

George Ranch Community Association

GRCA Road Closure Policy: Heavy Truckloads

As of January 1, 2000¹, all California Community Associations are required, when providing a copy of a Governing Document, to include a cover page with the following statement:

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

It has been and continues to be the Association's policy not to discriminate on the basis of race, color, religion, gender, gender identity, gender expression, sex, familial status, marital status, sexual orientation, disability, national origin, or ancestry.

GRCA Road Closure Policy: Heavy Truckloads

What is closed?

From mid-October to late April, our roads are closed to trucks weighing more than 40,000lbs. Heavy trucks are defined as Gross Vehicle Weight Rating (GVWR) PLUS any trailer, or Gross Combination Weight Rating (GCWR). The only exceptions are trash & propane deliveries. All Residents are notified by email when the closure starts and ends. At the recommendation of the Buildings and Grounds Committee this ban may start earlier or end later. The ban is posted at the entrance to the George Ranch.

Why the Closure?

In the mid 1980's the Developers constructed some of our private roads BELOW County standards. The Developers "cut corners" and the Developers ultimately went bankrupt.

Our roads are vulnerable to damage for 3 reasons:

- The natural clay common on the Ranch was not excavated to sufficient depth
- The underlayment material was insufficient & improperly compacted
- The asphalt blacktop layer is thinner than County standard in many areas

As a result, rains soften the clay soil making the roads very susceptible to buckling under heavy loads - those greater than 40,000 lb GCWR.

Who is responsible for compliance with heavy truck ban?

Each Resident is responsible for alerting contractors or vendors to the closure and for violations by their contractors or vendors. The Board and the Buildings & Grounds Committee monitor activity and respond to violations reported by Residents.

What if there is a violation?

Residents are subject to fines for violating the policy. The Board will shortly be circulating a new Fine Policy. It will set the fine for violation as \$5000 per incident. Residents are also responsible for repair of road damage caused by heavy trucks used by their contractors or vendors. Over the years, there have been several instances where repair costs have been collected, the largest assessment being \$10,000. The responsibility is on the Resident to incorporate this ban into any contracts or purchase delivery details.

Any Options for deliveries?

The only option during the road closure period is to break heavy loads into smaller loads that are below the 40,000 lb. GCWR limit, or to have heavy equipment weighing less than 40,000 lb GCWR unloaded at the front gate and driven up the roads to the Resident's Lot.

PLEASE ACT TO PROTECT OUR ROADS: ALERT YOUR CONTRACTORS NOW