

Los Cerritos Area Homeowners Association
P. O. Box 3958
Edgewood, NM 87015-3958



<u>Board of Directors</u>		<u>Officers</u>		<u>Committees</u>	
David Nee	281-4736	Pres: Debbie Wiebener	281-0377	Roads: Steve Williams	286-2284
Tom Zipperian	286-1721	VP: David Nee	281-4736	ACC: vacant	
Debbie Wiebener	281-0377	Secy: Garth Reese	281-6658		
Garth Reese	281-6658	Treas: Tom Zipperian	286-1721		
Mike Rariden	286-0838				

April 8, 2015. 7:00pm at Wiebener Home

Agenda:

1. Interactions with the Gas association¹ as they prepare to provide service to the neighborhood.
 - a. Where to run the lines
 - b. Impact on the appearance in the neighborhood
 - c. How will this affect existing roads
 - d. other
2. ACC actions.
 - a. Proposed 3 car garage
 - b. Activity on Lot 1A
 - c. Addressing outstanding issues in the neighborhood
3. We very much need an ACC committee, rather than our current practice of addressing ACC issue by the board
4. Road issues

This board meeting is open to all association members, though there is rather limited space at the venue. Also, in keeping with most board business, there may be very limited discussion for non-officers. Minutes from the meeting will be posted, and we expect further communications directly from the Gas association to the members.

Attendance: Debbie W., Mike R., Tom Z., Garth R., David N., Steve W., TJ Malloy.
Guests: Jon W Jones of JK Associates and Ronnie ? from EMW gas.

Gas Line Installation

Schedule and Plan for installation

- We expect EMW to begin work in the neighborhood near the end of May. Between now and then, they will be contacting each homeowner that is contracted to receive a meter to discuss details on their property.
- EMW gas company will use a contractor to trench and bore. EMW personnel will work closely with the contractor to lay the pipes. They will try to minimize the impact on the

¹ E. M. W Gas Association. 384-2369. Jon may be reached at emwgas@wildblue.net

neighborhood. Where ever possible a trencher will be used. A backhoe may be required in some areas. No open trenches will be left overnight without a cover. However, there will be access issues to some roads during the day. Road crossings and driveways will be open cut.

- All paved surfaces will be bored.
- All trenches will be compacted using “jumping jacks”.
- We may look at the Buena Vista subdivision for examples.
- Big rock will be placed where we direct, or hauled away. **Action to the board.**
- Jon estimates that it will take about 6 weeks to lay the main lines, with another 6 weeks to complete the lines to the homes. The work will be done in that order.
- They plan to have 35 pounds of pressure in the main 2” line. Pressure to the house is typically 2 pounds, with 4 oz in the house.
- They are right now in phase II, which has a different pricing structure. Any homeowners who have not requested a gas connection may do so by contacting the EMW gas company. Costs for phase II were quoted as about \$450 +\$450 for the meter, and the owner pays for the yard line.

- David requested that we put meters as near as possible to transformers and water meters where possible. Ronnie replied, “we won’t run an extra 100 feet of line for this, but where possible they will comply.”
- Typically we have a 20 foot setback from the road for easement. We recommend that the meters be placed as far back from the road as possible to avoid potential problems with vehicles and maintenance, and to keep the neighborhood looking nice.

Individual Property Issues

- Responsibility for cut lines on individual property lies with the property owner. “If we cut something that’s not marked, it’s up to the homeowner to repair.”
- On most of our properties, the water, phone and power lines are run together. In that case, there will be a tracer to assist in locating the lines.
- The board recommends that as part of the discussion with the homeowner that they discuss placement of the meter.
- Homeowners may want to start talking with a plumber soon. There is a need to:
 - Retest any pressure in the home.
 - May have to replumb the home as lower pressure for natural gas may require larger lines.
 - Convert any appliances (or replace as needed).
- Meters must be accessible to EMW without crossing private property. The yard lines must be at least 18 inches deep.

Other Roads Discussion

Following the EMW gas discussion there was a discussion about roads. Some recommend no work until the gas lines are installed. Others would like to see some spring work, with additional clean up after the installation.