

# Cathedral City HOA Council

---

## Recap of Meeting April 18, 2013

### HOA Members Represented

Aldea – the Vistas	Cathedral Canyon #18
Candelwood Villas II	La Pasada
Cathedral Canyon #1	Montage at Mission Hills
Cathedral Canyon #2	Rancho Villages
Cathedral Canyon #4	Rio Vista Village
Cathedral Canyon #5	
Cathedral Canyon #17	

### Speakers Present

Tom Kirk, Project Manager - Coachella Valley Trail – Coachella Valley Association of Governments  
Richard Lindholm, President & CEO – National Paving  
Eric Lindholm, Project Manager – National Paving  
Heather Engel, Director of Communication & Legislation – Coachella Valley Water District  
Dave Koller, Conservation Speaker – Coachella Valley Water District

**Welcome:** Al Hallinan, Chair

**Treasurer's Report** – To be distributed

**Guest Speaker** – Tom Kirk, Project Manager - Coachella Valley Trail – Coachella Valley Association of Governments  
“The Coachella Valley Trail System”

Tom noted that several years ago there was a Regional Trail Corridor Study done by CVAG. It proposed a trail system for bikes and pedestrians along the White Water Wash levies from Palm Springs to Palm Desert. The trail system was estimated to cost approximately \$50M. The study was shelved because there was no funding.

The Study was dusted off about 1 ½ years ago. The concept was expanded to add provisions for golf carts and neighborhood electric vehicles. This only required widening the concept trail from 12 feet to 14 feet. A relatively minor increase in the construction cost to approximately \$70M. And it would include grade separations between the trail and major roadways.

The trail would be added to the CVAG Transportation Plan. It is intended to carry approximately 1% of the traffic in the Highway 111 corridor, providing relief for the other modes of transportation on the corridor. With that CVAG will contribute \$20 M per year in funding for construction and maintenance.

They then went to the Valley Public Health Organization and argued that the trail system would help them fight the number one public health problem in the valley – obesity. They concurred that the trail system would provide a mechanism for fighting obesity and contributed \$10M per year in funding for the construction and maintenance.

## Cathedral City HOA Council

---

They went to the Air Quality Maintenance District and argued that the alternative transportation modes offered by the trail system would reduce air pollution. AQMD offered \$17.4M in funding for construction.

With this commitment toward funding the trail system they have moved ahead with the project. Design/engineering team started 2 months ago. They intend to get through the environmental requirements next year, and then proceed with design and scheduling for construction phases followed by the initiation of the phased construction.

Tom asked the audience if they were aware of the two most asked questions at hotel registration desks by visitors to the Coachella Valley. He said the first is – “Where is a good place to eat?” The second most asked question is - “What opportunities for exercise are available nearby?”

He showed a list of the top 10 destinations in the nation for exercise/fitness. Number one was Minneapolis, Minnesota. All 10 destinations had seasonal challenges due to weather. So, there is nothing preventing the Coachella Valley from becoming a destination for exercise/fitness if we have opportunities such as provided by the Coachella Valley Trail System available.

**Guest Speaker – Richard Lindholm, President & CEO – National Paving**  
“Street Maintenance: What do we Need”

Richard distributed a syllabus of his POWERPOINT presentation, a manual “PASER Manual - Pavement Surface Evaluation and Rating System for Asphalt Roads” by the Transportation Information Center of the University of Wisconsin- Madison and an article “What Every Property Manager Should Know About Asphalt Maintenance and Rehabilitation” by Richard Lindholm, Copyright 2004.

He said he and his firm have been in Riverside County for over 30 years.

Richard began by noting the significance of asphalt: man has covered more of the earth with this material than with any other.

- If we are a society on wheels, then we are a society on asphalt
- Managing real estate property means managing asphalt property (along with many other disciplines)
- Roadways and parking areas play a vital role in every community
- Asphalt has been around for over 100 years
- No one has come up with a better solution
- Its big advantages
  - Flexible membrane – he passed around a sample of dried seal coat to demonstrate
  - Lower cost
  - Relatively quick and easy to install and maintain
  - Completely recyclable

# Cathedral City HOA Council

---

## Asphalt talks

- Well maintained and clearly marked roadways and parking areas convey the communities' care for safety and beauty
- Nothing conveys a better impression
- Few property attributes communicate this as quickly and as well

Knowledge about asphalt by property owners = better management of remedial process

- Maintenance – maintain the structural integrity without major improvements
- Rehabilitation – restoring to a good condition

Proper maintenance reduces costly rehabilitation costs thus lowering long-term installation preservation

Remember – Asphalt degrades with:

- Water
- Sunshine
- Wind
- Vehicular traffic

With proper maintenance, it can last practically forever.

The job of the association and a responsible contractor is to achieve that condition

## Southern California and Asphalt

- Landscape irrigation
  - Proper drainage
  - Prevention of flooding
- Sunshine & Wind
  - Can't do much about it
- Variable geography
  - Sub-grade conditions
  - Earthquakes (2000 in the last 16 months in Cathedral City alone)

Asphalt is No Better Than What is Underneath it

- Property owners and contractors must know what's underneath in order to apply the right solution
- History
  - What has gone on before?
- Property owners should strive to know this information and share it with the contractor to collaborate for a better solution

Always Apply the Right Solution, Not the Low Bid

- No relationship between the two
- Motive of the right solution is to prolong the life of the installation
- Motive of the low bidder is to get the job – once

Always Apply the Right Solution, Not the Low Bid

- The right solution is in concert with the property objective and is the lowest maintenance cost in the long run

## Cathedral City HOA Council

---

- And is dependent on knowledge and integrity

### Asphalt Distress Signals

- Various forms of cracking
  - Block Cracking – interconnected cracks forming large blocks. Cracks usually intersect at nearly right angles. Blocks may range from one foot to approximately 10' or more across. The closer spacing indicate more advanced aging caused by shrinking and hardening of the asphalt over time
  - “Alligator” Cracking – Interconnected cracks forming small pieces ranging in size from about 1” to 6”. This is caused by failure of the surfacing due to traffic loading (fatigue) and very often also due to inadequate base or subgrade support.
  - Transverse Cracks – A crack at approximately right angles to the center line is a transverse crack. The cause is movement due to temperature changes and hardening of the asphalt with aging. Transverse cracks will initially be widely spaced (over 50'). Additional cracking will occur with aging until they are closely spaced (within several feet). These usually begin as a hairline or very narrow cracks; with aging they widen.
- Surface Erosion/Water Damage
  - Exposed aggregate on surface from progressive loss of pavement material from the surface downward, caused by stripping of the bituminous film from the aggregate, asphalt hardening due to age or insufficient asphalt content.
- Sub-grade Damage

Asphalt Remedies – once you have problems you are never going to get rid of them

- Seal Coat – Thin coats of asphalt emulsion (1 or 2) applied every 3 to 5 years.
- Crack Sealing – fill cracks that are ¼” or greater in width every 3 years or as required.
- Overlay with Fiber Membrane – Fiberglass put down with hot oil e.g. Petro-Mat
- Remove & Replace – Last resort, most costly option.

### Two Cardinal Rules:

Rule #1 The area to be treated must be inspected before a bid is submitted or considered i. e. ...No inspection, no bid

- No rules of thumb
- No guesswork
- No “so much per square foot” formulas

Any contractor that gives an estimate over the phone is acting irresponsibly. An inspection by a professional estimator is the essential basis for a valid bid.

Rule #2 Walk the area with the contractor

- Discuss known problems
- Hear the remedial actions recommended and the reasons why

# Cathedral City HOA Council

---

- Do this several times and the owner can evaluate the contractor and the various solutions discussed

## Conclusion

What's a property owner to do?

Know the Asphalt Areas

- Walk the area(s) yourself periodically
- Observe what the sprinklers are doing
- Look for any standing water
- Be able to hold an informed decision with other owners and contractors

Know About Asphalt

- Today is only the beginning
- Other National Paving publications
- PASER booklet
- National Asphalt Paving Association (Napa) [www.hotmix.org](http://www.hotmix.org)
- The Asphalt Institute [www.asphaltinstitute.org](http://www.asphaltinstitute.org)
- Read pavement trade journals
- Be inquisitive; ask questions – today, tomorrow, or anytime
- Just give us a call!

Find an Asphalt Maintenance Specialist

- There's a difference between maintenance and new installations
- Even at National Paving, we separate the two
- Different knowledge, experience, equipment and crews

Find an Expert that You Can Trust

- Do some homework (be careful what you read on the internet; every job is unique)
- Check references
- Visit and inspect similar work in person
- Observe the equipment & crews if possible

Remember

- Having well-maintained asphalt roadways and parking areas:
- Improves property value
- Increases satisfaction
- ...and saves money in the long run

**Guest Speaker** – Heather Engel, Director of Communication & Legislation – Coachella Valley Water District

Dave Koller, Conservation Speaker – Coachella Valley Water District

“Water: Using and Preserving a National Recourse”

Heather began by distributing a map showing the ground water levels at various wells in the upper Whitewater River subbasin area of benefit and a table showing the upper Whitewater River subbasin area of benefit production and imported deliveries.

## Cathedral City HOA Council

---

She said that 2/3 the water within the Coachella Valley is provided by Coachella Valley Water District (CVWD) and 1/3 is provided by Desert Water Agency (DWA). 100% of drinking water comes from the aquifer.

The map and table she distributed show some good news. For the past 3 years the two water agencies have put more water into the aquifer than they have removed. This has temporally reversed a long term trend of annual overdrafts.

This has been possible because the Metropolitan Water District has had a surplus of water and the Valley has agreed to “store” that surplus for them in the aquifer by taking “advance deliveries” of about 100,000 acre-feet of water annually.

Someday MWD is going to want that water back. They provided the Valley with Colorado River and State Water Project water. They can easily take the advance deliveries back by reductions in future water deliveries.

The Valley is scheduled to receive 194,000 acre-feet of water annually from the State Water Project. The deliveries are forecasted to be only 28% of the scheduled amounts this year. And saving more water for the little fish in the Sacramento Delta could reduce that further.

As a result of this, in the near future, new developments are going to be required to provide dual water distribution systems.

Currently there are only two primary sources of recycled water in the desert the Desert Hot Springs treatment plant and the Palm Desert treatment plant. Each of these facilities is supplying all the water available to golf courses in their respective immediate vicinity.

The supply of recycled water peaks in the winter months due to the snowbirds. The demand for recycled water peaks in the summer, while the supply is low.

Dave Koller took over with his presentation on current incentive programs available to HOAs and homeowners for water conservation.

He began by reminding the group that California has a current requirement for a 20% water usage reduction by 2020. Desert landscaping uses only 17% the water that lush landscaping uses. He distributed an information sheet on current Water Wise Landscape Rebates available from CVWD.

For new developments CVWD reviews landscape plans and sets up a “water budget” based on theatrical efficient water usage. He noted that if you expect spikes in usage (you need to full your pool), call the District to discuss.

He also distributed application forms for their Residential Water Conservation Toilet Replacement Program and Large Landscape Smart Controller Rebate Program. The toilet rebate is for toilets made before 1992 at one per household. He said that Large

## Cathedral City HOA Council

---

Smart Controller Clocks are eligible for a 50% rebate and domestic Smart Controller Clocks are available at no cost to homeowners through the Cathedral City – application available online.

All of the CVWD conservation programs and rebates are available on their website at: [www.CVWD.org](http://www.CVWD.org) and click on Conservation at the top

**Open Forum** – None

**Handouts** – None, other than mentioned above

**Next Meeting** – Thursday, May 16, 2013 at the Cathedral City – City Hall

---

Tom Tousignant, Recorder