

Timestamp	What initially drew you to buy property in Timberlake?	What do you want your community to look like in five (5) years?	In your opinion, what are the three (3) most important issues facing Timberlake? Please put them in priority order with one (1) being the most important.	Do you plan to attend the April 11 strategic planning meeting at the ranch house in person?
3/30/2026 8:25:59	The beautiful location, the remote yet inviting community, the elevation and trees, the decent roads and fire department, the relatively affordable cost.	I want the community to maintain what it feels like now into the future. I want a community that respects the land and each other through respectful dialogue and problem solving. I want the vistas, natural resources, and quiet (both light and sound) respected.	(1) fire safety including sufficient evacuation routes (2) managing water usage (3) managing growth to ensure we maintain the same peaceful and beautiful environment	Yes
3/30/2026 12:54:27	Found a house we liked and it was close to the fire station	I like it the way it is with the exception of the BIA section	Roads, Privacy of property, Community Activities	No
3/30/2026 14:28:33	We wanted our own place to camp.	Just like it does now, except without all the lawsuits and drama.	1. Fires 2. Ambiguous CC&R's 3. Vindictive lawsuits	No
3/30/2026 17:53:07	Astonishing natural beauty, low real estate prices	Exactly the same, except Timberlake Road will be chip-sealed from Highway 53 to the Box S subdivision.	1) Lawsuits. Dividing our community and raising our insurance, costing all landowners. 2) The poor condition of Timberlake Road from Highway 53. 3) CC&R enforcement and clarification on a. Short term rentals (AirBnbs, etc). b. Resolving overlooked CC&R violations- and probably more topics; those are just two.	Yes
3/30/2026 18:09:29	Cheap, beautiful land	Maintaining building standards and upkeep of the Ranch House for everyone's enjoyment.	Fire danger, hiking trails being restricted and unsafe drivers(speeders and underage)	No
3/30/2026 18:59:09	The natural beauty and quiet of the area. Timberlake offers wide open space, incredible views, and a peaceful environment that is becoming harder to find. It felt like a place where we could slow down, enjoy nature, and build something meaningful.	Improved road maintenance, continued protection of the area's natural beauty, and a community atmosphere where neighbors focus on cooperation and support rather than conflict.	1. Clear and consistent interpretation of the CC&Rs so property owners understand expectations without confusion. 2. A more cooperative and respectful community culture where neighbors support each other rather than focusing on complaints. 3. Review and modernization of older CC&R provisions to ensure they are practical and user-friendly for today's property owners.	No
3/30/2026 19:55:37	Looking for a bug out spot	Friendly, quiet, dark skies	1. Outsiders taking over 2. Taxes and/or HOA fees increasing 3.	No

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3/30/2026 19:55:48	Privacy, seclusion, quiet, beautiful views.	Exactly as it does now.	Board members who want to change it. People who don't appreciate it for what it is. Liberal politics.	No
3/30/2026 20:00:38	Beauty, solitude, good value.	Physically, the same. And about the same culturally; friendly (mostly) and easy going.	Could there be big growth which eliminates what we came for.	Yes
3/30/2026 20:04:42	National Monument Vistas	A community of committed land owners maintaining this very special place	Access (routes into and out of Timberland) and roads Natural disasters, fire and flood. Dimishing natural resources specifically water	Yes
3/30/2026 20:05:47	The natural beauty, the feeling of being tucked away from everything.	I would like to continue to see Timberlake as a place of peace and tranquility. I would love to see owners better able to use the space recreationally as well as full time. Those plans might include architecturally complaint cabin type homes that don't necessarily meet the square footage specs. I would like to see Timberlake continue to protect the beauty and the space while increasing accessibility by allowing clean, well planned and aesthetically pleasing homes and cabins.		No
3/30/2026 20:17:14	Quiet place	Still a quiet place		No

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3/30/2026 20:19:30	Private, off the grid (by choice), forest land, large 5 + acre lots, beautiful views, affordable retirement location.	Pave timberlake road properly. End the fighting between landowners and the association. Find a way to access the trails so all residents can enjoy the land or buy a piece of property (with hoa dues) that borders the trail system and make it accessible by all landowners.	End the lawsuits, do not allow any Hoa dues go to single land owner interests ever and find a way that ALL residents can access the trails, not just the fittest that can hike 10 miles. 2. Fix timberlake road, it has a solid base now so smooth it and properly pave it. Continue to work on getting ownership of no man's land portion. 3. Find a way to bring the community back together. Thank you.	No
3/30/2026 20:28:09	Beauty and seclusion of the area	Not busier, better maintained roads beyond fire station, and side roads also maintained better.	Roads, too much politics, bark beetle management/information	No
3/30/2026 20:35:13	Quiet mountain area	clean up kept property	Posted speed limits	Maybe
3/30/2026 20:38:49	Remoteness. Quiet. Trees. Dark skys.	Not like a city or town. I bought to leave that.	Building restrictions for part timers. A cell tower, mainly for emergency communications. Less visable fencing, this is not Beverly Hills.	No
3/30/2026 20:40:31	Very beautiful and quite, not a lot of people	I would lokw the community to remain small	Water, fire mitigation and wildlife	Maybe
3/30/2026 21:08:56	Beauty and price	People getting along and helping where needed	1. TRLA winning the lawsuits 2. Maintaining the roads and equipment 3. Maintaining the buildings for landowner use.	Maybe
3/30/2026 21:12:50	remote/rural location, 5 acre+ size of land parcels, amazing Hogback bluff views and timber properties, climate to escape summer heat, and access to electricity and fire dept.	Peaceful and harmonious. Natural and unpolluted.	1) lawsuits against HOA need to get resolved without passing along costs to landowners. 2) HOA governance and decisions need to reflect majority landowner consensus with accountability/audit. 3) Maintain rural use / suppress overdevelopment	No
3/30/2026 21:13:48	Second home places to ride horses airfield	Nice place to live. Little to no hoa do the common areas and roada	Controlling Growth, maintain the trails maintain the the roads	No

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3/30/2026 21:38:05	The forest	Not much different than it is now other than improvement as noted below.	1. Clearing dead trees/brush/trim trees (fire) 2. Harmony among landowners (lawsuit) 3. HOA fees to remain stable (as they have so wonderfully been)	No
3/30/2026 22:10:55	The views	A closer community	I don't have anything specific at this time.	Yes
3/31/2026 2:10:15	the landscape	less bureaucratic, more neighborly	infighting on the board etc,	No
3/31/2026 6:45:24	My father bought prop for a family place to gather. And we did! I keep the property for my family and relatives.	A place for family's to come and relax and have fun.	The level of the lake. The feeling for family friends and neighbors. Not sure on number 3	No
3/31/2026 8:30:32	Convenient travel distance from our home, as well as reasonable land price and beauty of surroundings.	More community harmony; limited development and no commercial	1. Internal bickering needs to stop; how? 2. Establish an arbitration committee to solve complaints/lawsuits before getting to court. 3. More convenient way to access community water.	Yes
3/31/2026 10:43:26	The beauty of the natural area and the community of people	I would like everyone to take steps to preserve this natural area and stop fighting among ourselves	1) climate change is drying out the area and fire can destroy everything 2) neighbors are disrespecting each other 3) litigation hurts all of us financially when we could use that money for the greater good	Maybe
3/31/2026 10:49:28	Ruralness / peacefulness	Much the same.	1.development oversight, 2. Use of common areas, 3.equal access/ opportunity to enjoy nature.	Maybe
3/31/2026 11:07:19	Few people with everyone spread out	I want all properties to remain at least 5 acres.	My only issue is maintaining the road in the enter.	No
3/31/2026 11:54:30	The beauty	Peaceful and beautiful where Mother Nature dominates	Speeding on the roads, the cows being allowed to roam because the gate to the pasture is purposely left open, keeping the HOA dues low	Yes
3/31/2026 12:54:34	Remoteness, beauty, ponderosa pines, peaceful and safe feeling it gave me, as well as the friendliness of the people we met the first time here.	I want the forest to still be here (not burnt up in a wildfire) and still have all the qualities I found when we first arrived.	1. Fire safety 2. Road maintenance 3. Positive community involvement	Yes
3/31/2026 13:21:56	The price point of the Lots. And the Great fishing!!	To be able to fish again with our Grandkids.	Stocking the lake, Paving Timberlake Rd. Walking trails.	No

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3/31/2026 14:06:57	FERAL BEAUTY – relatively untouched, isolated, serene	Well maintained Common Areas. Recreational trail system completed. Side roads accessible 12 months. Minimal signage. CCRs are enforced. Back to monthly public board meetings Feb – Oct. Board Members actively supporting all members by asking and listening to concerns and knowing history so as not to repeat it.	<ol style="list-style-type: none"> 1. Management 2. Protection/Preservation/Stewardship Prevention of strangers using our Common Areas caused by Airbnb, trailer rentals or RV parks on periphery of TRLA. Discourage money making enterprises adjacent to Common Areas through transparency and open meetings. Place game cameras on Commons to help identify vandalism. 3. Recreation Timberlake Developers promoted the recreational aspects in sales promotions and in the Development Plan submitted to Valencia (Cibola) and McKinley County. Complete the Trail system and encourage the trail volunteers. Trails help keep members on a path to prevent soil erosion, damage to fragile ecosystems and veering off onto private property. 	No
3/31/2026 14:12:24	The natural setting	Physically, pretty much the same as it does now. Culturally, a community that is diverse and proud of its diversity.	As a (not yet) full-time resident it's difficult to have a real sense of the day-to-day issues that the community can impact. Because the natural setting is important to me the effects of climate change on the local level (water availability and environmental issues such as pinon pine die-off) are very concerning, but I doubt this helps Timberlake's strategic planning...	No
3/31/2026 15:26:32	The beauty and the quiet.	Probably the same. I hope we don't get to over built and that fire stays far from here. more rain but we can only do rain dances.	<ol style="list-style-type: none"> 1. The possibility of a fire and fire mitigation, 2. the divisiveness over the trail. I wish we could do mediation. I am always hopeful. However, I agree with the law about easement and that it's equestrian. 3. The old guard being vindictive for some reason. I don't really know what the problem is but they are piggy backing on the trail issue, maybe a sit down and mediation again. 	Yes

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3/31/2026 16:00:33	layout of property and beauty of country.	fuller lake with fish, so added entertainment of fishing.	1 dryness of terrain fire chances / 2 roads they are good but can they be better / 3 alert system like texts for- lost dogs/ pets, horses/ help assistance maintenance help neighbors	No
3/31/2026 17:31:26	the location and the view	NA/ see below	since I have not been attending the monthly meetings, I have no idea on what if any projects we have going or are considering	Maybe
3/31/2026 19:20:08	Beautiful, quiet and relatively inexpensive property. We like the lake and wish it would be rehabilitated and stocked with fish.	Main roads paved. Rehabilitated lake with a stocked fish population.	Health of the lake. Safety of community. Maintenance of roads, community house etc.	Yes
3/31/2026 21:02:26	The forest setting amongst the cliffs/mesas	Forest remains - no wildfires	Wildfires - need for extensive fire wise prevention and homeowner education Minimize divisiveness and maximize participation of and between homeowners/lot owners Road maintenance	Yes
4/1/2026 1:16:35	Remote, small population, (demographics), quiet, land- to-landowners ratio, no infiltration of businesses (to include keeping out RV camper/campsite/dude ranch type stuff) mostly untouched wilderness and nature. Older, retired people NOT loud obnoxious, unruly neighbors disturbing the peacefulness, but respecting the area and neighbors.	The same. Keep out people trying to create businesses to draw more people in from the "city" who want to "grow and build TRLA into a city community". If they want that they can stay in a city but dont try and change the beauty of what TRLA is and how and why we originally purchased the property/home. Once you let the riff raff start, it will be forever changed and there in no "putting the genie back in the bottle."	** Short notice cant attend out of town on the dates. ** 1)People from the city coming in trying to change what TRLA is. 2) 4x4's, side by sides, going into and riding on peoples land that is very clearly and widely marked for no trespassing. Disrespectful driving. Ignoring fencing even by going over loose or downed barbed wire.	Maybe
4/1/2026 5:26:14	scenery	trails to walk on, clean bathhouse	roads,fire prevention, trails	No

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4/1/2026 12:20:03	The remoteness, the surrounding forest, the peace and quiet, the lake, hiking, and the fact that you do not see all the houses!	<p>The improvements that have been made in the last decade have made it easier to live in Timberlake. Having the roads chipped sealed made a huge difference. It would be great to have more of Timberlake chipped sealed, especially the orphan road and the road where it connects to highway 53. Cell phone service and high speed internet would also make life easier so residents always have a method for contacting help if there are emergencies. Ensuring that the tertiary roads always have gravel on them and are plowed after heavy snows. Also, maintaining the ditches that run along the tertiary roads so that properties do not flood due to backed up ditches. Residents are required to maintain their culverts but it does not do any good if the ditches back up and then fill up the culverts and it overflows onto residential property. Having a method for people to advertise their services for hire to other residents besides posts down by the mailbox on the bulletin board. People are always inquiring as to where to find people to help them with things on their property. Returning to sending out email blasts with pertinent information instead of things only showing up on Facebook. There are residents here who do not use social media so they do not always know what is going on here and have no way of finding out easily. Ensuring that the keys always work on the gates to Ramah Lake. Continue with the fire mitigation on association property. If owners are doing fire mitigation but they are adjacent to association properties that have not been mitigated then their property is at risk of fire damage. Collecting information from residents for the volunteer fire department so that they know more about residents health issues, emergency contacts, pets on property, how to access the property and other information that would assist the volunteer fire department. Putting East and West on the signs that are on either side of Timberlake but that have the same names. This would help assist the fire department, sheriff</p>	Chip sealing the main road out to highway 53 and finding out whether McKinley County would be willing to chip seal their portion of Timberlake. High speed internet and cell phone service. Maintaining the ditches and plowing the roads after heavy snow.	Yes

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4/1/2026 12:22:49	Beauty....Isolation....Value	Well maintained... Harmonious/Transparent/Responsible Governance	1) Transparent/Responsible Governance 2) Roads and Facilities Stewardship 3) Dues Deficit	Maybe
4/1/2026 14:41:18	Beautiful Scenery, Sounds of Nature, Wildlife, Forest, Open Country	Enforcement of the CC&R's without changing definitions for the good of the chosen few; No year round recreational vehicles and campsites; open equestrian easements for hikers and hikers on horses; volunteerism with the full support of the board on projects that benefit the community for example: the trail crew volunteers; TRLA board of directors consider landowner bids first for such things as fire mitigation contracts on common areas if the landowner(s) are properly trained, insured and has a comparable bid with outsider contractors; No fees for using the community center by TRLA landowners. Note: On the October 2025 TRLA open meeting, the board announced they are going to start charge \$10.00 starting on 2026 for any landowner(s) using the Rock Room because of propane usage. This current board has forgotten who pays the bills for TRLA, landowner assessment dues. Free access to the TRLA Community Center by landowners in good standing.	1. Lawsuits because of mismanagement of TRLA by top leadership. 2. Recruiting board of directors who will represent all landowners and enforce the Bylaws and CC&Rs without favor. 3. LACK of transparency: no expediency of reporting financial reports and minutes of board meeting keep the total TRLA membership uninformed. For example: May 2025 annual report minutes never posted and October 2025 minutes, October 2025, November 2025, December 2025 and January 2026 unapproved financial reports were posted in March 2026. Board Minutes can be approved electronically and verified by the board within two or three weeks as soon as the secretary can complete them. Note: Roberts' Rules do not require financial reports to be approved. Financial reports should be reported around the 15th of the following month. [REDACTED]	No
4/1/2026 14:59:04	The beauty and serenity of the area	Retain the beauty and serenity of the area	1. Follow the tenets of the TRLA Bylaws 2. Community harmony 3. Financial stability of the HOA	Yes
4/1/2026 18:12:30	The location and natural setting. It is also in the same watershed where I did some native fish conservation work in the past, so I was familiar with the area.	Similar to its current look.	(1) Potential impacts of climate change, including to groundwater levels and the frequency and severity of wildfires; (2) Maintaining natural qualities in the future, including minimal noise and light pollution (starry night skies are very important to me); (3) Continuing to ensure that growth and new buildings are tasteful and harmonious with the landscape.	No

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4/1/2026 18:17:24	cost, remoteness and natural beauty	younger leadership and openminded-ness about reasonable changing of CC&R building requirements	1. Fire 2. Water 3. local builders	No
4/1/2026 18:34:27		Ranchhouse to be used more for community events, possibly year round. Refresh ranchouse interior, currently looks like a retirement home Suggestions Create a weekly exercise or yoga program Computer classes Medicare agent to explain annual sign-up options Get donated exercise equipment to create a gym, rock room. Gardening classes, maybe given by Gallup nursery. Plant and/or seed swap Create a volunteer security drive by group	1. Reflective road signs on all of Timberlake roads. 2. More community meetings for landowners to ask questions. 3. Clear and updated CCR's If requested. One Hard copy given to each landowner.	Yes
4/2/2026 5:08:31	Seclusion and lack of HOA	Basically unchanged other than improvements in the community well.	Concerns of overly restrictive changes.	No
4/2/2026 12:49:01	A friend's recommendation.	Quiet, cooperative, and close-knit community where everyone is focused on everyone succeeding.	1. The desire by some members to split the community into teams aligned against each other. 2. Educating the landowners on safe fire mitigation practices. 3. Revising the Bylaws and CC&R documents to modernize, clarify, and reduce restrictions.	Yes
4/2/2026 13:15:52	My Dad bought and built on it and the lake	Great fishing lake	Fishing lake restored Road access Hiking trails	No
4/2/2026 13:17:14	I had a friend that lived out there.	I'd like Timberlake to be quiet and peaceful but Ramah could use some more services.	Water, access, costs	No
4/2/2026 13:23:10	Husband	A clean and happy place to visit with good roads.	Lack of water, roads, fire	Maybe
4/2/2026 13:27:01	Remote, beautiful location.	Kept as is, rural. No apartments, no streetlights1.	1. Hoa is excessive and does not benefit the entire community.	Maybe

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4/2/2026 13:29:15	The natural beauty, the white open spaces, enough room for neighbors to have distance between their lots, a sense of serenity	Same as it looks now. Possibly more non-aggressive wildlife.	<p>Transparency and fairness of the Board some more people can participate #2</p> <p>No hunting, campgrounds or any profit making ventures _that profit an owner_ for safety, retaining the beauty, peace and privacy Of Timberlake#3</p> <p>Somehow figure out a plan to improve the road going out to Route 53 from Timberlake.</p>	No

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4/2/2026 13:32:48	Serenety, quiet, and the mountains	<p>I would like to see Timberlake change it's CC&Rs and embrace a more "vacation home" style approach, and make it friendlier for people to have a weekend getaway. Like tiny homes and things of that nature. The way the CC&Rs are currently written, and the scarcity of resources, it costs almost twice as much to build a home there, than what it will be worth when it's done, while at the same time they protect some of the 50+ year old homes that are dilapidated and not maintained. I would also like to see the HOA take action and come up with a plan to get the lake back to a usable and fishable so NMGFD will stock it. The lake is about a decade overdue to be dredged.</p>	<ol style="list-style-type: none"> 1. The lack of affordability for vacation and weekend homes, mixed with the current demographic of retirees at the end of their lifetimes, and no one in the working class able to afford to replace them in the community, or live there full time due to lack of work in the area is going to cause tremendous stress on the HOA to stay afloat when they aren't collecting dues. There is a massive population gap from the baby boomer generation to the millennial generation. It will be at least 20 years before the country sees a big influx of retirees again. 2. Scarcity of resources when building and cost of materials and labor has increased the cost to build so much that homes aren't worth their construction cost when they're finished. Making Timberlake a terrible investment for anyone looking to build their own place. This can be rectified by amending the CC&Rs to allow more lenient and modern construction styles, tiny homes, even mobile homes that meet certain requirements. This will also help solve the previously mentioned problem by generating more land purchases in the ranch, generating more revenue for the HOA through membership dues. 3. Fire mitigation. The national forest surrounding TRLA is never thinned for fire mitigation like it is in Utah and Arizona around rural communities in fire danger. A committee should be formed to contact and sit down to meet with Cibola National Forest managers and come up with some type of plan to thin the areas of the national forest that are bordering properties in TRLA. 	No

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4/2/2026 13:35:09	A friend	Not sure we don't live there yet. Would love to open a barber shop/salon though since that's what I do.	I don't know until we are able to live there	No
4/2/2026 13:35:10	The beautiful landscape and forest	I'd like for it yo be a little less restrictive as to what we can place on our property. I believe tiny homes or shed homes should be allowed if they are kept nice and tidy. This is i think the most important issue for alot of us that own property, but are not there year round. Im hoping this can happen before 5 years as I'm not getting any younger	Building less restrictive x3	No
4/2/2026 13:45:58	The rural nature and natural beauty of the area with lot size, ccrs, and prices that guaranteed future character and value would remain high.	Basically remain the same.	<ol style="list-style-type: none"> 1. Improved access—mainly deal with the BIA section of the road to guarantee easy access and emergency services in and out (this is currently at unacceptable risk!) 2. Improved cellular service throughout Timberlake. 3. Always looking to improve recreational possibilities and access (lake, trails, national forest, commons) 	Maybe
4/2/2026 13:46:05	Flat land, Ponderosas, nature and HAO for security	Pretty much the same except keep going with the tarmac (asphalt) on the roads!!	<ol style="list-style-type: none"> 1. Preserving the unspoilt beauty. 2. Security 3. Tarmac !!! 	No
4/2/2026 13:46:50	Location, beauty and reasonable price.	Quiet, peaceful neighbors who respect each others reason for being there.	We are relatively new to the area so we don't have any big overall concerns. We do see many who own dogs not having proper physical and barking control of their pups. (We have a dog as well but she is always under our control and we manage to keep her quiet. If we can do can others.)	No
4/2/2026 13:48:10	Retirement & weather	No manufactured homes, quieter, more access to the ranch house for activities (wintertime), better & cheaper internet/ phone, solution to the BIA road conditions,	BIA road improvements.....no manufactured home or trailers.....wintertime access to the ranch house for activies & library	Maybe
4/2/2026 13:50:08	The beauty of the valley and affordability	I would like Timberlake to remain a rustic community, while encouraging building of homes, no manufactured homes as they are not built to the same standards.	<ol style="list-style-type: none"> 1Forest fires , climate change , drought 2Property fire mitigation 3 roads, need chip seal to keep dust down 	Yes

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4/2/2026 13:52:03	Beautiful tall pines at a reasonable price, Great climate, and like minded neighbors. We have several friends in the area that are landowners.	Similar to today without all the drama between the board members and community. I would also like to see the road to the community lake upgraded and more accessible to community members. We always enjoy the holiday get-togethers and barbecues. I would like those events to continue.	1) Perhaps too many rules and regulations with the HOA. 2) Problems with political views and impending lawsuits which could have been avoided. 3) there seemed to be conflict with the old board members. However, the new board members have not shown a marked improvement over the old board members.	No
4/2/2026 14:02:15	Location	Less bickering	Wildfires, road maintenance, community culture	No
4/2/2026 14:05:52	We liked the area and it was close to relatives on the reservation.	I would like to see some B&Bs, a swimming pool and a centralized water system.	Overcrowding, fire danger, and bad road maintenance.	Maybe
4/2/2026 14:11:14	Red cliffs and trees. Quiet community	I would like to see infrastructure improvements but still keep the quiet country feel	1: ROADS into the ranch. (you know the ones) 2: Communication infrastructure (cell signal, Fiber to lots) 3: Fire preparedness through ladder fuel removal. If landowners aren't able/willing to clean up the dead fall then the community should be able to step up.	Maybe
4/2/2026 14:25:50	It's family decision to buy many year ago My uncle [REDACTED] was county commissioner so my dad [REDACTED] bought some land	First keep on improving the family center Secondly no airports or golf courses are to be built	1 open the lake use for fishing and camping 2 more family activities nor just once a year 3 allow land owners to fill water tank for use	Yes
4/2/2026 14:30:02	Trees	Peaceful and unified	1. Water. 2. Fire 3. Culverts/Roads	Maybe
4/2/2026 14:46:36			1Fire mitigation for both common areas 2.fire mitigation of private landowner lots 3.access for hikers and horses to well designed and built trails including equestrian easements	No
4/2/2026 15:07:17	It is out West and higher elevation	Don't live there yet, but more facilities for community, paved roads, cell service	Cell service, dirt roads, internet	No
4/2/2026 15:08:10	Lot size for the price, elevation, cooler weather, forest, bluffs, community	Same, frozen in time is not a bad thing	The Navajo section of road, fire risk, and people that dont respect the peace & quiet. [REDACTED] dogs constantly barking. Praire dogs are an issue too.	No

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4/2/2026 15:32:41	Trees, animals, seclusion, the weather, the value for having these things.	Similar to what it is now. Areas (and resources)for community functions	<ol style="list-style-type: none"> 1. Roads - and maintaining them 2. Fire/EMT - having access to these resources in our remote location is important. Both of these also include issues related to climate change. 3. Maintenance - septic tanks, water, pumps, water heaters, road equipment, buildings, etc. 	Yes
4/2/2026 15:34:01	Nice Place affordable beautiful property	Looks good to me	Finish more road paving main roads mostly. Maybe we could get a bulk 40 yard trash container system. No construction materials just kitchen, bathroom light materials. No heavy stuff. Probably hard to monitor anyway.	No
4/2/2026 15:52:17	The beauty if it all.	Property owners taking more time to clean the dead trees and branches.	I'm just not there enough to give an answer.	No
4/2/2026 15:53:00	Property values and beauty plus the home its fits my family	Good roads signage for safety and a community that fits growing family and neighbors helping neighbors.	Water, and making sure that we have strong board membetrs that will help shape things like the By laws and the CRR's to fit modern days, they are all outdated from 20 some plus years ago.need to fit today's fast growth AI , building codes etc.	Yes
4/2/2026 15:53:32	needed cheap remote land to build or new home after moving off of our yacht	don't change anything. change is not necessary, and often not beneficial	stop construction of the trail system. It is causing discord among the property owners and will never be used by the older property owner generation. Law suits are very disruptive. 2 Roads- 3 Roads	Maybe
4/2/2026 17:29:25	It WAS peaceful	Peaceful	Law suits	Maybe
4/2/2026 17:35:58	the beauty of the area	NO tiny homes, and a understanding that the Board is a group of volunteers that needs a little time to help enforce the CCR's and Bylaws.	<ol style="list-style-type: none"> 1..disgusting attacks against the Board by a former Board member that just wants control over Timberlake. 2 support for Forest Grants to create a buffer zone along the west commons.. work to be done by qualified professionals only. 3 clean up areas by lake turn arounds.. need to rent a backhoe to reach areas that are overgrown. 	Yes

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4/2/2026 18:15:25	We had been looking for a place that was in the mountains and timber, but also affordable. And remote, but not too remote.	Preserving what is here is a priority. An HOA can be a blessing and an annoyance, depending on perspective and ultimately what you want as an individual. I would like to see the preservation of this unique place as THE priority.	Preservation of this unique place. Provide value for property owners. Realistic views towards additional building on lots.	Yes
4/2/2026 18:27:58	Affordable, friends had bought lots, spectacular beauty, friendly community, planned community events, peace and quiet vs noisy city life	More united, more volunteer involvement, continued community events, strong neighborhood watch	1. Healing of the division of past board members and current board members. Moving on with a positive, collaborative, and cooperative mindset. Gratitude for people willing to volunteer and serve our community. 2. Revisiting the CC&R's and updating or revising things that obviously need changes or are outdated. 3. Fire mitigation planning and training for landowners on how to be Fire Wise.	Yes
4/2/2026 18:38:37	The beauty of the forest	I guess the roads are a big concern. The FD trucks are getting beat up bad. I know BIA is a big concern.	Roads, community unity, we are in favor of raising the dues!!	Yes
4/2/2026 18:49:31	Quality of home and open space.	Paved entrance road, remove cattle from valley, improve HOA efficacy managing property owner actions, more trails.	Access road improvement for year round use, cattle in the valley, fuels treatment to prevent catastrophic fire.	No
4/2/2026 19:07:18	I inherited the properties. My father purchased it because of the beauty of the area and he hoped it would be a good investment. He enjoyed spending some time camping there.	I hope I will be able to sell the properties at a good price by then because I am 77 years old and unable to use the property myself.	I am sorry I don't know what the issues are so I can't give a proper answer to this question.	No
4/2/2026 21:03:56	Retreat, nature privacy	I'd like to keep it a private sanctuary not a resort park	People who impose their need to turn this place into a park/resort, trespassers, kids running wild on 4 wheelers, has already started for the summer.	Maybe
4/2/2026 21:51:27	Lot size and price	I'd like it to remain the same.	1) lack of cellphone service	No

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4/2/2026 22:23:42	I and my husband, love nature, trees, wildlife, and the quietness of an angelic realm. We love to be connected in nature!	<p>Continuous quality improvement and fire mitigation.</p> <p>Maintenance of all the machinery and property</p> <p>Promoting Community within our community which will provide support to others, lessen isolation, with social and work community projects.</p>	<p>For me personally, the continuous improvement of Timberlake Road to have all sections from 53 to #55 fire station, chipped and sealed.</p> <p>Who can help provide influence to McKinley County to help get that 1 mile section chipped and sealed too?</p> <p>Do we need to just take that one mile over too?</p>	Yes
4/2/2026 23:22:06	The outdoors & relatively safe community	Continued open communication board policies and making sure actions done are legal	Roads, roads, & roads :)	No
4/2/2026 23:53:18	A lot like the pine forest of Arizona, but cheaper	I like the solitude of the area, but wouldn't mind nearby amenities		No
4/3/2026 7:22:11	Wanted to live there, which did not come to fruition	Relaxed	I cannot honestly answer that. We own land but it is undeveloped and we are only there once a year or so to check on it.	No
4/3/2026 7:55:55	The beautiful area with large trees and maintained roads was very importantant	I don't want it to change I purchase property to have a peaceful forest. A place to get away from the city	1 road maintenance, honestly they are not maintained very well 2 fire safety, with the drought I am very concerned but very impressed with our fire department. 3 politics. I see too much bickering and feel like some people are on the board for the wrong reasons and trying to turn Timberlake into a town or city. Leave it alone.	No
4/3/2026 9:14:40	Access to National Forest, somewhat isolated, natural beauty	Similar with better roads. Would like to see some additional access points the the National Forest along Black Bear	1. Road maintenance 2. Trail and National Forest access. 3. Consistency on fire warning levels (extreme warning after 8 inches of snow)	No

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4/3/2026 10:36:28	Remote, beautiful surrounding, recreational opportunities	the same—quiet and calm	(1) wildfire threat (2) nearby development—could be residential, industrial, resource extraction encroachment (3) not sure about this one yet	No
4/3/2026 12:52:20	Love the ateam	Not so many people	Road maintenance	No
4/3/2026 12:54:07	Beauty, Peacefulness, Bond with Landowners in our community, Helping each other in need!	To be able to share the trails and hike them with the work of ALL the Volunteer's, " and NOT USED FOR HORSES ONLY!" This is GOD'S COUNTRY given to us to share!	#1 - Use of ALL OF OUR LANDS that Landowners that have been here for over 20 years+ and used and approved on the area for Everyone to enjoy! #2 - If it wasn't Broken DON'T FIX IT!!! #3 - We that live here FULL TIME know and support OUR COMMUNITY where as, those that do not live here full time, have no knowledge of what was done for them. Some of our oldest landowners are put down in the meetings and ignored and passed over! Just tired of going to the meetings and the conflicts!	No
4/3/2026 13:51:12	Decent size lots, lots of wildlife and pine trees and remoteness.	The same as it does now with some nice cabins added.	curtailing uncontrolled growth, weekend rentals like Air BNBs,	No
4/3/2026 14:41:45	The possibility of having a mountain get away. A small off grid home.	I would like to work together to improve resources for fire mitigation. I have a chainsaw and was able to trim trees ect. ; however I don't have a truck or hauler to take the debris to the burn pile.	1) Drought 2) Wildfires 3) Road access and improvement	No
4/3/2026 19:41:28	The views	Friendly and drama free	1) Find a way to end the frivolous law suits 2) Entry road conditions , specifically the BIA section 3) Lake levels	No

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4/4/2026 11:50:21	The natural beauty, lake, hiking trails	Remote, family friendly, camping always still allowed, few rules and rules that only keep it from looking like the reservation (no junk cars, or garbage laying around). Mostly, neighbors helping neighbors enjoy the amazingness. Please don't turn it into an arizona retirement community with a ton of rules that only uppity old people will enjoy because they get to police others	1. Common areas being taken away by a select few landowners that border them (and are board members) but also, spending too much money to maintain the ranch house which, again, is only really for board members 2. Things change way too much with every board turnover. Need more consistency and for the board to have way less power over landowners. The roads being kept navigable and the bath house/ranch house useable for all landowners is the only real job the board should need to do. Leave people alone on their own properties	No
4/4/2026 12:58:59	Scenery /Landscape	Unknown	Unknown	No
4/4/2026 16:50:41	Unique place for retirement, but not sustainable due to lack of infrastructure.	Increased growth	Water conservation, fire prevention, keeping the environment and community integrity intact	No

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4/4/2026 17:13:59	Secluded area, Summer Weather, and Scenery.	We love Timberlake. The only negative I can point out is that there seem to be alot of unhappy people in the community. This is a beautiful place to live, and I wish we were all a little more sympathetic to each other's situations.	<p>1) There is an "older generation" of community members who seem to want revenge. I wish they would drop it and just move forward.</p> <p>2) There is a distaste for the HOA and all it stands for that comes out sometimes during the Landowner meetings. I don't concur or understand this. The HOA Board is made up of Vounteers who donate their time and efforts for the management and betterment of the community. People are quick to be critics - but most have not walked the walk by serving on the Board. I would like to see a more generous appreciation for those giving their time and efforts!</p> <p>3) Can't we all just get along? Most residents of Timberlake are at an advanced stage of their lives. Conflicts and "I told ya so's" seem juvenile and silly at this point. Let's work together to make our community the greatest place to spend your senior years.</p>	Maybe
4/4/2026 22:00:18	Beautiful setting, friends and small community	Pretty much as is, not a ton people, quiet, friendly, neighbors helping neighbors	<p>1.Update CC&R's, they need a major update, the landowners have the right to have input in the rules for their own community.</p> <p>2. Upgrade the roads coming in and an environmentally safe way to keep dust down.</p> <p>3. Somewhere to put trash, dumpster service, a service paid for by the people that want to use it.</p>	No
4/5/2026 21:22:46	I liked the beauty and peacefulness.	More respect for the land on the part of the inhabitants, fewer people, fewer ATVs.	Overpopulation; HOA lawsuits; packs of dogs.	No

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4/5/2026 21:31:03	<p>In the early 80's, I learned about this area and over 20 years ago, we were drawn to Timberlake because of the pine forest, the community, friends, affordability, beauty and clearly obvious intent by the developers and the landowners to maintain this as a ranch atmosphere. The focus was on enjoying nature and preserving that type of lifestyle and not becoming another rural community, demonstrating the desire to becoming urbanized and sacrificing the uniqueness of this special place. Our realtor made us aware, along with speaking with many landowners in Timberlake that there was an intentionality and objective from the very beginning of the development of Timberlake to not make changes and allow degradation of the rare distinctiveness of the community.</p>	<p>A better question perhaps would be what do I not want this community to look like in 5 years - I do not want this to be a location of vacation rentals, campgrounds and non-landowners who have no skin in the game and feel it is their right since they are paying to be in this area to trash the community, drive their vehicles on our private roads incurring maintenance costs which TRLA can not recover, have campfires and show a complete disregard for the preservation of this community. One out of control campfire by a visitor who will return back to their home and livelihood with no or little regard after a period of time, has the potential to completely destroy and permanently alter the lives of all of us. Their disregard is likely out of privilege, ignorance and disrespect for what this community stands for. This community has a definitive importance to each of us.</p> <p>What I would like this to look like in 5 years is a healthy forest, quiet community, final development of the trail system for hikers and horses, which the developers in their forward thinking, included in their presentation of what this community would provide. I would doubt that anyone (or an extremely small minority of individuals) involved with this survey or decision making based upon the answers being accumulated, had the occasion or opportunity to discuss the development with even [REDACTED]. I would like this community to be aware and proud (again) of the heritage and the individuals which came before to make this a place the gem it is, and where the newer landowners, who have given the appearance of rewriting history and wanting change, would be respectful, find joy, humility and acceptance in not seeking to modernize and as history has proven normally occurs, ultimately destroy Timberlake.</p>	<ol style="list-style-type: none"> 1. Maintaining the vision of what the founders/developers of the ranch presented as the special qualities of the ranch. Sure - there was \$ to be made and they would indeed, but there was a vision, distinctiveness and quality of life which they attempted to instill in Timberlake. I do not want to see the CC&R's 'modernized' or altered to incorporate a new way of thinking which lessens the preservation of Timberlake. There is acreage all over the country which can be purchased by those individuals who are not in agreement with the original vision of Timberlake and these other locations more adequately may be in alignment with their agendas and life plans. Maintaining the vision includes making the trails and equestrian easements available to all, this was a major attraction presented to us over 20 years ago; and ensuring the community center buildings including the ranch house, rock room, bath house, library, history room and water are available to all landowners. 2. Restore the integrity of the board and repair the damage which has been incurred under the leadership of the current President. Remove the current board members, personal agendas have about destroyed TRLA. I have observed the following, and feel the board (in general without calling out any specific individual(s)) presents dishonesty, hatred, misinformation, lies, vindictiveness, retaliation, lack of morality, incompetency, favoritism, anger, performs in their roles to a substandard level, mismanagement of financial resources, conniving, are untrustworthy, show a lack of emotional stability in stressful situations, and exude a false pretense of desiring unity simply to present themselves as the 'good guys' so others will appear as the 'bad guys'. I would challenge each board member to individually look in the mirror and honestly evaluate if any of these above could be true about them. We are all unique individuals with good and bad qualities, but these should not be the qualities 	No

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4/5/2026 23:48:13	<p>Friends from Kansas City I'd known for over 20 years bought property in Timberlake in the mid 90's and built a home. I came to visit them. I was so drawn to the beauty and power of the land that I bought property and built a home here too. I moved here from Kansas City 27 years ago in August. I've never looked back. I chose Timberlake because of its beauty and also the fact that the association took responsibility for clearing the roads. That was a big factor. It was before "working from home" was even a concept.</p>	<p>I like it the way it is. Not particularly a destination spot. I'd like it to still feel rural and safe, tucked away. I'd like it to still feel like a community that cares about its residents, that what joins us is more important than what divides us. I'd like for us to still have an incredible, well-trained, dedicated volunteer fire department. I'd like to still have roads cleared of snow in the winter and maintained in general. I'd like for Airbnb's to NOT be allowed. I think that's a very slippery slope. I know homes are rented sometimes. But Airbnb's can bring people who aren't invested in the area, don't know our guidelines, aren't respectful of the land, speed on our roads, drive 4-wheelers and other recreational vehicles that they aren't experienced enough to safely operate, etc.</p>	<ol style="list-style-type: none"> 1. How to maintain its magic, i.e. keep it the way it is as much as possible, including it still being a safe, open hearted, neighbor supporting neighbor community of people who are here to cherish what we have, not make money off it or exploit it. This means (includes) no properties used for Airbnb's. No use of properties for business enterprises. 2. Stay low profile. Don't upgrade everything so much that we become a destination place. Timberlake is not the place for that. More is not better. Continue to keep the dues low. 3. I don't have a third one. <p>Prevent</p>	<p>Maybe</p>