

Timberlake Times

November 2013



Timberlake Ranch Landowner's Association

President's Ponderings

By Steve Wills

The last few days of fall are now passing and Timberlake is settling into its quiet winter time. For those who stay here for the winter, the ranch becomes a different place. Crisp, cold, sunny mornings become the norm. Stoking up the fire to take off the chill and settling down with a fresh cup of coffee become the morning chores. Waking up to a fresh fallen snow reveals known views in a much different light. Roads are much less traveled. Spotting deer, elk and turkey becomes easier when the woods are covered in white. The amount of tracks seen in the snow during a walk shows the large quantity and variety of wildlife that roam the ranch. Acquiring the evening's supply of wood becomes the main daily work activity. Hot soups and warm desserts are especially good for cold night's meals. Friendly gatherings are more special when traveling to other's homes over snow packed roads. And then late evenings, building up the fire for the night and settling into a warm bed covered up with blankets and quilts brings on a restful sleep. Yes, the ranch becomes a much different place in the winter. If you have a chance to come visit, I believe you will be presently surprised.



Upcoming Events

September 24, 2013 - TRLA Book Room Closes

October 31, 2013 - Bath House and Well Close for Winter

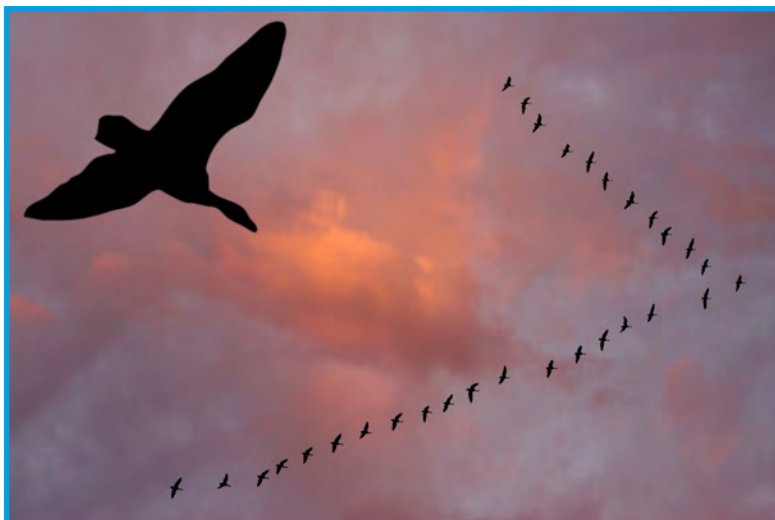


May 6, 2014 - TRLA Book Room Opens - every Tuesday, 1-4pm @ TCC Ranch House

May 24, 2014 - Annual Landowners' Meeting and Potluck - Registration begins Saturday, 9am @ TCC Ranch House

June 3rd, 2014 - Inspiration Series - begins every Tuesday, 1-2pm @ TCC Ranch House

Save the Dates



Timberlake Commons Report

By Don Parry

Work is almost complete on the former "Zetor Room". Many years ago, the former garage floor was removed to try to store the Zetor tractor. It didn't fit and we found that some of the roof's beams were floating due to a header that was cutout. The concrete was re-poured and the room was divided off making storage for event items and excess books. Also, the Volunteers have donated shelves for this area. The extension roof was re-framed and re-built properly. Shelves were built for storage of Ranch supplies, such as tractor oil. The rest of the room is to be used for storing the lawn mower. New doors were built to provide better security.

The cooking pavilion was completed and was a great addition for getting out of the rain at several events. It will be painted soon to match the Ranch House.

Handicap ramps have been installed at the door to the Rock Room and also at the Bath House.. This will make it easier for those who have mobility issues.

The grass is finally filling in and should look nice for next year.

The former Tool Room will be cleaned out and those supplies will be moved to the newly cleaned out rooms west of the Rock Room. This room will be used for activities such as craft projects and classes. It will also receive shelves and such from the Volunteers and they will be able to use it for their needs.

The re-painting of the areas of the Ranch House that were in need is almost complete.

An area at the rear of the Well Room was repaired to solve a water rot problem.

It has been a productive summer for these projects.



Important Notice

Cost Saving Effort

In an effort to control newsletter costs, we would like to reduce the number of printed copies mailed out to Landowners. Our preferred method is to send them out via email. The electronic version is in full color and saves, not only considerable money in printing, but also the volunteers' time in prepping the hard copies.



- ☉ If you have been receiving a hard copy of the newsletter, but now have an email address **or** if your email address has changed contact:
Nancy Ramm at nancyramm@wildblue.net

- ☉ If you wish to continue receiving a hard copy of the newsletter, please send your request to:

TRLA
HC 61 Box 767
Ramah NM 87321-9611



Timberlake Bereavement

by Linda Pedersen

The community has suffered the passing of some truly fine gentlemen this year – Joty Baca, Allen Burnam, Dick Mansperger, Lester Fetty, Duke Railsback and Bob Watson. The Board of Directors (present and past) and those who have been with Timberlake Ranch from the beginning of its development and for a number of years, need to recognize three of these gentlemen for their contribution.

Joty Baca passed Sept 5th 2013. In the early 80's he was a manager for the Ramah Lake Venture. His favorite pastime was renting horses from the stable at the upper Ranch House and often would take potential landowners on horseback for a guided tour around the Ranch. Because of this love for horses, Joty was instrumental in preserving America's original Colonial Spanish horse breed. For some, he was the only face of Timberlake Ranch and because of his generosity, we are able to enjoy the antique farm relics he donated to the Timberlake Community Center.

Duke Railsback passed away March 4th 2013. Duke was one of the lucky ones that the Developers flew to Timberlake and he and Harriet landed on the lake airstrip in 1983. He started building their picturesque A-Frame on Timberlake Rd in 1988. Duke served on both the TLA and TRLA Boards in the early years and was instrumental in the survival of TRLA during the transitional period from the late 80's to 1993.

Allen Burnam passed on July 3rd 2013. He gave this community so much in volunteer time and energy. The upkeep and renovation of the Ranch House over the years is a testimonial to his dedication. Allen was one of those "behind the scenes" guys with ideas, skills, knowledge, oomph, etc. that would instigate others to do more with less. He and his wife Pat would often be the first to welcome landowners to the community during the building process.

All these men will be greatly missed and our heartfelt sympathy goes out to their families. Timberlake remembers.

Note: More information on these 5 men can be found on the *In Memoriam* part of tnews.info website.



Remembering Allen Burnam

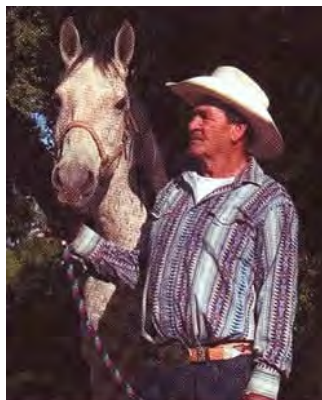
by Don Parry

There was a memorial for Allen Burnam on September, the 12th at the Ranch House. Allen and Pat Burnam have been some of the best volunteers and care takers for Timberlake. Allen was always there for help and moral support on the restoration of the Ranch House. Allen had a way about him that even if he didn't like something, he said his say and then all was fine because of his great personality. He was well liked by many, many here in Timberlake and was active in the El Morro Arts Council.

Allen was very knowledgeable about Timberlake and its past. He liked to stay involved in the Board meetings and was a great help with his input.

The Family and Friends gave testimonials about the many facets of our friend, Allen. After, there was a meal provided by the family and friends.

Allen was a great friend to me and will be missed by all of his friends.



Alerts!

TRLA Book Room has closed for the season. It will reopen Tuesday, May 6th, 2014

The Bath House and the Ranch House Well will be shut down for the winter on October 31, 2013.

East Bobcat Drive, near the intersection with Sagebrush, is closed, due to damage from heavy rains. Repairs will be completed in the spring, with the installation of a larger culvert.

Attention NM Landowners - New Law Goes into Effect

New Mexico has passed a new law, **SB 497, Homeowners Association Act**, which in part, requires landowners selling their property to provide, prior to closing, information to a prospective buyer about the governing HOA, such as:

- (1) the declaration of the association, other than the plats and plans;
- (2) the bylaws of the association;

- (3) any covenants, conditions and restrictions applicable to the lot;
- (4) the rules of the association; and
- (5) a disclosure certificate from the Association.

SB 497 - Effective Date July 1, 2013

For complete information on this new law, visit:

www.nmlegis.gov/lcs/legislation.aspx?Chamber=S&LegType=B&LegNo=497&year=13

Special Thanks!



TRLA Landowners

Please remember to notify the TRLA Board when your address, phone number or email changes OR when your property is transferred to another owner.

To: Greg Mobley for his tenacious efforts to get the County to work on our roads.

To: Shirl Henderson and Mary Jo Wallen (and their horses) for their assistance in locating and marking the lightning-strike fire on Black Bear Road and to **Bill Wolford "Wolf"** and the **Timberlake Ranch Volunteer Firefighters** for their efforts to contain the wildfire.

To: Barb Duncan for her continued commitment and coordination of the TRLA Book Room.

To: David Skinner, Tim Amsden and Roger Irwin for their time and efforts on TRLA's web presence.

To: All Landowners who have so generously donated their books, CDs, DVDs, videos, games and puzzles to the Book Room. And an extra special thanks for all the great Yard Sale items! Your donations make our special events possible.

To: Wayne Ramm for providing his special brand of music at our community events this summer.

To: Timberlake Neighborhood Volunteers for all their time and energy putting on such wonderful special events for landowners.

To: All the Inspiration Series Presenters for sharing their stories, time and passion.

ROADS REPORT

by Jack Mansperger

- We received heavy rains in September.
- We lost Bobcat due to an undersized culvert. We have barricaded it and will install a much larger culvert and repair.
- North Aspen Loop received rock and had 3 trees removed. We will complete that project in the spring.
- An overcoat of rock was put on Woodland. It took 4 trucks of gravel.
- Cottonwood Loop was rocked on the south loop.
- There were small repairs made to the Zetor and the dump truck.
- We are continuing to use the Zetor on Forest Road 157 and will spread minor rock on the BIA sections that are bad.
- There are culverts to be installed on Cliffside, Bluebird, Black Bear and the intersection of Timberlake and Deer Run West.



The new Kubota tractor is here!

The new Kubota tractor is here!



Architectural & Maintenance Report

By Steve Wills

For October:

- * One complaint / violation closed
- * Two sets of house plans approved
- * One set of plans pending



Photo by Nancy Dobbs



Labor Day
BBQ &
Silent Auction

Timberlake Neighborhood Volunteers

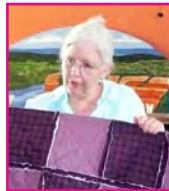


Water Catchment



"Inspiration Series"

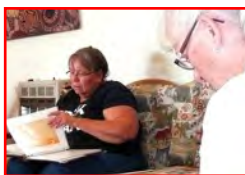
Quilting



Handmade Jewelry



Civil Rights Memoirs



Desserts!



Inspiration Series Sharing Our Creative Inspirations

Timberlake Ranch is well-known for its artisans, whose creativity spans a diverse cross-cut of talents. This summer, your Timberlake Neighborhood Volunteers have sponsored FREE one hour demos and discussions with our local talented artists, chefs and creative innovators. We'll be starting up again next summer with more inspired people sharing their passions. If you would like to present an *Inspiration* topic, please contact:

nancyramm@wildblue.net

TIMBERLAKE NEIGHBORHOOD VOLUNTEERS RECAP 2013 AND FORECAST 2014

The Volunteers held their wrap-up meeting on September 10th, 2013. Four events were held over the summer: Ranch House Breakfast in June, Annual Ice Cream Social in July, Yard Sale in August and the Labor Day Barbecue/Silent Auction in September. These events, along with weekly Book Room activities and Inspirational Series, were well received and well attended by the community.

There was a lot of interest in continuing the craft part of the Inspirational Series next summer and a hope of coordination with the TRLA Board of Directors in developing an area within the Ranch House that can be used to support these activities on a permanent basis.

With the money made and contributed through the events held, the Volunteers agreed to the following expenditures.

- \$300-\$400 for purchase of mobile metal shelving units in Zetor Room which is being remodeled. This will help organize yard sale donations for 2014 and book storage.
- \$100 for another kitchen butcher block table on wheels
- \$200 for kitchen stuff – i.e. meat thermometer, large zip bags, knives a/o sharpeners, 2-3 large beverage containers for ice tea, lemonade, etc.
- \$1000 of materials to TRLA for renovation of Work Room into Craft area and alcove improvement.
- Possible purchase of ceiling tiles for Book Room next to kitchen.

Dates were not set for 2014 events but they will include the Annual Ice Cream Social, Yard Sale and Labor Day Barbecue/Silent Auction. Other ideas brought forward were a Game Night, Appetizer Pot Luck and Fiesta Night. Submit your ideas for Timberlake events to: lovintimberlake@hughes.net

Wilderness Wives

The Unique Challenges of Life in the Mountains

By Nancy Ramm

Travel Down the Back Roads

I was a Girl Scout. And as such, it was drilled into me at an early age to “always be prepared”, a mindset necessary for the challenges of life in the mountains. But, for many of us, it has been the hardships of unplanned scenarios that have spawned some of our greatest “*lessons learned*”.

Though our TRLA road crew works tirelessly to keep our roads safe and passable, sometimes Mother Nature throws us a curve ball. And being a novice at “life down a dirt road”, I’ve had to learn some things the hard way... or should I say, the muddy way.

To save you the long walk home in the mud or snow, here are a few tips on traveling the back roads:

-If it’s rained or snowed a lot lately and you don’t *have* to go out - **Don’t**. Even with a powerful 4-wheeled drive vehicle, you run the risk of getting stuck. (I have.) Plus traveling on a soggy road, really rips it up.

-If you must go out, delay your outing as much as possible. Our road crew makes every attempt to *crown* our roads so they drain efficiently. Sometimes just waiting an hour or so, can make a big difference in the conditions of the roads.

-Know your neighbors. Know who’s around, particularly in the winter. If your vehicle gets stuck and you have no cell coverage, knowing who lives where and whether they are on the ranch, can save you a very long walk. In the winter, a long walk in the severe cold or extreme conditions, can be life threatening.

-Make sure someone knows that you’re going out and knows the route you plan to take. Arrange to call them when you reach your destination or reach cell phone coverage.

-Even in the summertime, keep a warm jacket, rain gear and a blanket in your vehicle. The temperature can drop considerably and if you get wet, you’ll get cold. Also, keep a pair of “Wellies” or rain boots in your back seat, in case you need to get out in the mud or snow. Don’t keep these items in the trunk. If you slide off the road, you’ll want them *before* you have to step out into the muck.

-Of course, carry the obvious items like a flashlight (perhaps the kind you wind up so that you never have to worry about bad batteries), matches, a lighter, old towels, garbage bags, bottles of water, food and flares.

-Hand warmers from a camping store are great. They aren’t activated until you open them and they’ll stay warm for many hours.

-For getting out of the mud or snow, there are lots of great ideas for traction. A large scrap of old carpet, a few logs or 2x4s, kitty litter or sand around the tires can supply traction.

-Talk to the full time residents. They know how to prepare for travel under inclement conditions. They can tell you stories.....

Safe journeys.



2013-2014					Budget
	JULY	AUGUST	SEPT.	YTD	2013-2014
Total Income	\$ 95.268.92	\$ 13.084.06	\$ 3.235.55	\$ 111.588.53	\$ 160.298.00
Outflow/Expenses					
Board	\$ 222.35	\$ 492.73	\$ 2.599.86	\$ 3.314.94	\$ 8.110.00
Communications	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ 600.00
Financial	\$ 2.047.91	\$ 1.755.19	\$ 1.329.94	\$ 5.133.04	\$ 19.355.46
Legal	\$ 121.71	\$ 448.82	\$ -	\$ 570.53	\$ 18.000.00
Insurance	\$ -	\$ 3,316.00	\$ 777.00	\$ 4.093.00	\$ 8,800.00
Wages	\$ 1.178.00	\$ 1.147.50	\$ 1.062.50	\$ 3.388.00	\$ 23.024.00
Taxes	\$ 83.82	\$ 99.26	\$ 91.92	\$ 275.00	\$ 1,176.80
Buildings & Commons	\$ 1.121.12	\$ 4.873.43	\$ 2.140.30	\$ 8.174.85	\$ 36.550.00
Equip. Maint. & Repairs	\$ 403.38	\$ -	\$ 31.39	\$ 434.77	\$ 4,400.00
Fuel. Oil & Grease	\$ 677.84	\$ -	\$ 251.13	\$ 928.97	\$ 7.400.00
Roads	\$ 11.228.50	\$ 5.027.00	\$ 136.64	\$ 16.392.14	\$ 56.500.00
Utilities	\$ 184.49	\$ 163.16	\$ 173.44	\$ 521.09	\$ 3,460.00
Total Outflow	\$ 17.269.12	\$ 17.523.09	\$ 8.594.12	\$ 43.426.33	\$ 187.376.26

TREASURER'S NARRATIVE REPORT - FISCAL YEAR 2013-2014

MONTH: September, 2013

Income: \$3,235.55

Expenses: \$8,594.12

Bank Balance as of October 17, 2013 = \$290,232.13

Significant Expenses for September, 2013

-Insurance - Directors & Officers - \$2,478.08 policy renewal for Directors & Officers Liability Policy

-Ranch House Maintenance - \$1,900.30 - expenses for Ranch House maintenance & constructing pavilion

COLLECTIONS: September 2013

-Incoming Association Dues received - \$ 2,357.69

-No new liens were filed in September

-Total number of liens in place - 21

-One foreclosure has been finalized according to NM redemption period statute

-YTD collections for prior years going back to 2008 amounts to \$2962.19

-\$16,595.77 is still owed for prior years

Q1 of Fiscal Year 2013:

-Under budget for all accounts. Actuals on track with approved 2013-2014 budget.

Q2 of Fiscal Year 2013

-Delivery and payment for Kubota tractor expected in October 2013



Monthly financial reports, including line by line details, can be found on the TRLA website.

<http://www.trnews.info/TRLAindex.htm>

If you need a copy mailed to you, please send your request to:

TRLA Treasurer

HC 61 Box 767

Ramah, NM 87321



Winners!

David & Linda Shoppe's
1965 Ford Cobra with a
Holman/Moody 427 - 650 HP

Entry in the 36th Annual "Run To
The Sun" in Lake Havasu City, AZ.

The Shoppe's Ford Cobra won
Best in Class for the Race/Sports
Car Division



Susan Ackerman's
Feathered Star Quilt
Entry in the Mount Taylor Quilt
Guild "2013 Quilt Show Post Cards
from New Mexico" competition in
Grants, NM.

Susan's quilt won **First Place**,
Viewer's Choice Award AND **Best
of Show!**



Photo by Susan Ackerman

Have You Ever Asked?

Questions and Answers About Timberlake

Q: How do I log on to the Ranch House's Wi-Fi Internet connection?

A: To get on-line, you'll need to send Steve Wills a request via email at scw@hughes.net. He'll send you a password and instructions to get logged on. (You must be a member in good standing.)

Q: Do I need to notify TRLA's Architectural Committee if I plan on erecting a storage shed on my property?

A: It's best to notify the Architectural Committee, led by Steve Wills. The committee will review CC&R considerations, permit requirements and setback requirements with you. Keep in mind, TRLA CC&Rs state - *Lots without residences may contain Well Houses and no more than one enclosed storage shed per lot. Well houses and/or sheds shall not exceed 200 square feet. Storage sheds are not to be used as residences. Residences must have at least 600 square feet of floor area in Timberlake and Cloh Chin Toh subdivisions and at least 1200 square feet of floor area in Timberlake South.*

Download the TRLA Design Approval request form at:
<http://www.trnews.info/DesignApprovFeb2010.pdf>

Q: I'm planning a trip to the Ranch this winter. What do I need to know?

A: Several days prior of your visit, call Jack Mansperger at 505.783.4308, so that the road to your property can be snow plowed, if necessary. TRLA will not plow your driveway, just the Ranch road to your property. Also, a reminder that 4-wheel drive is recommended in the winter, since the weather can change quickly. If a road hasn't been plowed, you probably shouldn't drive on it. When the snow starts to melt, the dirt/muddy roads are just as treacherous and you can easily slide off into a ditch. Dress warmly, in case you have to walk out for assistance. Remember, cell phones don't always work on the ranch.



RETURN SERVICE
REQUESTED

TRLA
HC 61 Box 767
Ramah NM 87321-9611



Your 2013-2014 TRLA Board of Directors

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Photo by Mary Jo Wallen

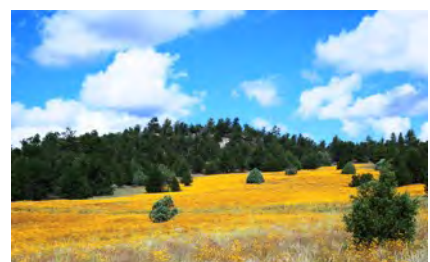


Photo by Linda Pedersen