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Cedarpines Park



Please help me adopt Burnt Mill road

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From: [njg03tj](#)

Sent: Friday, July 24, 2009 08:15 PM

Hello folks, Last year you may recall that I wanted to get a crew together to adopt Burnt Mill road. (forest road 2N03) This road needs our help. The availability of the road is important. For those of you who don't know, Burnt Mill Road is a dirt road and leads from the intersection of Mojave River Road and Crest Forest to the 138. It's in fair condition all things considered. But it needs help. Examples of help, are clearing brush that is encroaching on the road, removing trash, maintaining drainage systems so the road maintains it's integrity through out the season.

Any and all help and would be greatly appreciated. Even if you can only come out twice a year it helps. Having a 4 wheel drive is not necessary to help. Sometimes it's easier to car pool.

I'm going to plan on being at the intersection of Crest forest and Mojave River Road Sunday Aug, 9th at 9am. This will not be a work day, but I would like to get together and meet those who might be willing to help. Than maybe we could take a drive down the road so that you can see what I am taking about. I live nearby and can make it there almost any Sunday with short notice. Please bring water, a camera, and any snacks you might want for the trail drive.

One thing to keep in mind is that adopting a trail (or road in this case) in about more than just trail maintenance, it's about making new friends and enjoying a day in the forest with your family.

Check out this web site for more information about adopt-a-trail .

<http://www.sbnfa.org/ohvadopt.php>

Thank you,

I look forward to meeting you

Please feel free call me in the evening between 7 and 9 at 909 338 6867

Send me an e-mail at njg03tj@yahoo.com (please include 2N03 in the subject line)

Thanks again,

Jim G.

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From: [mtnsnsea](#)

Sent: Saturday, July 25, 2009 11:49 AM

Right on Jim G! I too live nearby and at the time of the fire evacs I considered going down the back taking that route to help eliminate the gridlock elsewhere but then feared getting stuck and putting my family and others at risk so didn't. It is an important road. I will give you a call and tell the neighbors too. Thank you!!!!

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Saturday, July 25, 2009 04:42 PM

njg03tj,

You have a noble cause. Most of us don't know that Sawpit Canyon Road, Mozumdar and Burnt Mill Canyon Road are connected on the parcel maps. A portion of Mozumdar cuts through the backside of the Unification Church property (Mozumdar Temple). After the Old Fire in 2003, Sawpit Canyon Road was cut and connected to one of the 2N roads leading to Silverwood Lake. As our communities grow, and they will, Highway 138 will not be the only paved exit on the north side of Crestline and CPP. Similar situation with hwy 173 I suspect.

[Complain About This Message](#) |

From: Roncpp

Sent: Saturday, July 25, 2009 06:27 PM

2N03 will never be paved. It is on USFS land and serves as fire access to the forest. Federal funds pay for the annual maintenance, except when they close it as they did after the Old Fire for 2 years.

Hwy 173 (Lake Arrowhead Road from the gun range to the second dam below Lake Silverwood) will also never be paved. This issue was addressed by the retired former regional manager for CalTrans during one of the early Bark Beetle informational meetings. The Forest Service and Caltrans fought assuming any jurisdiction over the back road because it could never be brought into compliance with standards for State Highways. There isn't sufficient room to grade a right of way that would accommodate two lanes of traffic with shoulders, turn outs and drainage. There is no budget for it either. The cost was estimated in the millions decades ago.

[Complain About This Message](#) |

From: Roncpp

Sent: Saturday, July 25, 2009 06:33 PM

There was a plan on the books at one time to build a freeway through Sawpit Canyon connecting Lake Silverwood with the 215. I have hiked the route and driven portions by ATV and can guarantee that will never come to pass either. The current plan to abandon several existing dirt roads and upgrading others has been sitting in Washington for 2 years. This is part of the plan to provide more access to forest roads for recreation. Our local Forestry Chief claimed most revisions were already in place and there was little significant modification contemplated. Nobody seems to know when the final approved revisions will be implemented.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 07:05 AM

Well things change Ron. Have you ever heard the saying "never say never"? Every paved road was a dirt road at one time. Pay attention as you drive uth to the bridging that highway 18 required.

As our mountain communities become more populated (and they will), residents will need more options.

Here is a copy of the CSA 18 paving schedule. A mile of Burn't Mill Canyon Road from

Crest Forest Drive to the end of the service area is on the list. I have property on Burnt Mill Canyon Road PAST the 2N03 gate but before where Mozumdar connects.

<http://www.specialdistricts.org/2/Operations%20Division/r...>

If I am not mistaken 2N03 is currently maintained by the State.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 07:42 AM

Also, investors that have considered purchasing the Unification Church property for development have kicked around the idea of grading Mozumdar and making it drivable to the newly paved BMCR. I have hiked it and there would be a lot of work to do.

The church property is about 125 acres that overlooks Silverwood Lake. There is at least one very active well there now but I don't know about the water availability... you would know better about that.

Anyway, a mile of BMCR is scheduled for pavement. That would leave only a mile left to HWY 138.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 08:47 AM

I'll share a story.

I have mentioned that I am a retired carpenter. In 1986, we did a tenant improvement project for a company named " The Irvine Company". We had casework like credenzas and conference tables to install. In one room there was a 4 foot by 12 foot table. On that table was their development plan from Irvine to San Diego complete with miniature buildings placed along existing freeways and undeveloped roads. It was definitely a Kodak moment but we were hired as professionals and trusted as such.

Too bad I don't have a photographic memory!

[Complain About This Message](#) |

From: Roncpp

Sent: Sunday, July 26, 2009 10:12 AM

BBC: I drove the 18 before it was a 4 lane, but the distinction between widening an existing state highway and a forestry road is huge. Private property owners cannot just decide to build a road and what you are calling Mozumdar through the camp is barely a trail. The lower section which used to connect to Burnt Mill has been permanently closed and abandoned.

The forest service already has a plan in the works as I already mentioned, and they control those roads. No such project is contemplated. I've also driven up Monument Peak from Palm Avenue in Devore in my 4wd truck. I wouldn't recommend it in a street vehicle and there are few places wider than one vehicle can navigate with huge dropoffs

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 11:10 AM

Ron, consider that all of Jobs Peak, Sawpit Canyon and Cedarpines Park have only 2 paved streets for evacuation. That was a great issue after the Old Fire.

It is common for investors to make concessions and agreements for infrastructure. After all, we are only talking about 1 mile of road.

The mappers that subdivided our communities decades ago used geographical data to locate access. You call them fire roads but some people use them to commute none the less. Don't overlook history because your so called fire roads do eventually develop into highways. Carbon Canyon Road connecting Chino Hills and Yorba Linda was a dirt road and is a very good example.

The road that passes through the camp is dedicated and as you state, unimproved. I call it Mozumdar because there is no reason to change the name since it continues on to BMCR on the maps.

When you say "closed pertinently", I don't think you are being realistic. Nothing is permanent when in the path of progress.

I have never done the Palm avenue road. maybe we could go together with a chaperon?

[Complain About This Message](#) |

From: Roncpp

Sent: Sunday, July 26, 2009 11:18 AM

Where the USFS is concerned it takes years to make changes. They are near the end of the most recent 5 year change. They are not involved with access issues to communities. They manage the forest. Everyone who moved here knows the access issues. I campaigned through Senator Feinstein's office to get the road reopened after 2 years of hard closure and no maintenance. It is not a developer's prerogative to build a road across USFS land to facilitate evacuation. The argument against using 173 and Burnt Mill is that if one vehicle gets stuck the rest are trapped.

You cannot go in with earth movers and destroy the forest right of way to facilitate a commercial whim.

So you continue to say let's do it and I'll continue to say save your breath. Keeping the road open is sufficient for all legitimate uses. Pavement is not necessary.

[Complain About This Message](#) |

From: Roncpp

Sent: Sunday, July 26, 2009 11:20 AM

As for more populated, we have already exceeded the capacity of our infrastructure. This why you cannot develop all the tiny substandard lots. There was a moratorium for years on all construction. With impending water rationing by the state, it could happen a gain. If you are not prepared to combine multiple lots, obtain water shares and access to existing water, large scale construction and development are dead on this mountain. Just look at the remaining large parcels languishing.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 11:36 AM

Not necessary is the key phrase. I am more optimistic than you are and would say not necessary at this time.

Let me give you another good example using your mention of USFS.

The entire community of Arrowhead Highlands has run out of water shares because their water tank is on USFS land and USFS will not just give up space for another tank. Why should USFS give anything away? I think they are waiting for a better deal along with an impact study. Does that mean that all vacant land in Arrowhead Highland is junk land? No, not to a wise investor.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 11:44 AM

The County and I are with you regarding lower density. Newly created parcels in non-sewered areas are to be a minimum of 15,000 square feet. Existing lots (even 25 X 100) are grandfathered in.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 11:51 AM

I meant Arrowhead Villas... sorry.

[Complain About This Message](#) |

From: Roncpp

Sent: Sunday, July 26, 2009 11:51 AM

Not owning land to build a tank is one issue. The other is the cost of a tank. Does Arrowhead Highlands have access to \$2,000,000? These factors always impact development. Without resources, growth will not happen. Any investment before such factors being decided is more than speculation. That is wishful thinking. Lake Arrowhead has insufficient well capacity or storage and seems to be drilling in areas certain to invite lawsuits over prior claims to the water rights. Money doesn't solve all issues.

Every project on this mountain currently languishing due to court orders or pending lawsuits is water or environment related. It sucks to be a developer in this environment.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 12:36 PM

USFS sells and/or trades property in the best interest of the people and itself. Arrowhead Villas will overcome.

I have noticed your conservative views that advocate slow or no growth but in my opinion, you're rowing upstream. In this market, the current is slow but that will change to rapids once again.

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From: Spooky

Sent: Sunday, July 26, 2009 02:14 PM

Hey BBC - thanks for the list of paving projects. I've been wondering when they were going to get to West Buckthorne. I still don't understand how this list works. If Buckthorne is 10th on the list and they do one street a year? does that mean it will be 10 years before they get to it?

Just curious - that road is a mess and I can't imagine trying to get in and out during winter.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 02:21 PM

That's a good question Spooky. One would suspect that the list is compared to the budget and the budget is related to the economy. Surly there is a better answer.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Sunday, July 26, 2009 02:24 PM

As a matter of fact, last year they did my street and 3 others behind the Post Office

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From: [BBC_Big_Black_Cat](#)

Sent: Sunday, July 26, 2009 02:42 PM

Ron,

You know about water. Help me out with this question... If we allowed grey water systems and only connected our black water to the sewer system or a holding tank, wouldn't that help with replenishing the water table? It can also be treated and used for irrigation right?

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From: [Spooky](#)

Sent: Sunday, July 26, 2009 02:43 PM

Well, I was sure glad to see it on the priority list. That was good news. If you hear anything about a timeline, let me know. If that road is paved I'd seriously consider breaking ground. Jim knows where he wants the driveway already. 😊

[Complain About This Message](#) |

From: [BBC_Big_Black_Cat](#)

Sent: Sunday, July 26, 2009 02:45 PM

Good for you guys! You passed in the art of investing.

[Complain About This Message](#) |

From: [Spooky](#)

Sent: Sunday, July 26, 2009 03:14 PM

It's a nice piece. But I never even thought about building on it until Jim said he was interested. Then I took a second look at it and WOW. I can see myself there. Especially if the road gets paved. When the time is right, I guess - until then I'll just sit on it.

[Complain About This Message](#) |

From: [BBC_Big_Black_Cat](#)

Sent: Sunday, July 26, 2009 03:24 PM

BIG piece of land and GREAT view. You did good!

[Complain About This Message](#) |

From: [Spooky](#)

Sent: Sunday, July 26, 2009 04:02 PM

I had a great teacher! But I think this one was meant to be. My one and only. And right where it's supposed to be. 3 blocks from the hood!

[Complain About This Message](#) |

From: [BBC_Big_Black_Cat](#)

Sent: Sunday, July 26, 2009 04:31 PM

Thanks Spooky.. that means a lot to me.

[Complain About This Message](#) |

From: [BBC_Big_Black_Cat](#)

Sent: Sunday, July 26, 2009 05:04 PM

njg03tj,

Thanks for starting this thread and bringing awareness to Burnt Mill Canyon Road.

Here is a picture for you...

<http://i301.photobucket.com/albums/nn44/hairballsupremo/I...>

[Complain About This Message](#) |

From: [Bearlady](#)

Sent: Sunday, July 26, 2009 05:23 PM

I know this is "off the thread" but I really like reading your posts BBC because of all your beautiful pictures Nice 😊

[Complain About This Message](#) |

From: [BBC_Big_Black_Cat](#)

Sent: Sunday, July 26, 2009 05:35 PM

That is nice of you to say. Look under Crestline for the Dragon Fly picture.

[Complain About This Message](#) |

From: [Roncpp](#)

Sent: Sunday, July 26, 2009 06:29 PM

slow or no growth but in my opinion, you're rowing upstream. In this market, the current is slow but that will change to rapids

Actually my view is the same as those who control our supplemental water. If we cannot serve the needs of future homes we cannot allow them to build. Our resources are finite and no growth or slow growth is a matter of law.

My understanding of the timetable for CSA 18 priorities is as funds become available they pave. Repair and maintenance is of higher priority. They assess us and the funds are used according to need. If they have enough they pave another one. As for Burnt Mill, I think it ends where the Mojave River Road meets it. Beyond that is all USFS land. I doubt they will pave beyond that intersection. I also think it is at least another 2 miles down to 138 though I have not clocked it.

[Complain About This Message](#) |

From: [Roncpp](#)

Sent: Sunday, July 26, 2009 06:34 PM

I doubt gray water discharge will add significantly to our ground water. I've been told that it takes weeks for even torrential rains and snow melt to impact our well production. With septic tanks, all the water ends up in the ground also. So there is no net difference. Sewers carry waste water to the treatment plants and are discharged into the East Fork of the Mojave River which ends up in Lake Silverwood. If we are pumping we pay to pump it back into our tanks. So we all recycle water, just like the rest of the planet. 😊

[Complain About This Message](#) |

From: [No0thrButMe](#)

Sent: Sunday, July 26, 2009 11:14 PM

On the original topic, we would like to join as well. Since we live up on the peak, we value this route as well. Please keep this thread alive closer to the date as a reminder to us

all!

Thanks for such a noble cause and wonderful idea!

[Complain About This Message](#) |

From: Spooky

Sent: Monday, July 27, 2009 04:16 PM

Just FYI - As far as paving goes, I think I have the list figured out. They actually pave one "group" at a time (several streets in the same area.)

They have already paved both streets this year listed as Priority 1.

That means the streets in group 4 may be paved as early as 2012 - depending on funding, I suppose.

[Complain About This Message](#) |

From: njg03tj

Sent: Monday, July 27, 2009 08:21 PM

BBC_Big_Black_Cat, Thanks bor that picture.

I've posted a couple of pics with a before and after that my family and I did a couple of years ago. We cleaned up around that abandoned RV. I'd like to find a way to get rid of the RV all together. Might need to cut it up into trailer size pieces. We'll see.

Jim G.

<http://s854.photobucket.com/albums/ab107/njg03tj/?action=...>

<http://s854.photobucket.com/albums/ab107/njg03tj/?action=...>

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From: BBC_Big_Black_Cat

Sent: Tuesday, July 28, 2009 07:29 AM

Jim, The woman that lived in the motor home had friends that would bring her food. I used to stop to see if she was ok. Don't know what her story was but she seemed to be somewhat intelligent. She said that she received checks but did not want to spend the money. She was there for a long time.

That bootlegged house was stopped back in 2000. Notice the pitch of the roof would not have held a snow load anyway.

Good job Jim

[Complain About This Message](#) |

From: CP_Maynard

Sent: Tuesday, July 28, 2009 09:06 AM

I was down there about a month ago. The RV is being slowly cannibalized. Still a giant mess though.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Tuesday, July 28, 2009 03:31 PM

Jim and CP,

Just past the trailer trash is a gate that is in the wrong place. If you continue past the gate

toward Silverwood, there is private property on both sides for about 350 feet. If you look up on your left, you can see the temple. Just after that there is an intersection coming from the left and a sharp turn to the right with a giant rock straight ahead. That is where Mozumdar connects to BMCR and if you stand on the rock, you can see Silverwood. This area is less than a mile from 138.

Here is a map for you guys.

<http://i301.photobucket.com/albums/nn44/hairballsupremo/C...>

[Complain About This Message](#) |

From: Roncpp

Sent: Tuesday, July 28, 2009 03:59 PM

Why do you say the gate is in the wrong place? It just controls access at a logical choke point. It isn't a boundary.

[Complain About This Message](#) |

From: Timeandtimeagain

Sent: Tuesday, July 28, 2009 04:08 PM

Ron, dude! Are you trying to argue over a person's opinion about where a gate is, or are you just curious about why he/she came to that opinion?

If you are trying to argue this really takes the cake!

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From: Roncpp

Sent: Tuesday, July 28, 2009 05:04 PM

It is a simple question. Why ask why? BBC said it was in the wrong place and I am curious why he said that. Where's the mystery? 😊

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From: BBC_Big_Black_Cat

Sent: Tuesday, July 28, 2009 10:19 PM

The simple answer is that the gate is placed about 350 feet before the end of private property and you do argue too much.

[Complain About This Message](#) |

From: Roncpp

Sent: Wednesday, July 29, 2009 06:25 AM

Asking questions is arguing?

[Complain About This Message](#) |

From: Timeandtimeagain

Sent: Wednesday, July 29, 2009 10:25 AM

In your case, yes, it very often is your opening shot.

[Complain About This Message](#) |

From: Roncpp

Sent: Wednesday, July 29, 2009 10:29 AM

My Mama always told me "it takes two to tango."

Personally, I ask questions to learn. Those who do not question, the incurious, I do not understand.

[Complain About This Message](#) |

From: CP_Maynard

Sent: Wednesday, July 29, 2009 11:00 AM

I had no idea that is so subdivided out there. Is there another road between 2N03 and Mojave? How do you access those lots?

[Complain About This Message](#) |

From: Timeandtimeagain

Sent: Wednesday, July 29, 2009 11:31 AM

Roncpp, I too like to ask questions. I always think: if you don't ask you don't get.

I like to argue, too. Can you tell? 😊

[Complain About This Message](#) |

From: Roncpp

Sent: Wednesday, July 29, 2009 11:32 AM

Yes, but I don't. I do it out of a sense of duty. 😊

[Complain About This Message](#) |

From: Roncpp

Sent: Wednesday, July 29, 2009 11:38 AM

CP: on a bike you will see little side trails, usually blocked with a log. You can get to many by walking. But the original surveyors were considering camping sites and access was not their concern. They were paid to cut it up into as many pieces as possible. I think there are around 7,000 or so on the plot map. 786 connections to the water system. Do the math. Some overlap, some are on near cliffs, some do not exist by the time you find the corners of the surrounding lots. Those most likely to be a legitimate parcel are those abutting a dedicated road.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Wednesday, July 29, 2009 03:28 PM

CP, after the National Forest Boundary, there are no private properties until HWY 138

Ron, that's a pretty good description of what happened. The civil engineers gave the surveyors instructions for their work. Much of the map is inaccessible and some lots are completely impossible to even camp on. But, many lots in that subdivision are accessible and buildable.

As far as the campsite thing is concerned, our engineers and mappers did not specifically design the lots as campsites yet private investors bought blocks of property, promoted and sold them as such.

In the 60's the LA Times offered lots in this subdivision for \$100 with one year's subscription.

And, Club San Moritz offered lifetime memberships to those that bought property on Jewell, Château, Chillon

[Complain About This Message](#) |

From: Roncpp

Sent: Wednesday, July 29, 2009 03:48 PM

And Club San Moritz filed BK a couple of times and came back to those "lifetime members" to ante up again.

Many of our orphan lots have been forfeited to tax lien sales. Some of those were bought and sold via the internet and eBay. I have found small groups of people walking our streets with maps trying to find their "mountain property".

A friend of mine called after hearing of this really good deal on land in the mountains and asked if I knew where the parcel was. She came up and we looked down a slope off a dirt road and guesstimated how much further down the slope that little lot might be. She took my point and kept her money.

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From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 08:48 AM

Ron, a good example is at the very last curve on the right before the end of Mozumdar and the Temple. BMCR (2N03) is just below. That is as you would call an air lot.

Property goes on the auction block because owners for whatever reason stopped paying property taxes. Most, but not all, are undesirable properties. For example, I bought a 10,200 square foot lot on the National Forest for \$3,600 in '05 because the poor guy that owned it died intestate without heirs 5 years prior. In other words, the only way to buy the property was to wait for it to go to tax sale.

I have sold property on eBay. I look daily and watch every lot for sale to it's conclusion. There are a lot of slim ball sellers out there and I can tell you that they are losing their a\$\$es right now. And Ron, everybody sells property on the internet, even Realtors.

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 09:01 AM

Since when does that make anything a good practice? A local realtor called me about my lot adjacent to one he had listed for sale. He was wondering where the line was and his surveyor couldn't figure it out. There were 3 parcels with ambiguous locations and half of one was beneath Reservoir Road and had over \$20,000 in tax liens. The other had an illegal structure straddling the line between it and another parcel.

I showed the realtor and his surveyor the corners relevant to their question and when they saw what was left, they decided there was no way to complete the sale under honorable conditions. I know this from talking to some of those purchasers. Sales on the internet do not usually involve such interactions. Title is usually passed without a title report and the next victim is stuck with whatever was attached to the land.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 09:17 AM

Whewww! That went way over my head.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 09:59 AM

Ok I kinda get one part. It sounds to me like you are flooded with surveyors and innocent eBay buyers in and around your properties. I have to chuckle a little because you have brought this up SO MANY TIMES... for goodness sakes can ya put that one to death already?... please???

I have to ask you though... Why would licensed surveyors come to your door and ask you for help? I think that ludicrous. LMAO

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 10:24 AM

Not flooded, but who else is still posting on this thread? My comments are in context. Why would you want me to shut up on this point everytime you bring up your activities?

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 10:30 AM

The actual words were, the realtor indicated the problem to me and the surveyor was standing in the road scratching his head. The realtor sicced him on me. He was appreciative of the help. You think it is ludicrous apparently because you still dismiss the problems throughout the area. While it is true some surveyors ask no questions and just submit whatever they come up with, reliance on such work can result in lawsuits between

parties. The fact that my survey is recorded and was performed by the recognized expert hired by the County to reset the monument had weight with this particular surveyor.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 10:33 AM

Why is that your remedy for my activities?

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 10:38 AM

Your surveyor buried and plastic capped rebar into the ground on your corners. Surveyors locate them using known bench marks and metal detectors. The cap has an identifying and corresponding number to the survey that was recorded with the County.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 10:40 AM

And, you are condescending to surveyors.

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Cedarpines Park



Please help me adopt Burnt Mill road

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From: [Roncpp](#)

Sent: Thursday, July 30, 2009 10:51 AM

"conceding to surveyors" You discerned this how? I respect the work of the one recommended by many on the mountain and cited his credentials. The others are usually anonymous folks who leave their sign like a new puppy not yet paper trained. It has been reported here by others they have trouble getting surveyors up here because the problems are widely known. Those that agree to come are unknown to me except by the results I can see. Drawing a 50' circle at the intersection of Burnt Mill and Reservoir and there are hundreds of markers that have been placed by utilities, surveyors and others. Most of them are wrong. Metal detectors don't work in the road beds that have base material that defies them.

Not rebar, metal pipe.

Remedy? Rather a response to relentless claims that speculating in marginal property is a good thing for others.

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From: [BBC_Big_Black_Cat](#)

Sent: Thursday, July 30, 2009 11:07 AM

It is clear that "marginal property" as you put it is based on your opinion as though you are color blind.

[Complain About This Message](#) |

From: [BBC_Big_Black_Cat](#)

Sent: Thursday, July 30, 2009 11:13 AM

So to the original poster... what good is your cause to care for Burnt Mill Canyon Road and 2N03? According to Ron, it is laden with worthless property that can not be identified properly and therefore will never be improved.

[Complain About This Message](#) |

From: [Roncpp](#)

Sent: Thursday, July 30, 2009 12:02 PM

Perhaps the OP could confirm this:

The road is a vital link to Hwy 138 in emergencies and is the only back access fire equipment has when fire occurs in the area. I understood the purpose of the OP's request last year and this year was for participants help to clean up and to preserve the utility of the road on a volunteer basis as a matter of community pride. Not to promote speculative commercial development.

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 12:06 PM

We have limitations on our water infrastructure and supply. No extensive expansion into the surrounding undeveloped areas will be sustained by that limit alone. This information should be disclosed to any potential property buyer.

[Complain About This Message](#) |

From: Gemini

Sent: Thursday, July 30, 2009 12:36 PM

Ron - You should disclose you sit on the water board when you bring up water issues, otherwise you lose credibility.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 12:56 PM

Relentless NIMBY tyrannical conjecture abounds in CPP. Every lot smaller than the almighty's are junk and will never get a water share? That's absurd.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 01:01 PM

Soon we will be pulling corner posts out and beating each other to a pulp! 😊

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 01:01 PM

Tickets anyone?

[Complain About This Message](#) |

From: tmack

Sent: Thursday, July 30, 2009 01:12 PM

put me down for 2, and can i upgrade to front center row? 😊

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From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 01:36 PM

njg03tj

Here are 4 more pictures of Burnt Mill Canyon...

<http://i301.photobucket.com/albums/nn44/hairballsupremo/I...>

<http://i301.photobucket.com/albums/nn44/hairballsupremo/I...>

<http://i301.photobucket.com/albums/nn44/hairballsupremo/I...>

<http://i301.photobucket.com/albums/nn44/hairballsupremo/I...>

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 02:22 PM

Every lot smaller than the almighty's are junk and will never get a water share? That's absurd.

These are your words about your words. "junk" is in the eye of the beholder. If you own such lots and want to sell them you take one position. They serve a purpose to those with improved lots or those attempting to combine enough to make a parcel marketable. That's

how many of the existing improved parcels were created. Very few property owners in this area own one lot with a home on it. They aren't all 25x100. Concerns with water supply and growth are not "NIMBY" comments but are part of State and Federal mandates along with practical policy by water purveyors.

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 02:29 PM

Gemini: It has already been mentioned in this and other threads. I am not speaking on behalf of the board but simply stating facts as they exist for all of us as a member of the community. Someone holding such property interested in selling them should be aware of the limitations, not diminish or deny them. It's a matter of ethics. I regard those who have purchased such lots without such disclosure as victims.

The water company has written policies which every shareholder has a copy of. Issuance of shares is based on a number of factors and are not guaranteed to every property owner. If a licensed realtor is involved they are bound to disclose such information because it impacts the value of the property. Representations to the contrary are inappropriate.

[Complain About This Message](#) |

From: Gemini

Sent: Thursday, July 30, 2009 02:58 PM

Doesn't every lot come with a water share? If not, aren't the lots without water shares essentially worthless?

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 03:09 PM

Careful Gemini: You're going to upset BBC. Not all lots have shares. Most do not. When someone wants to build they apply for shares and a determination is made to determine if they are eligible. Many lots have no nearby water mains. Developing those lots involves a lot more than gimmicks and wishful thinking.

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From: Gemini

Sent: Thursday, July 30, 2009 03:16 PM

If that's the case. What criteria is used to determine if the lot will get a water connection?

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 03:25 PM

First, is there an appropriate number of shares issued and in force? Is there infrastructure available to make the connection? If not can the property owner obtain the permits, rights of way, easements to enable construction of such infrastructure and agree to pay for it?

There are other issues that may enter into the question, but the point is one may not assume availability. Asking the water company will get you an answer. It may take time to perform the necessary research and analysis by engineers et al.

This applies to both large and small parcels.

[Complain About This Message](#) |

From: Gemini

Sent: Thursday, July 30, 2009 03:41 PM

Isn't the responsibility of the water company to provide the connection after the water connection fee is paid, regardless of how difficult or expensive the connection may be? I

forgot how much I paid for a will serve letter from LACSD for a spec I built but the fee was a fixed amount. I believe that fee has doubled in price now to over \$7K.

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 04:44 PM

No: LACSD is a completely different entity with different rules and circumstances. We have our own water and wells and sufficient storage and legal access to CLAWA water because we paid for it. 😊

Our shareholders are bound by the Bylaws of our mutual company and the company is bound by county, state and federal law. Buying bare land doesn't come with automatic entitlement to water.

[Complain About This Message](#) |

From: Roncpp

Sent: Thursday, July 30, 2009 04:45 PM

Or natural gas, electricity, cell reception or cable for that matter.

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Cedarpines Park



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From: Roncpp

Sent: Thursday, July 30, 2009 04:51 PM

BACK TO THE ORIGINAL POSTER'S TOPIC:

From: njg03tj Sent: Friday, July 24, 2009 08:15 PM

Hello folks, Last year you may recall that I wanted to get a crew together to adopt Burnt Mill road. (forest road 2N03) This road needs our help. The availability of the road is important. For those of you who don't know, Burnt Mill Road is a dirt road and leads from the intersection of Mojave River Road and Crest Forest to the 138. It's in fair condition all things considered. But it needs help. Examples of help, are clearing brush that is encroaching on the road, removing trash, maintaining drainage systems so the road maintains it's integrity through out the season.

Any and all help and would be greatly appreciated. Even if you can only come out twice a year it helps. Having a 4 wheel drive is not necessary to help. Sometimes it's easier to car pool.

I'm going to plan on being at the intersection of Crest forest and Mojave River Road Sunday Aug, 9th at 9am. This will not be a work day, but I would like to get together and meet those who might be willing to help. Than maybe we could take a drive down the road so that you can see what I am taking about. I live nearby and can make it there almost any Sunday with short notice. Please bring water, a camera, and any snacks you might want for the trail drive.

One thing to keep in mind is that adopting a trail (or road in this case) in about more than just trail maintenance, it's about making new friends and enjoying a day in the forest with your family.

Check out this web site for more information about adopt-a-trail .

<http://www.sbnfa.org/ohvadopt.php>

Thank you,

I look forward to meeting you

Please feel free call me in the evening between 7 and 9 at 909 338 6867

Send me an e-mail at njg03tj@yahoo.com (please include 2N03 in the subject line)

Thanks again,

Jim G.

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From: Gemini

Sent: Thursday, July 30, 2009 04:53 PM

Ron - Your answer does not shed any light to my question. What is the criteria to get a will serve letter from your water company? I'm sure there must be a policy set in place.

[Complain About This Message](#) |

From: BBC_Big_Black_Cat

Sent: Thursday, July 30, 2009 04:55 PM

Exit stage left.

[Complain About This Message](#) |

From: Gemini

Sent: Thursday, July 30, 2009 05:02 PM

Typical of Ron when he feels cornered. He knows there are rules and guidelines for getting a will serve letter from his water company. He is against development in his area and doesn't want to share his water with others. Some people may consider those actions selfish.

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 06:41 AM

Gemini: Does it occur to you I don't actually sit here full time monitoring your posts? The answer is contained in the answer above. No will serve letter will be issued without a determination and then it is submitted to the board for approval. I have indicated the most basic criteria and there are others. Every situation is examined under the bylaws of the company. You seem to crave a simple answer when there is none.

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 06:45 AM

He is against development in his area and doesn't want to share his water with others. Some people may consider those actions selfish.

This comment is pure fabrication and has nothing to do with my views. Reread the references to Federal, State and County guidelines regarding our diminishing water resources. I don't write the laws nor do I set company policy. After referring to these factors you came up with this bit of bs, indicating you either are ignorant of the law or chose to ignore it to justify making this a personal insult. It seems you employ the same lack of intellectual rigor to issues other than politics.

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 06:52 AM

The water company has written policies which every shareholder has a copy of. Issuance of shares is based on a number of factors and are not guaranteed to every property owner. If a licensed realtor is involved they are bound to disclose such information because it impacts the value of the property. Representations to the contrary are inappropriate.

Your later statement that I know there are rules and somehow am concealing that fact is ridiculous. Perhaps you read every other word?

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 06:56 AM

Approval or denial is based on the prescribed factors and no denial can be based on personal criteria or preferences. All such consideration and votes are in public meetings

with minutes available for those unable to attend. If shares are denied the applicant gets a written decision explaining the basis for denial.

So if you own bare land within our jurisdiction or are contemplating a purchase, it is a good idea to seek information from office personnel in advance. Do not rely on representations from the seller or the agent representing the seller.

As has been repeated in this context, buyer beware.

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 07:02 AM

From: Gemini

Sent: Thursday, July 30, 2009 05:02 PM

Typical of Ron when he feels cornered. *When have you ever managed to corner anyone?*

He knows there are rules and guidelines for getting a will serve letter from his water company. *yes and referred to them specifically as you know unless you didn't bother to read my posts*

He is against development in his area *not true and totally without basis.*

and doesn't want to share his water with others. *It's not my water, but the shareholders water*

Some people may consider those actions selfish. *and some people who are otherwise informed would still be making a baseless accusation for reasons defying rationality.*

[Complain About This Message](#) |

From: lakeside

Sent: Friday, July 31, 2009 07:41 AM

Anyone seeking Official information regarding the By Laws, Rules and Regulations of our Water Company should be contacting the Office for information.

Ron is only a board member and should not be speaking on behalf of CPP water. I know many see him as the man to know all, and take his word as gospel.

[Complain About This Message](#) |

From: Gemini

Sent: Friday, July 31, 2009 07:52 AM

Ron - You are reading waaaaay to much into my posts, and insulting my intellect does not bode too well for you. Your statements are still very vague and evasive regarding the criteria used for issuing will serve letters in CPP. Telling me to familiarize myself with federal, state and local waters laws is very condescending on your part, it is not required on my part, that's the responsibility of the water purveyor and not the consumer. I'm willing to bet if I call your water company to inquire about water rights for vacant lots, they are not going to tell me to bone up on the law and will probably give me a general overview of their guidelines over the phone.

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 10:15 AM

Lakeside: I said that precisely above. I do not speak for the company or the board.

Gemini: You say my response to your questions is vague but I pointed out there are many variables that determine the answers. I cited the law in response to your accusing me of being anti-development and not wanting to share "my" water. I assumed you were

unfamiliar with increasing government involvement in water issues and supplies are already being limited through such involvement. If you don't want to become aware of the major considerations which impact all of us on water issues don't complain about my being "vague" or unhelpful.

[Complain About This Message](#) |

From: CP_Maynard

Sent: Friday, July 31, 2009 03:55 PM

I have no problem coming right out and saying it: I am for no growth/slow growth. While the water issues are serious I do not want any more traffic or development in CPP. Quite frankly, I think the water share issues make the property of existing share holders more valuable. It's all about supply and demand and water issues limit the supply of property in CPP.

I will be at the 2N03 survey on August 9 on my Suzuki DRZ400 #31 if anyone wants to have a survey stake duel.

[Complain About This Message](#) |

From: Roncpp

Sent: Friday, July 31, 2009 04:29 PM

This has been true for 4 decades or more. When I bought my home there was a moratorium on construction. It was a few years before it was lifted. The current standards for minimum square footage for a structure, the setbacks and the area and perc test for septic systems were all redefined then. Some lots have no shares available because they abut water company facilities and there are contamination issues within certain distances from those wells. Contamination has already shut down some wells.

The legitimate way to carve out a home site comes from combining parcels until you have what is required or is desirable for your home. If shares have not been issued for those lots, the water company will determine what can be done under the bylaws. Some have argued this isn't or shouldn't be an issue. But the fact that some lots cannot be issued shares and some lots cannot qualify for building permits has always been true. When the answers to those questions are known, the board receives a request to issue shares and a will serve letter. If the request meets the requirements of the company it is approved. If it doesn't, it won't.

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From: MostlySunny

Sent: Friday, July 31, 2009 11:28 PM

What happens if you have water on the property and do not want to hook up with CPPMWC? Wells?

[Complain About This Message](#) |

From: lakeside

Sent: Saturday, August 1, 2009 10:38 AM

Rons statement: "Approval or denial is based on the prescribed factors and no denial can be based on personal criteria or preferences. All such consideration and votes are in public meetings with minutes available for those unable to attend. If shares are denied the applicant gets a written decision explaining the basis for denial".

So if you own bare land within our jurisdiction or are contemplating a purchase, it is a good idea to seek information from office personnel in advance. Do not rely on representations from the seller or the agent representing the seller.

You should not be making any reference to how the system works, just tell those inquiring to CONTACT THE CPP OFFICE.

[Complain About This Message](#) |

From: Roncpp

Sent: Saturday, August 1, 2009 11:49 PM

Mostly Sunny: If you own the water rights you can try to qualify a well. If you don't you cannot.

[Complain About This Message](#) |

From: Roncpp

Sent: Saturday, August 1, 2009 11:52 PM

Lakeside: What I "should do" in your opinion would be and has already been construed to be evasion. I answer questions when able and that is my prerogative. Definitive answers require research and investigation of a particular parcel and that is done by personnel employed by or contracted by the water company as has been stated.

[Complain About This Message](#) |

From: CP_Maynard

Sent: Sunday, August 9, 2009 12:48 PM

Great meeting njg03tj and M. (with the fake Crown Vic) today. njg03tj is very knowledgeable and motivated. Just the kind of person you want for a neighbor. Nice ride down to 138. I hope to see some more of you guys out there next time.

sf

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From: mtnsnsea

Sent: Monday, August 10, 2009 09:52 AM

Great meeting you all yesterday and look forward to getting things going. Love the enthusiasm and care that all present expressed. It will definitely be a fun and rewarding project with all the good people involved. Thank you!

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