

2025 PdRRd Common Area Committee (CAC) Activities

(ver. 3-21-26 for 2026 Annual Homeowners Meeting)

“The Mission of the CAC is to make recommendations and seek solutions on issues affecting HOA common areas (maintained and natural), emphasizing safety and appearance”

- CAC coordinated volunteer cleanup, removal, and restoration of 5 homeless camps. The City does not provide service for camp removal on private (PdRRd) property. The police may contact campers if and when they have time. If homeowners see current homeless activity in our greenbelts, please contact Directors at pdrroa87507@gmail.com
- CAC supported Cindy Quintana and her mom in coordinating the annual litter cleanup on the city-wide Spring Cleanup Day. The City hauls away the gathered trash and debris. The 2026 spring cleanup is scheduled on Saturday, **April 18th 2026**.
- CAC was unable to find anyone available to coordinate the fall cleanup date, so it was skipped.
- After nearly a year of requests, meetings, and coordination with city officials, the city attorney decreed the City would not maintain (prune) the trees along the sidewalk at the east end of the subdivision, even though they are on city owned property. One tree fell and damaged a homeowner’s wall and fence. The Directors took responsibility for trimming and removing (2) mostly dead trees, and our HOA insurance paid for the wall damage. CAC then drafted a tree trimming contract for that block of trees and the trimming was done last spring by Heavenly Elements.
- After nearly a year of CAC negotiations with City Constituent Services and the Public Works Dept., they finally re-painted the crosswalk on Paseo de Los Pueblos/San Marcos at the east end of the subdivision so children can more safely walk to Pinon school. The City did not paint all the stop lines etc. as the pavement is too badly deteriorated to hold the paint. Paseo de Los Pueblos is one of the streets planned to be repaved as approved by City voters in the bond election of two years ago. The City has not yet scheduled the project, but indicates it will be done within 5 years of the passage of the Bond issue.
- The CAC drafted and updated the annual landscaping contract between PdRRd and Heavenly Elements. The Directors and CAC felt HE did a good job on the landscaping, such as weeding and mowing. They have offered to do the same work for the same cost in 2026, and we expect to sign a new contract soon.
- CAC had to lobby and call City Constituent Services numerous times to get the City graffiti removal team to PdRRd 3 times to remove spray paint graffiti on subdivision walls, on an electric transformer box, and a sidewalk retaining wall all at the east end of the subdivision. It took an unusual amount of effort to get City response as the City reorganized constituent services and supervisors.
- CAC coordinated the purchase of 4 “No Fireworks” signs and posted at Greenbelt Common Area entrances to deter fireworks for the 4th of July period.
- CAC worked with the Pueblo San Marcos Sub-HOA to encourage a wildfire defensible space project on their common area property north of their homes and adjacent to the PdRRd Greenbelt. Work was supervised and paid for by Pueblo San Marcos Sub-HOA.
- The CAC wrote up a small contract to install posts and cable above the steep drop-off to the west Paseo de Los Pueblos culvert, east side of road, on PdRRd property. The work was completed by Heavenly Elements. CAC volunteers later installed the caution signs.
- CAC identified the highest priority HOA wildfire risk area adjacent to Greenbelt homes, (east of the Sagebrush Church to Paseo de Los Pueblos). The project was called the West Paseo Defensible Space Project. CAC developed a

contract for the project using local (free) expertise and got 3 bids on the project. CAC contacted the homeowners immediately adjacent to the project. Heavenly Elements won the contract based on lowest cost, ability to implement on a timely basis, and accepting all the project criteria. Heavenly Elements completed the project during late summer. Regular coordination and inspections were done by CAC throughout the project. A total off 55 tons of vegetative debris (wildfire fuel) adjacent to homes was removed by HE and hauled to the landfill.

- CAC encouraged and oversaw a small group of volunteers to install a small post and cable safety project near a drop-off above the culvert at the far east end of the HOA adjacent to Paseo de Los Pueblos. No cost except some cable hardware.
- CAC worked with the Directors to implement a PdRRd Volunteer Permit System. Two 2025-26 permits were issued to homeowners living adjacent to the Greenbelt: 1) Jeff and Yvonne Hickerson, and 2) Charles Streeper. The permits allow the permittees to do volunteer/unpaid work in the Greenbelts supporting common area preservation and maintenance goals as specified in the permit. Examples of their work include defensible space/hazard fuel reduction work and exotic invasive plant removal. Vegetation related work also includes pruning ladder fuels beneath trees, dead and down vegetation removal, weed cutting, removal of elm saplings, light trail maintenance, trash and rubbish removal, etc. The permit period is one year. The permittees work on their own schedule as their personal time allows. They coordinate with Director Brumley and CAC as needed. Additional permits may be considered for other homeowners that want to help maintain our common areas in their semi-natural condition: contact the Directors if you are interested. Thanks to the Hickersons and Streeper for their work!
- The CAC worked with the Directors to develop a project contract for a stucco contractor to refurbish the two deteriorating PdRRd stucco entry signs. The signs were failing and fading. The contractor completed their task last fall, and the black letters on the signs were being repainted by an HOA volunteers directed by Director Kaplan.
- In September/October the CAC assisted the Directors in knocking on doors and meeting HOA members who had not pay their 2025 dues (86 members), even though this was beyond the normal Mission of the CAC. Additional dues were collected, and some good contacts made as a result of this effort.
- The CAC worked with Director Brumley on an unsuccessful attempt to install an additional crosswalk across Paseo de Los Pueblos at the west crossing of San Marcos, so that kids could more safely cross this street during busy traffic periods at the west end of the subdivision. Speeding in this area is a recurrent issue. 2 stop signs for traffic calming were associated with this request to the City. At this point the City seems reluctant to take any action, with huge bureaucratic roadblocks to any change.
- A homeowner blocked off a disjointed/uplifted section of sidewalk for pedestrian safety. Contacts with the CAC, homeowner, and the City determined that the sidewalk repair was the responsibility of the homeowner, as homeowner vegetation roots had uplifted the sidewalk. The homeowner repaired the sidewalk and re-opened it to pedestrians.
- During the 2025 Spring Cleanup Cindy Quintana discovered 2 greenbelt culverts fully plugged with debris and hardened mud that threaten to washout the City sewer line during floods that serves the HOA. CAC encouraged her to submit a work order request to Constituent Services, which she did in spring 2025. The City revised the Constituent Services work-process, then they lost the request and required resubmission, which Cindy did. It is still “in process” as of this date.
- CAC suggestions to update/revise the PdRRd website and email system failed to progress. Need more technical assistance, and it is not really a CAC issue. PdRRd/ CAC is looking for volunteers with good computer skills. Please contact the CAC if you have some availability to assist.
- CAC drafted a fall announcement that was distributed via the PdRRd email system. One focus in the message was the frequent illegal dumping of vegetation/yard debris in the Greenbelt by adjacent homeowners, which is strictly

prohibited by our covenants. Besides being unnatural and unsightly, the debris creates wildfire fuel accumulations adjacent to homes and wooden fences.