



The Villages Association

HIGHLAND PROJECT REQUIREMENTS FORM – FY 23-24 BUDGET

Please Note: All proposed projects require DAC endorsement prior to submittal to management

Description of Project: 1. Study of Highland Traffic and Pedestrian Safety

The Highland DAC requests that a traffic and public safety study (preferably by an independent entity) be completed in early FY23-24 with recommendations for improvements, with associated costs, which can be implemented as soon as possible after the safety study is completed.

REQUEST: Highland requests an initial estimate for the cost of a traffic safety study, where the results of the study would include an estimated cost of making any suggested improvements.

The traffic and pedestrian safety study should include all of Highland, with a focus on the following areas

1. The intersection of Buckhaven/Portree
2. The intersection of Galloway /Buckhaven.
3. The Portree road entrance to Highland related to the safety of pedestrians walking out of Highland along Portree against the incoming traffic.
4. A review of the benefit for lowering the speed limit to 15 or 20 mph from the current 25 mph throughout Highland Village, but particularly on Portree and Buckhaven.

ATTACHMENT: This request includes an attachment produced by a Highland resident, Jim Ware, who has extensive experience in overseeing and managing the construction of roadways, including as Director of El Dorado County Department of Transportation. Jim is very familiar with the design requirements of Caltrans Design Highway Design Manual (HDM), the standard to which all public and private roadways are designed and maintained in the State of California – <https://dot.ca.gov/programs/design/manual-highway-design-manual-hdm>

Project Details and Specifications

Portree/Buckhaven Intersection: Portree is the main entry road to Highland with Buckhaven being the first side street entering Portree from the east. Buckhaven is a continuously sloped roadway that starts after the curve on Kilmarnok (in Glen Arden) and proceeds downhill to Portree (passing the intersections of Galloway, Stoneshire and Halladale) and ends at the intersection with Portree. There is a stop sign on Buckhaven at Portree.

The safety issue is that the “line-of-sight-distance” from Portree heading north and from Buckhaven entering Portree (after stopping) is not sufficient, given the 25 mph speed limit on Portree, for cars entering from either roadway to detect oncoming traffic soon enough for safely entering the intersection (per the Caltrans HDM – see attachment from Jim Ware: Caltrans HDM, Section 405 – Intersection Design Standards, sub-section 405.1 Sight Distance, paragraph 405.1(2)(c) Private Road Intersections, and associated tables). When entering Portree from Buckhaven or driving on Portree approaching Buckhaven, a car can suddenly appear causing sharp braking by one or both vehicles.

Galloway/Buckhaven Intersection: There is no stop sign on Galloway at the intersection with Buckhaven and the line-of-sight-distance to detect to oncoming traffic (from both streets) at the current speed limit on Buckhaven of 25 mph, is not sufficient to meet the standards of the Caltrans HDM.

Pedestrian Safety at Entrance to Portree: There is a conflict between pedestrian and vehicle traffic on the inbound road entry to Highland. Pedestrians are supposed to walk facing traffic Along the northbound entry on Portree Drive there is a section along the east side of the roadway divider island, and particularly at the location where there is a metal guardrail on the beginning of the entrance where the width of the roadway and the lack of visibility of drivers (more acute at night) endangers the safety of pedestrians exiting Highland.

Speed Limit on Portree and Buckhaven: There are regular complaints from residents about cars traveling too fast on Portree, which is the which is the main feeder road to all other roads in Highland and on Buckhaven which is a continuously sloped road from the end of Kilmarnok Drive in Glen Arden downhill to Portree Drive.

Budget Range _____ Start Date Range: _____

Attach Sketch, Diagram, or Picture of Proposed Project

Submitted by: Dean Fisher, DAC Chair From: Highland DAC

Date: October 14, 2022

All project submittals are subject to approval by The Villages Association Board of Directors

HIGHLAND PROJECT REQUIREMENTS FORM – FY 22-23 BUDGET

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3. Description of Project: Waste Enclosure Lighting

REQUEST: Requesting Staff to provide a refined cost estimate for adding solar-powered lighting to the 19 waste enclosures in Highland (original rough estimate was \$30,000) for possible inclusion in the FY23-24 budget.

Project Details and Specifications

Based on a request from the Highland DAC in 2020, Staff (Tom Muniz) provided an initial estimate of \$30,000 for adding solar-powered lighting (solar, commercial grade, motion activated) to 19 waste enclosures. At the Highland DAC meeting on October 14, 2021, a majority of the attending residents (24) voted in favor of proceeding with the waste enclosure lighting project to the extent of obtaining a refined cost estimate for potential inclusion in the FY23/24 budget.

This request is a resubmittal from the FY22/23 budget project requests (which was not approved by the ABOD).

Budget Range _____ Requesting refined estimate _____ Start Date Range: FY22-23 – First Quarter

Attach Sketch, Diagram, or Picture of Proposed Project

Submitted by: Dean Fisher, DAC Chair From: Highland DAC

Date: October 14, 2022

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4. Description of Project: Leaf Filters for Gutters

Highland requests that the ABOD approve, and that Staff initiate a “free” cost estimate from the company “LeafFilter” for installing and maintaining leaf filters for all Highland gutters. With this cost estimate, the Staff (and/or the Highland DAC) can determine the cost/benefit payback and the tradeoff between the annual manual cleaning of gutters and the installation and maintaining of leaf filters.

This project is a resubmittal from the FY22-23 budget requests.

Project Details and Specifications

Highland residents currently pay approximately \$7,000 per/year to have gutters manually cleaned. The manual cleaning in Highland typically does not happen until March or April, long after the leaves have fallen, which allows leaves and debris to gather in the gutters prior to and during the rainy season leading to potentially clogged and overflowing gutters.

Should the cost/benefit payback for installing and maintaining leaf filters be insufficient, the DAC requests that the gutter leaf removal be rescheduled so it is done in Highland (and all other Villages) in the November/December timeframe after most of the leaves have fallen and before the major part of the rainy season begins.

Budget Range _____ **Start Date Range:** _____

Attach Sketch, Diagram, or Picture of Proposed Project

Submitted by: Dean Fisher, DAC Chair **From:** Highland DAC

Date: October 14, 2022

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HIGHLAND PROJECT REQUIREMENTS FORM – FY 22-23 BUDGET

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2. Description of Project: Turf Replacement

Highland has identified several turf reduction areas for potential replacement with shrubs and drip watering. The areas under consideration are typically heavily sloped which causes runoff and potential mowing safety. Highland is requesting that an estimate of square footage and cost be provided for replacement of the turf areas identified below, and in the photos in the Addendum.

Project Details and Specifications

The following are the initial turf reduction areas for consideration:

- a. **The turf at the upper east end (towards Galloway) of the pedestrian walking path between Falkirk and Helmsdale Dr.** The turf for replacement consideration is along the south side from the drainage area to the top of the walkway and also on the steep area at the top on the north side. This area has been estimated at approximately 4,500 sq. ft.
- b. **The steep turf and drainage area starting behind villas 7576 & 7577 on Portree**, then running down the hill towards the walkway between Helmsdale Ct. and Tayside Ct. which including a drainage sump at the bottom of the steep turf area.
- c. **The section of the turf that is steepest (at the edge of the existing shrubs) on the right side of Portree at the entrance the Highland** (the less steep area on the south side of this turf section would remain in place).
- d. **The turf under the redwood trees and the sloped areas on both sides of the walking path at the Portree entrance to the walking path between Falkirk and Helmsdale Drive**
- e. **Steeply sloped area on north Morevern Circle starting from the back side of the waste enclosure and situated between villas 7556 – 7557** then north toward the walkway between Morevern and Helmsdale Ct.

Highland requests that any plantings that are used to replace the turf be a combination of ground cover and/or plants/shrubs that are low enough in height to prevent coyote hiding spots or provide den building opportunities.

Budget Range _____ **Start Date Range:** _____

Attach Sketch, Diagram, or Picture of Proposed Project

Submitted by: Dean Fisher, DAC Chair **From:** Highland DAC

Date: October 14, 2022

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Addendum – Turf Replacement/Reduction

Highland FY22-23 Budget - Turf Replacement/Reduction Areas

The Highland DAC has identified five turf areas (in collaboration with Maintenance [meeting with Juan]) for potential replacement with shrubs and drip watering.

While the DAC has been told that turf replacement proposals were in progress and would be delivered to the DAC “soon”, no information on turf reduction plans have been received to date, so the DAC is resubmitting the turf reduction request for the FY22-23 budget for consideration in FY23-24 (if not planned or completed in FY22-23.)

The turf reduction areas depicted in this addendum have been reviewed with Maintenance Operations (Juan) and modified based on that review. The areas under consideration are typically heavily sloped which causes runoff and potential mowing safety and or may be underneath heavy tree cover which impacts turf growth and also may cause mowing issues.

The following are the initial turf reduction areas for consideration:

- a. **The turf at the upper east end (towards Galloway) of the pedestrian walking path between Falkirk and Helmsdale Dr.** The turf for replacement consideration is along the south side from the drainage area to the top of the walkway and on the steep area at the top on the north side. This area has been estimated at approximately 4,500 sq. ft.
- b. **The steep turf and drainage area starting behind villas 7576 & 7577 on Portree**, then running down the hill towards the area between Helmsdale Ct. and Tayside Ct. which includes a drainage sump near Tayside Ct. at the bottom of the steep turf area.
- c. **The section of the turf that is steepest (the north area of the turf at the edge of the existing shrubs) on the right side of Portree near the entrance to Highland** (the less steep area on the south side of this turf section would remain in place).
- d. **The turf under the redwood trees and the sloped areas on both sides of the walking path** at the Portree entrance to the walking path between Falkirk and Helmsdale Drive
- e. **Sloped area on north Morevern Circle starting from the back side of the waste enclosure and situated between villas 7556 – 7557** then north toward the walkway between Morevern Circle and Helmsdale Ct.



a. The turf area on the south side of the pedestrian walking path between Falkirk and Helmsdale Dr., starting at top/east end of the path downhill to the drainage area and the steep area at the top on the northeast side. This area has been estimated at approximately 4,500-5,000 sq. ft.



b. Steep turf area starting behind villas 7576 & 7577 on Portree running down the hill towards the walkway between Helmsdale Ct. and Tayside Ct., including a drainage sump at the bottom.



c. Steep portion of turf on the right side of Portree at the entrance to Highland



d. The turf under the redwood trees and the sloped areas on both sides of the walking path between Falkirk and Helmsdale Drive at the Portree entrance to the path.



e. Area on north Morevern Circle situated between villas 7556 – 7557 from the waste enclosure to the walkway that runs between Morevern and Helmsdale Ct.