

## Goldfield Ranch Homeowners Association

### News bulletin

August 10, 2009

#### Sad News

The one mile test strip that GPOA approved for Goldfield Ranch is now on hold thanks to Kathy Hainse and her communications with the county. GPOA had planned to get approval for our test strip by declaring that the strip is road maintenance, not improvement, and that we do already have the county required dust permit. Kathy alerted the county to our test strip plans before GPOA had time to deal with the county and thereby raised red flags in the county planning and development department.

In an unsolicited e-mail exchange with Harry Stelling from PLANDEVX, Kathy described our test strip as a **rebuilding project**, while GPOA was looking at this as a road **maintenance project**. Mr. Stelling's reply states that the "proposed development" requires building permits for each parcel along the proposed test strip. These permits would be the responsibility of the property owners. Adhering to the county road **improvement** standards and bringing county oversight in rather than road **maintenance** standards proposed by the GPOA makes the test strip project economically unworkable.

The GPOA Board held an emergency phone conference to discuss the situation. Only Board members were supposed to be on this conference call and it was discovered that Kathy Haines was listening in. She was asked to remove herself from the conference call. Eventually the meeting did take place and the GPOA Board decided to put the test strip on hold while they consulted with legal counsel. Once again the Haineses have halted any progress on our roads.

See original e-mails below.

-----Original Message-----

>> From: [haines@agilebroadband.com](mailto:haines@agilebroadband.com) [mailto:haines@agilebroadband.com]

>> Sent: Tuesday, August 04, 2009 9:04 AM

>> To: Harry Stelling - PLANDEVX

>> Cc: Joy Rich - PLANDEVX

>> Subject: Goldfield Ranch Road Improvement Plans

>>

>> Hello again Mr. Stelling,

>>

>> Last January I sent you a memorandum containing a list of the parcel

>> numbers for the parcels abutting Vista del Oro and Goldfield roads in

>> Goldfield Ranch. Our property owner association board has now approved a

>> test project that includes build up and application of a suppressant and

>> stabilizer to a one mile section of Vista del Oro. As you may already  
>> know, the proposed project involves ripping up 4 to 6 inches (I believe)  
>> of dirt roadway, removing large rocks, rebuilding the road base, bringing  
>> in gravel and applying a magnesium chloride (DustGard)/lignin blend to  
>> one  
>> portion, a soil stabilizer to another and, hopefully, leaving a section  
>> untreated as a control section (that issue is still pending).  
>>  
>> I understand that the person overseeing the rebuilding of the road  
>> intends  
>> to start ripping this month, so I assume the Goldfield Property Owners  
>> association has contacted you concerning any permits that might be needed  
>> for the ripping, rolling, gravel delivery and placement and DustGard  
>> application. But, I am involved in preparing a cost analysis for the  
>> section that will contain the soil stabilizer. Hence, I need to know if  
>> the permit requirements or costs will be any different for the soil  
>> stabilizer section.  
>>  
>>  
>> With the help of the Western Transportation Institute at the University  
>> of  
>> Montana, I am still researching the field for the product that will be  
>> cost effective in preventing wash boarding for the longest period with  
>> the  
>> least environmental impact. Therefore, I cannot specify which particular  
>> soil stabilizer product will be recommended and approved. But, it would  
>> be helpful if you could give me a general idea of the permit requirements  
>> and costs for the Property Owners Association to apply a stabilizer such  
>> as a vinyl copolymer emulsion to 1/3 to 1/2 mile of gravel road.  
>>  
>> Looking forward to your response,  
>> Kathy Haines  
>>  
>>>  
>> Ms. Haines,  
>>  
>> Hello and thanks for the update. From the limited information that I  
>> have  
>> regarding the proposed development a building permit is required for each  
>> parcel on which the road improvements are proposed. The normal permit  
>> fees apply, as outlined previously, including those sections of the road  
>> treated with a soil stabilizer. You may contact Joy Rich, Assistant  
>> County Manager, at 602-506-6025 or by email at [richj@mail.maricopa.gov](mailto:richj@mail.maricopa.gov) if  
>> you have further questions.  
>>  
>> There are no records of new permits for grading Vista del Oro and/or

>> Goldfield roads.  
>>  
>> Harry Stelling, Jr.  
>> Development Services Specialist  
>> Maricopa County Planning & Development Department  
>> phone: (602) 506-1779  
>> fax: (602) 506-3282  
>> e-mail: [harrystelling@mail.maricopa.gov](mailto:harrystelling@mail.maricopa.gov)  
>>  
>>

> Thank you, Mr Stelling.  
> Looks like someone had better get on the ball, if they want to start soon.  
> I will inform the board member I am working with so that he can pass the  
> information on to the rest of the board.  
> Kathy  
>

Sincerely,

Goldfield Ranch Homeowners' Association Board of Directors

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