



Copper Canyon Ranches Property Owners Association, Inc.

CCR POA ROAD REPORT

DATE: July 17, 2025

ROAD REPORT: Shawn Miller, Road Committee/Member

I. Blading:

One more blading of the roads this year should be sufficient (*after monsoons*).

Approximate cost: \$12,000.00

II. Concerns:

Widening of ditch past the concrete end of Black Peak. It is encroaching onto the road, and under the fence of Lot 121. Request approval to start collecting culvert pipe for installation of same.

Approximate cost: \$3,000.00

III. Black Peak chip seal section:

A. Patch potholes: 3 – 500

*Options for remaining length:

1. Resurface with chip seal: estimates currently range from \$100,000 - \$35,000.
2. Remove and replace with granite with binder. Research indicates that due to the amount of traffic and type of heavy vehicle traffic, as well as the angle/slope of the road, this is not a suitable option. The results of this option would be similar to the POA's prior experience with asphalt millings.
3. Continue to patch the potholes, etc. However, this option does not appear to be a viable long term solution.
4. Start replacing sections with concrete.
 - (a.) Approximately 1200 feet – 600 linear foot per year, with a volunteer crew, and cost of materials only.
 - (b.) Replace sections in approximate 20-foot strips going *across* the width of the road. Three (3) strips per year for logistical reasons of pouring concrete. Approximate cost: \$12,000.00 per year.

*NOTES:

1. Black Peak chip and seal section is approximately 950 feet long.
2. Top 320 feet can be returned to natural material due to relatively low angle.
3. Several hundred feet of the bottom of Black Peak are still in relatively good shape.
4. Replace worst 20 ft wide strips yearly.

End of report.