to other jobs so the project was spread out over three days. This year he graded, applied 56,000 gallons of water and rolled, then had GMCO scheduled to apply Mag the next day. **Take away:** The 1 Day window, not 3, is optimal for for Mag application which directly extends longevity and provides the best return on investment. The water content in the road is extremely critical to Mag application, by restricting to a 1 day window, the water has less time to evaporate.

2. No Crown. As you have noticed, there are spots where the 'pit run' rocks are showing, that means we don't have the road base (dirt and gravel mixture) to even form a crown where you may expect to see a crown. Clint says that some places have a crown and some places like corners have a cross slope. Both are draining water.

Road Maintenance 101

I have experienced some awesomely maintained dirt roads where oil and gas companies paid millions, also Hwy-12 to Crested Butte and CO Rd-14 to Sagauche. Oil and gas companies and the state spend millions because of the heavy traffic. The key is a solid foundation with a deep road base combined multiple applications of extreme watering and Mag, then regraded, re-watered, rolled and Mag. Turns the road black and hard enough for tires to leave a rubber trail. The "pit run" is the bottom foundation and not to be "re-graded" and mixed in with the road base. In fact, the maintainer plow blade bumps off the large rocks and uneven surfaces remain.

TERHA doesn't have deep pockets or county support so we are meeting our needs on a shoestring budget. All dirt roads fall apart, why?, the physics of traffic and weather conditions. We are officially at a deficit for moisture for the year at -8.17", we normally at this time have 13.7" and we have only received 5.56" of precipitation for 2017. What that means is that the road does not get moisture replenishment to draw up and keep the binding Mag Chloride at the surface, also relative humidity is considerably diminished. When we have a good "dew", you notice that the road looks like it rained the night before. Bottom line is that potholes are an indication of poor drainage. We don't have potholes, we have washboards.

If you want to explore the stimulating science of washboards, please see the links below.

Reference (first one has a cool video)

Taberlet, Morris, McElwaine, Bitbol, "[Washboard Road, The Dynamics of Granular Ripples Formed by Rolling Wheels](#)"

Skorseth, "[Preventing Washboarding](#)"

Summary and Recommendations for 2018

Considering we are down 8.14" of precipitation this year, and we are down to "pit run" is spots, the road has held up extremely well. The credit this to the skill and experience from our current road maintenance vendor.

CAUTION: Mind your speed as the powdery dust and gravel will increase stopping distances and traction around corners.

2018 maintenance will include the additional application of road base as the budget allows, regrading, massive hydration, rolling, and GMCO Mag application.

The additional road base may extend the maintenance window. The Mag application will be scheduled the very next day after watering and rolling.

As for selecting a vendor, it has been suggested to get multiple bids. If multiple vendors are requested to bid, and upon the arrival of their bids, a prudent measure prior to selection would be to visually inspect and evaluate the work completed of each vendor.

Dean Cross is the new Road Committee Chair for 2018. Tony has an action to meet with Rich and Dean for knowledge exchange.

If you made it this far, thanks for reading! I'm sure I missed something important, additional input and comments are welcome as always.

Regards,
+Tony May
[970-274-0078](tel:970-274-0078)

Sent from my iPhone

MAY <245road@gmail.com>

Fri, Apr 6, 2018 at 6:28 PM

To: mountainwestcontracting@aol.com

Cc: Amy Luetke <amy@propertyshopinc.com>, Dean Cross <deancross1959@icloud.com>, Justin Wareham <wareham_justin@yahoo.com>, Tony May <af245@hotmail.com>

Clint,

Thank you for your time on Thursday morning to meet with Mr. Cross and me.

One of our homeowners, Captain Bill, wanted to see if you would consider to work on driveways. I told him that it would ask and that it would be an extra cost and he would be personally billed.

If you would consider driveway work, would that effect your scheduling?

If you are ok with driveway work, I'll immediately contact each homeowner to coordinate and book work with you.

Dean's contact info:

Dean Cross

deancross1959@icloud.com

970-260-8498

Billing Info:

Justin Wareham

wareham_justin@yahoo.com

970-618-2917

Sent from my iPhone

+Tony

[Quoted text hidden]

Clint <mountainwestcontracting@aol.com>

Sun, Apr 8, 2018 at 8:31 PM

To: MAY <245road@gmail.com>

Tony

Yes I will grade driveways as always. I will bill each homeowner separately. I spoke with GMCO and scheduled them for April 20 at 9:00am. I will grade the road the 19th if you accept my price that I haven't got a chance to do yet. I plan to work on that tomorrow. If that date doesn't work for some reason let me know.

Thanks

Clint

Sent from my iPhone

[Quoted text hidden]

MAY <245road@gmail.com>

Sun, Apr 8, 2018 at 9:27 PM

To: Clint <mountainwestcontracting@aol.com>

Ok. What day would you like to grade driveways if contracted?

[Quoted text hidden]

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Sent from my iPhone

Clint <mountainwestcontracting@aol.com>

Mon, Apr 9, 2018 at 6:27 PM

To: MAY <245road@gmail.com>

Same day as long as there isn't too many of them. In years past there were only two or so so it didn't take long

Sent from my iPhone

[Quoted text hidden]

MAY <245road@gmail.com>
To: Dean Cross <deancross1959@icloud.com>

Mon, Apr 9, 2018 at 10:03 PM

Dean,
Clint will be able to do a few driveways.
I'm not sure if he has sent the quote to you or if we are still waiting for it.

He has the MAg ordered from GMCO for April 20 @ 9am. That puts Clint on the road all day April 18.

I can help with a communication plan if you want. I was thinking of replying to the original email with everyone's address to keep the thread alive for reference.

I want to get an email out to all asap regarding driveway maintenance and Clints contact Info to arrange the individual contacts.

Call me if you prefer

+Tony
970-274-0078

[Quoted text hidden]

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Dean Cross <deancross1959@icloud.com>
To: MAY <245road@gmail.com>

Mon, Apr 9, 2018 at 10:11 PM

I'll call you in the morning. Ty

Sent from my iPhone

[Quoted text hidden]

MAY <245road@gmail.com>
To: Dean Cross <deancross1959@icloud.com>

Mon, Apr 9, 2018 at 10:19 PM

I have a meeting from 8-11, maybe after 3pm? would be best.

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MAY <245road@gmail.com> Wed, Apr 11, 2018 at 1:24 PM

To: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bill Gibson <3elkcreek@sopris.net>, Bruce Lyons <lyonsservicesinc@gmail.com>, Chandelle May <chandellemay@gmail.com>, Christine Manuel <3elkcreek@gmail.com>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <deancross1959@icloud.com>, Denise Greene <dgreene@garfieldre2.net>, Jason Gotzinger <jgotz89@yahoo.com>, Jen Bisharat <jvennon@gmail.com>, Jim Hancock <Jim@townofgypsum.com>, Judy Haptonstall <judyhaptonstall@centurylink.net>, Justin Wareham <wareham_justin@yahoo.com>, Kyle Whitaker <kyle.whitaker@state.co.us>, Landon Anderson <landon@anderson-structural.com>, Laurale Cross <lauralecross@yahoo.com>, Liane Anderson <lianewanderson@hotmail.com>, Richie Luetke <richie@actionappraisalinc.net>, Shauna Ross <shaunaross2011@gmail.com>, Sherry Whitaker <whitaker621@comcast.net>, Thad Greene <trusfab@yahoo.com>, Tia <tiabob@yahoo.com>, Tony May <245road@gmail.com>, Tony May <af245@hotmail.com>

Cc: "elkrunroad@aol.com" <elkrunroad@aol.com>, "mountainwestcontracting@aol.com" <mountainwestcontracting@aol.com>, "sorensen@gouldconstruction.com" <sorensen@gouldconstruction.com>

We have a date for road maintenance! Dean has confirmed with Clint Warfel to regrade, compact, water, and add 4 loads of road base on April 19th with GMCO contracted for April 20th.

The Plan

Clint will complete all work in one day, a 16 hour day. He will water the road in the evening of the 19th and then again in the morning of the 20th. GMCO will be here around 9am to apply the mag chloride.

[JUMP ON THIS RIGHT NOW] Driveway Maintenance (Super EASY)

If you are in need of any driveway maintenance, you will be responsible for labor and materials and will be billed directly by the contractor.

Step 1: please contact Clint Warfel to schedule at 970-987-2219.

Step 2: If you want to have mag chloride applied, please contact Pat Hendricksen at GMCO, 970-250-2907, to get into GMCO's billing system.

Step 3: If you want to have mag chloride applied, please contact Justin Moore at GMCO, 970-379-4654, to get the application scheduled for April, 20.

Costs - Total is right at \$11k

\$8,799.40 Mountain West Contracting. 4 loads of road base, regrade, roll, water.

\$2,139.00 GMCO. 3,100 gallons at .69¢/gal of DustGuard Magnesium Chloride. This price will be extended to you if delivered on April 20.

Reminders and Tips

I'll send out another communication as we get closer.

Clint will be concentrating on the task at hand, please be mindful when passing equipment and talk to your friends and family drivers to use extra caution.

The road will be soupy on Thursday night and Friday morning, then the mag will be sticky for a day or two so your cars will be a mess. The less traffic, the better.

Consider walking your dogs in town or maybe down at the Silt river park for a few days after the mag is applied.

We always rinse and lightly scrub our dogs paws off after each walk to get rid of the mag dust.

See the info below on Road Maintenance 101, this may help set expectations and provide a technical explanation.

[Quoted text hidden]

Liane Anderson <Lianewanderson@hotmail.com>
To: MAY <245road@gmail.com>

Wed, Apr 11, 2018 at 4:42 PM

Thanks Tony for all the info,

Liane

Sent from [Mail](#) for Windows 10

From: MAY <245road@gmail.com>

Sent: Wednesday, April 11, 2018 1:24:47 PM

To: Amanda Gotzinger; Amy Luetke; Andrew Bisharat; Barbara Cebula-McCune; Bill Gibson; Bruce Lyons; Chandelle May; Christine Manuel; Cindy O'Brien; Dean Cross; Denise Greene; Jason Gotzinger; Jen Bisharat; Jim Hancock; Judy Haptonstall; Justin Wareham; Kyle Whitaker; Landon Anderson; Laurale Cross; Liane Anderson; Richie Luetke; Shauna Ross; Sherry Whitaker; Thad Greene; Tia; Tony May; Tony May

Cc: elkrunroad@aol.com; mountainwestcontracting@aol.com; sorensen@gouldconstruction.com

Subject: Re: TERHA Road Report

[Quoted text hidden]

Bill Gibson <3elkcreek@sopris.net>
To: MAY <245road@gmail.com>

Wed, Apr 11, 2018 at 6:47 PM

Cc: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bruce Lyons <lyonsservicesinc@gmail.com>, Chandelle May <chandellemay@gmail.com>, Christine Manuel <3elkcreek@gmail.com>,

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Tony, Much Thanks for coordinating this!

Bill Gibson

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--

Bill Gibson

MAY <245road@gmail.com>

Fri, Apr 13, 2018 at 9:21 AM

To: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bill Gibson <3elkcreek@sopris.net>, Bruce Lyons <lyonsservicesinc@gmail.com>, Chanelle May <chanellemay@gmail.com>, Christine Manuel <3elkcreek@gmail.com>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <deancross1959@icloud.com>, Denise Greene <dgreene@garfieldre2.net>, Jason Gotzinger <jgotz89@yahoo.com>, Jen Bisharat <jvennon@gmail.com>, Jim Hancock <Jim@townofgypsum.com>, Judy Haptonstall <judyhaptonstall@centurylink.net>, Justin Wareham <wareham_justin@yahoo.com>, Kyle Whitaker <kyle.whitaker@state.co.us>, Landon Anderson <landon@anderson-structural.com>, Laurale Cross <lauralecross@yahoo.com>, Liane Anderson <lianewanderson@hotmail.com>, Richie Luetke <richie@actionappraisalinc.net>, Shauna Ross <shaunaross2011@gmail.com>, Sherry Whitaker <whitaker621@comcast.net>, Thad Greene <trusfab@yahoo.com>, Tia <tiabob@yahoo.com>, Tony May <245road@gmail.com>, Tony May <af245@hotmail.com>
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CHANGE IN SCHEDULE

The new dates are April 26th and 27th.

4/26, Regrade, roll, water.

4/27, water, mag.

New Castle may not have the RAW water available for next week.
We could use processed water although it's about 3x the cost.

I was told that New Castles RAW water is not treated water and is delivered by ditch to a retention pond above Riverside. From there it's piped to the irrigation system and to the meter on Castle Valley Blvd and behind McD's. The town is wrapping up ditch maintenance and can't guarantee a RAW water delivery date for next week.

Please let Clint know if you want schedule your driveway maintenance.

Sent from my iPhone

+Tony

[Quoted text hidden]

MAY <245road@gmail.com>

Sat, Apr 28, 2018 at 2:14 PM

To: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bill Gibson <3elkcreek@sopris.net>,

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HidyHo

I walked the loop this morning and everything looks pretty darn good.

- Noticed the excellent detail of contouring the road to match the driveways (looks easy but it's not),
- The blending of new material and old (which holds residual mag),
- The relief of high shoulders to provide better run-off,
- The attention to clear the clogged ditches.

Big thanks to Clint for hammering out a long day and making our road great again!

Please let Dean and I know if there are any issues.

PLEASE TAKE IT EASY ON THE S-CURVE while the Mag sets, it's still a bit squishy. Thank you.

So, here's to fingers crossed to get some precip this week to help draw the mag deeper into the new material. So far we are at normal precipitation for the year.





+Tony

Sent from my iPhone

+Tony

[Quoted text hidden]

MAY <245road@gmail.com>
To: Tony May <af245@hotmail.com>

Sat, Apr 28, 2018 at 2:17 PM

Post Independent | Saturday, April 28, 2018 | **A23**

ALMANAC

*All temperature and precipitation data valid through 4 p.m. yesterday, and taken from Garfield County Airport, at Rifle.

TEMPERATURE*

Yesterday's high/low	77/35
Average high/low	64/35
Record high	83 in 2000
Record low	20 in 1984

SUNRISE SUNSET

6:15 a.m.	8:01 p.m.	Today
6:14 a.m.	8:02 p.m.	Sunday
6:12 a.m.	8:03 p.m.	Monday

BAROMETRIC PRESSURE

4 P.M. yesterday: 30.14"

PRECIPITATION*

Yesterday's	0.00"
Month to date	1.50"
Year to date	3.71"
Normal Year to date	3.81"

MOONRISE MOONSET

6:48 p.m.	5:52 a.m.	Today
7:50 p.m.	6:24 a.m.	Sunday
8:51 p.m.	6:56 a.m.	Monday

RELATIVE HUMIDITY

Yesterday: **High:** 67% **Low:** 11%

MOON PHASES



Full
4/29



Last
5/7



New
5/15



First
5/21



Sent from my iPhone
+Tony

[Quoted text hidden]

MAY <245road@gmail.com>

Sat, Apr 28, 2018 at 2:19 PM

To: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bill Gibson <3elkcreek@sopris.net>, Bruce Lyons <lyonsservicesinc@gmail.com>, Chandelle May <chandellemay@gmail.com>, Christine Manuel <3elkcreek@gmail.com>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <deancross1959@icloud.com>, Denise Greene <dgreene@garfieldre2.net>, Jason Gotzinger <jgotz89@yahoo.com>, Jen Bisharat <jvennon@gmail.com>, Jim Hancock <Jim@townofgypsum.com>, Judy Haptonstall <judyhaptonstall@centurylink.net>, Justin Wareham <wareham_justin@yahoo.com>, Kyle Whitaker <kyle.whitaker@state.co.us>, Landon Anderson <landon@anderson-structural.com>, Laurale Cross <lauralecross@yahoo.com>, Liane Anderson <lianewanderson@hotmail.com>, Richie Luetke <richie@actionappraisalinc.net>, Shauna Ross <shaunaross2011@gmail.com>, Sherry Whitaker <whitaker621@comcast.net>, Thad Greene <trusfab@yahoo.com>, Tia <tiabob@yahoo.com>, Tony May <245road@gmail.com>, Tony May <af245@hotmail.com>

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TAKE 2

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Post Independent | Saturday, April 28, 2018 | **A23**

ALMANAC

*All temperature and precipitation data valid through 4 p.m. yesterday, and taken from Garfield County Airport, at Rifle.

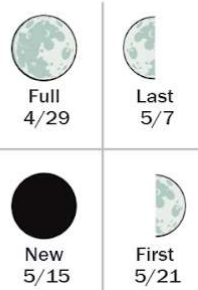
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8:51 p.m.	6:56 a.m.	Monday

BAROMETRIC PRESSURE

4 P.M. yesterday: 30.14"

RELATIVE HUMIDITY

Yesterday: High: 67% Low: 11%



+Tony

Sent from my iPhone

+Tony

On Sat, Apr 28, 2018 at 2:14 PM, MAY <245road@gmail.com> wrote:

[Quoted text hidden]

Bill Gibson <3elkcreek@sopris.net>
To: Tony May <245road@gmail.com>

Sat, Apr 28, 2018 at 9:06 PM

Cc: Amanda Stahl <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bruce Lyons <lyonsservicesinc@gmail.com>, Chandelle May <chandellemay@gmail.com>, Christine Manuel <3elkcreek@gmail.com>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <deancross1959@icloud.com>, Denise Greene <dgreene@garfieldre2.net>, Jason Gotzinger <jgotz89@yahoo.com>, Jen Bisharat <jvennon@gmail.com>, Jim Hancock

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Thanks Tony for the report. The road looks great and good news it is raining tonight!

Bill Gibson
[Quoted text hidden]

MAY <245road@gmail.com> Mon, May 14, 2018 at 11:39 AM
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Bad news: The pothole by the elk is getting bigger and expanding into the road. I'll keep picking out the big chunks as they break off.

Good news: I met with Marvin from GarCo Road and Bridge this morning and they are going to do a hot patch repair on that pothole this summer along with jetting out the culvert.

Even better news: The county is planning on re-topping Buford Rd from New Castle town limits to CR241.

Sent from my iPhone
+Tony

[Quoted text hidden]

Barbara <barbaraacm@gmail.com>
To: 245road@gmail.com

Mon, May 14, 2018 at 12:11 PM

Good! Thanks Tony.

Sent from my Verizon 4G LTE Droid
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