



Everything you always wanted to know about ditches in Taft Canyon....



It has come to the attention of our HOA that there is much confusion among homeowners (old and new), regarding the upkeep and management of our ditches and culverts. This fact sheet has been created as a starting point to aide homeowners basic understanding of how important proper ditch maintenance is to our neighborhood, and to be a resource when planning and implementing your ditch design or clean-up. As the spring & summer rainy season will soon be here, we felt it imperative to get this information out to you quickly!

Question: Who owns the ditches & culverts (the pipe under your driveway!) in front of our homes?

Answer: Larimer County owns the easement from the road that includes your ditch & culvert. However, homeowners are responsible for their maintenance (i.e. un-impeded water flow) and beautification (per our HOA covenants).

Question: Is it OK to have shrubs & flowers in my ditch?

Answer: If your ditch can feed stormwater into your culvert at capacity, without overflowing onto the road, you are in compliance.

Question: What about trees in my ditch?

Answer: Trees cause destruction as they grow and are not recommended. Roots can cause road and/or ditch damage. A tree trunk can obstruct water flow & can create safety hazards for pedestrians when drivers can't see around them.

Question: What size rock is best to use?

Answer: Pick your rock size based on the force of the water coming down your ditch. If the water always moves your rocks consider changing the size of your rocks! The lowest maintenance ditches have concrete bottoms with various siding methods and have proven to be successful. *See list of recommended contractors on reverse for design recommendations.*

Question: If my neighbors ditch is adversely affecting water flow in my ditch what are my options?

Answer: You can notify the HOA or County about the "offending" ditch and they will work with the homeowner to resolve the issue.

Question: What can I do about standing water in my ditch?

Answer: First, the HOA recommends checking culverts for blockages regularly. Get in the habit of using your garden hose each spring to flush out the culvert. This small step can alleviate build up and subsequent blockages. Second, please check your sprinkler systems to be sure they are adjusted properly. One recommendation is to cut your watering cycle time in half, then run the cycle again. This gives the lawn a better chance to absorb the water rather than send the overflow into your ditch. Eliminating any standing water is imperative to reducing the spread of West Nile Virus. If your ditch continues to have standing water in it all summer, please contact a local garden center to learn how to treat that water for mosquito control.

See reverse for important contacts!

Important Contacts

Board Member: Sivea Key email: siveakey@comcast.net (best to reach)

HOA Contact: Mike Adams 377-1626 (Faith Property Mgmt)

Larimer County: Dale Miller 493-5653 (County Roads & Bridges)

Informational Links & Numbers

Taft Canyon Website: www.neighborhoodlink.com/larimerco/taftcanyon/

Mosquito Control: 663-5697 or 498-6775

**If you want to clean up your ditch & culvert
but can't do the work yourself, these neighbors are for hire!
(Ditch work, mowing, gardening, weeding, odd-jobs)**

Tyler Vosberg:	224-9556	AGE: 13	(Mom: Jill)
Erik Ramirez:	282-1254	AGE: 13	(Mom: Julie)
Joshua Beard:	223-3770	AGE: 18	cell: 581-4411
Jimmy Arone:	223-7757	AGE: 15	(Mom Debi)
Ben Hand:	225-0566	AGE: 14	cell: 227-3491 (Mom: Kristen)
Mike Kauzmann:	223-1570	AGE: 16	(Mom: Val Mauksch) July/Aug only
Ethan Ries:	402-6883	AGE: 21	(painting, fence, & decks too)
Karen Gilsdorf	204-6260	AGE: 17	(Mom: Kristi)
Austin Leschak:	232-9260	AGE:	
Danny Weaver:	282-8502	AGE: 13	(Mom: Kathy)
Lindsay Weaver:	282-8502	AGE: 16	(Mom: Kathy)
Evan Kane:	443-0233	AGE: 21	(Mom: Phyllis)
Diana Potterveld	223-1508	AGE: 15	(Mom: Pam)
Susie Potterveld	223-1508	AGE: 17	(Mom: Pam)
Jamie Linnane:	377-3315	AGE:	(Mom: Diane Zelhofer)
Nick McLimans	223-2265	AGE: 18	

Neighbor-to-Neighbor Recommended Contractors

1. Kessler Construction Co 663-4428
2. Gary Weeks 225-2422 (Inspections & good source for recommendations)
3. Messner Engineering 663-2221
4. Zak George Landscaping (window wells too) 221-9228