

Glastonbury Landowners Association, Inc.

Road Policy

1. Primary Roads

The paved roads in both North and South Glastonbury are deemed Primary Roads. These roads are the main arterials that all landowners must pass over in order to access their property, and they receive the highest level of traffic. It is the Association's duty to allocate the assessments in a way that serves the greatest number of landowners which is why Primary Roads receive the greatest amount of funds from the GLA budget on an ongoing basis.

Informational Note Regarding Our Road Paving Loan: In 2001, the Glastonbury Landowners voted to take out a loan to pay for paving the main arterial roads in order to provide better entry roads for all residents. This road paving loan will be paid in full in 2016. Until then, the Association must pay 35% of its total road budget toward this loan, which is a first priority.

In addition to the paving loan expense, the Primary Roads require the expense of ongoing maintenance, periodic chip sealing, crack sealing and repairs to the pavement. As Primary Roads, the paved roads will continue to receive first priority in snow plowing and road maintenance expenditures because they serve the largest number of landowners.

Primary Roads - North Glastonbury

The paved portions of Capricorn Drive, Sirius Drive and Aries Drive.

Primary Roads - South Glastonbury

The paved portion of Dry Creek Road.

Dry Creek is actually a County road, but in 2001, the Glastonbury Landowners voted to have the paving done by the Glastonbury Landowners Association, as this was not a priority road for the County, and the County had no plans for Dry Creek to be paved. Although Dry Creek is a County road, the Association will snow plow when necessary, as Park County's main priority is plowing only the bus turnaround area. The County will occasionally plow the snow from the paved portion of Dry Creek in the winter, but it has not been consistent, and when they do plow, it is generally not done in the early morning hours when many owners need access. Therefore, when necessary, the Association will snow plow Dry Creek Road.

2. Secondary Roads

Secondary Roads include the main arterials off the paved roads in both North and South Glastonbury. Secondary Roads will receive the next greatest amount of maintenance expenditures and snow plowing priority after the Primary Roads. This is justified because the Secondary Roads provide access to the next greatest number of properties.

Secondary Roads - North Glastonbury

The unpaved portions of Sirius Drive, Aries Drive, Capricorn Drive, Taurus Road, Venus Way and the beginning of Gemini Road.

Secondary Roads - South Glastonbury

Arcturus Drive, Leo Lane and Leo Drive.

Park County sometimes grades the small portion of Dry Creek Road that is unpaved from the end of the paving to the turn for Hercules Drive. The Association grades this portion of the road when the County fails to do so.

3. Third Tier or Tertiary Roads

The Tertiary Roads have historically served fewer parcels. Some Tertiary Roads are in the lower elevations and some are in hilly terrain.

North Glastonbury Tertiary Roads

Aquarius Lane, Jupiter Way, Orion Way, Mercury Way, Pisces Way and a middle portion of Gemini Road.

South Glastonbury Tertiary Roads

Hesperus Road, Aquila Way and Virgo Way.

4. Fourth Tier Roads

Fourth Tier Roads have steep terrain, and can be subject to heavy snowfall, high winds and drifting snow. Some landowners in these areas own their own snowplows. A few have accessed their property by snowshoes or snowmobiles during winter months. Access to Fourth Tier Roads can be limited by weather, mud, snow, and ice. Four-wheel drive vehicles are generally required for safety and access. The Association's ability to remove snow on Fourth Tier Roads may be limited by available manpower, equipment and financial constraints. Road maintenance, gravel and grading are also limited in these areas due to steep terrain and budget limitations.

Fourth Tier Roads - North Glastonbury

Caspari Way and the upper part of Gemini Road.

Fourth Tier Roads - South Glastonbury

Libra Drive, Scorpio Way, Polaris Way, Sagittarius Place and Hercules Road to the intersection of Sagittarius Place. (Hercules Road from Dry Creek Road to the intersection of Polaris Way is a Main Arterial serving all residents in High South Glastonbury.)

5. Fifth Tier Roads

Fifth Tier Roads have steep terrain, and during winter months, are often subject to heavy snowfall, high winds, icy conditions and drifting snow. Because of these conditions, these roads are often inaccessible during the wintertime. Four-wheel drive vehicles are recommended, but may not always be adequate for access. Some landowners in these areas own their own snowplows. A few have accessed their property by snowshoes or snowmobiles during winter months. Access to Fifth Tier Roads is limited by weather, mud, snow, and ice, and the Association's ability to remove snow due to available manpower, equipment and financial constraints. Road maintenance, gravel and grading are also very limited in these areas due to steep terrain and budget limitations. Fifth Tier Roads provide access to the fewest number of parcels.

After the Big Creek Fire in 2006, the loss of trees along the Fifth Tier Roads in this high portion of South Glastonbury has caused significant snow drifting problems and has had a significant impact on the Association's ability to remove snow from this area.

Fifth Tier Roads - South Glastonbury (found only in the highest elevations)

Sagittarius Skyway and the end of Hercules Road beyond Sagittarius Place.

It is logical that the Primary and Secondary Roads must first be snow plowed in order to reach the Tertiary, Fourth and Fifth Tier Roads. These roads that serve fewer parcels require that the fewer number of assessments collected be stretched over a greater number of miles. Landowners accessing their property from Tertiary, Fourth or Fifth Tier Roads who desire greater levels of snow removal services or gravel/grading/paving may consider joining with landowners in their area to form local improvement districts that fund this greater level of maintenance.