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Prepared for the Road Improvement Committee at their request:

Request for general definitions of “road improvement work” and “road maintenance work” as used by the Crystal Lakes’ management and maintenance staff.

Road Improvement Work: Road Improvement includes improving drainage by deepening, widening, and/or arranging for blasting borrow ditches if necessary for drainage. Also part of road improvement includes calling for necessary locates, adding cross culverts where needed, and owner notification and/or installation of driveway culverts where needed to aid in drainage down the borrow ditches. Roads are widened where possible, based on easements, and design problems corrected where that is feasible. Shoulders are created or cleaned as needed. The addition of quality road base, with complete prep, watering and packing usually completes road improvement.

Road Maintenance Work: Maintenance of existing roads includes pulling ditches, opening culvert pockets and clearing cross culverts if necessary, repairing and replacing cross culverts of any appropriately installed driveway culverts that Association crews may have damaged during snow plowing, and grading roads using existing road base. When necessary maintenance crews remove new growth along easements to prevent equipment damage when roads are graded or plowed during the winter. Owners will be notified if a culvert is needed, given ninety days to complete installation, or the option to have the Association install the driveway culvert and invoice the owner for time and materials. If a culvert is not installed within the allotted time, a culvert will be installed and the owner invoiced.

Caveat: As always, there have been and specific instances can be expected where a site requires both improvement and maintenance; those are handled on a site-by-site review.

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