

Fiscal 2026 Roads Report

This year we continued our plan to improve the main roads into and throughout Aspen Highlands. Local real estate agents continue to express that this maintenance and improvement contribute to increased property value.

Our main effort was grading and some road base where needed on Aspen Highlands Trail, the main access road for all residents and roadbase/grading on Antelope Run. At owners' request, we did some road improvement on Deer Court to improve fire department and construction traffic access. These projects totaled \$7,469. We were able to stretch our budget because Brian was able to help us access the road base free of charge so our only outlay was for hauling and grading. It is doubtful that this will be available in the future. Since we did extensive grading and gravel on Aspen Highlands Trail between the cattle guards, \$500 was collected from some of the residents in Aspen Meadows to offset part of that expense.

Roads helped to cash flow some un-budgeted maintenance, mainly tree and brush mitigation along Deer Run and at Rogers Park. This was approximately \$2,200.

The roads committee continues to need a decision from the BOD as to the definition of "main roads" as stated in the By Laws.

Consideration should be given soon to a dues increase. Road maintenance really requires about \$10,000 per year to keep pace and due to increases in other budget areas, increased costs

to our road contractors and materials, we are spending only about \$7,000 annually. Any unforeseen road issues (blown out culverts, very severe winter or spring weather,etc) could be problematic. A \$50/ lot increase would get us back to where we need to be.

Thanks to all who drive the 15 mile speed limit on our roads. That speed creates very little dust and that saves our expensive road base. Thanks to Steve Pink for a few new road signs to replace some that were badly worn.