

# Timberlake Times

July 2017



## Timberlake Ranch Landowners' Association

### *President's Ponderings*

I appreciate the patience of all the landowners waiting for a "factory" key to exchange. Good news. We now have a large inventory to work with. Our Key Exchange is now on track. If you would kindly fill out a "Key Request Form" found on the website <http://www.trnews.info/keyreqform.html> and send it to me with the old keys, I will send you "factory" new ones. The request form is to just insure our paper work is kept straight. You can send me the form via e-mail at [TRLApresident@gmail.com](mailto:TRLApresident@gmail.com) or snail mail. The keys can be sent through snail mail as a "non machine readable" letter in an ordinary envelope with the keys taped to a full sheet of paper. The address would be:

TRLA President  
HC 61 Box 767  
Ramah, NM 87321

We, the Board, apologize for all the inconvenience caused by this delay and hope this Key Exchange program will help.

Thank very much for "listening".



### ROADS REPORT

by Don Parry

- Repairs on Black Bear at three locations have been completed. This work included culverts installed and re-graveled at those locations.
- Prep work will begin on Timberlake Road between the cattle guard and the "Y" at Lakeshore Dr., culverts have been installed, then after the Fourth of July, a heavy layer of 1" base course will be installed.
- An inspection of several roads will be made for possible work.
- The section of Timberlake Road from north of Cottonwood to the Box S entrance will "possibly" receive work by McKinley County depending on available money.



Photo by MJ Wallen

### *Upcoming Events*



**July 15, 2017 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**Aug 19, 2017 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**September 3, 2017 - Labor Day BBQ and Silent Auction**- Sun 4:30 to 7pm @ TCC Ranch House

**Sep 9, 2017 - Mystic Bluffs Fly In** - Sat 8am - Flats Landing Strip

**Sep 16, 2017 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**Oct 21, 2017 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

### Save the Dates !





## 2017 TRLA Annual Meeting

Photos by Danny Montoya







More photos  
from

## 2017 TRLA Annual Meeting



Thanks, Danny!!!  
Photos by Danny Montoya



### WHAT IT TAKES TO PREPARE FOR THE TRLA ANNUAL MEETING

30 days before the Annual Meeting, 570 envelopes are addressed, stamped and stuffed with information for all landowners.

The week before the Timberlake Volunteers scrub, dust, clean windows, mop floors, clean refrigerators and inventory supplies.

The week of: 1) a major grocery list is made and hamburgers, hot dogs, buns, paper supplies, condiments, etc are purchased; 2) the entire grass perimeter is mowed and groomed; 3) barbecues are readied, propane tanks filled and picnic tables, tables and chairs are removed from storage, arranged and cleaned.

The day of the meeting, volunteers man the registration desk, make coffee/tea/lemonade, set up Rock Room in readiness for arriving food and start grills for cooking.

Then in a blink of an eye, it is over for another year and everything gets put away for the next big event. Special thank you to the guys and gals of the Timberlake Neighborhood Volunteers, Board members and spouses (especially Dave Shoppe for his two-day effort in "grooming the grounds"), Tom and Kandy Abbott and John Mullarkey.





Photos by Danny Montoya

## 2017 Ice Cream Social







## Timberlake Neighborhood Watch

"See Something, Say Something"

Visit TRLA's website to read the Timberlake Neighborhood Watch Article. Great information on how to reduce the possibility of break-ins on the ranch, laws concerning ATVs and where to obtain a Timberlake windshield sticker for your vehicle. Contact Mary Jo Wallen 505.783.4207 or Nancy Wills 505.783.2457 for information on the TNW group and a list of Coordinators for the ranch.

## LANDOWNERS BEWARE

July is invoice time for TRLA dues and a few months later the McKinley and Cibola County property taxes will be due. When we move and do not notify the Board and County Clerk's Office, it starts a negative spiral. A significant amount of time is spent trying to find the new addresses after mail is returned "unable to deliver", but ultimately it is up to us to update our address with Mary Ray or the Board and McKinley/Cibola County.

## Association Dues

Please **do not** send your association dues to the Ramah address. Your invoice shows a mailing address of:

**PO Box 264**

**Corrales NM 87048**

To avoid delays, please send your dues directly to the Corrales address.



## 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.

## A Big Thanks...

To *Jim Zwerg* for his efforts on the Neighborhood Watch Team!

*Mary Jo Wallen* and *Nancy Wills* now co-lead the landowner-based group to protect our community.

## Latest Information

For the latest information on fire restrictions, bear or mountain lion sightings on the ranch or lost animal notices, please check TRLA's official website at:

<http://www.trnews.info>

## TRLA Covenant Revisions and Amendments

The TRLA Board has convened a committee to review TRLA's CC&Rs. The purpose of the team is to address green energy issues and provide greater clarification to current covenants and potential addition of amendments to current document. TRLA CC&Rs can be found at

<http://www.trnews.info/ccrs.html>

If you have any suggestions, concerns or potential amendments to the current covenants for the committee to consider, please respond by **September 1, 2017**. You may send the form below to:

**TRLA CC&R Committee**

**HC 61 Box 767**

**Ramah NM 87321**

Or provide the information below via email to:

[lovintimberlake@hughes.net](mailto:lovintimberlake@hughes.net)

Landowner(s) Name \_\_\_\_\_ Phone \_\_\_\_\_

Property Unit/Block/Lot \_\_\_\_\_

Please reference the specific *Article and Section* number from the CC&Rs, if available.

**Input:**

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**Your input is appreciated. Thanks!**

For an electronic version of this form, visit:

<http://trnews.info/forms/TRLACCRsInputformfinal.pdf>



## Volunteer Fire Department

The Timberlake Fire Department has been hard at work training on Ropes, Rescue and Extrication. We have had 2 PHI air evacuations. Everything went smoothly. We have a good group of volunteers. Andy Wilson is a patient teacher, but we have so much yet to learn.

This summer so far we got to feel the power of holding a hose with full pressure. Training in the ambulance with all the sirens and defibrillator. Just another reminder, don't wait too long to call 911 if you need us.

Ramah/Timberlake Fire Department



We meet every Thursday evening at 7:00pm. Please join us.



## Timberlake Neighborhood Volunteers

### 2017 TIMBERLAKE VOLUNTEER EVENTS

Sept. 3rd. Annual Labor Day Barbecue/Silent  
Auction 4:30 – 7PM

Sept. 9th Mystic Bluffs Fly-In 8 AM

Only two major events remain for the summer. The Annual Yard Sale was canceled until next year due to lack of donated items.

Please put these two events on your calendar as they have proven to be enjoyable family events year after year.

Weekly Ranch House opportunities: Library open on Tues from 1-4, Ranch House Stitchers on Thursday at 10 am. A Stained Glass Mosaic open group meets on Mondays 1-5 pm at a private residence.



Imagination



Creativity



Check the website for  
upcoming Game Nights

### Cleaning Out Your Closets?

The Ranch House Stitchers and the Neighborhood Volunteers are still accepting donations of fabric, batting, interfacing, thread, scissors, sewing supplies, pillow forms and all craft supplies.

If you don't need it, we'll take it and make something beautiful!

## Architectural & Maintenance Report

By Steve Wills

- 2 House plans approved
- 1 Garage plan approved
- 3 Covenant violations closed
- 1 Covenant violation pending

Turkey photo by Shirl Henderson



## Treasury Report

Fiscal Year 2016-2017 Year End	YTD	BUDGET 2016-2017	Difference
<b>TOTAL INCOME</b>	<b>174,791.07</b>	<b>174,580.00</b>	<b>211.07</b>
<b>OUTFLOWS/EXPENSES</b>			
Board	5,796.60	8,186.00	(2,389.40)
Communications	1088.85	1,025.00	63.85
Financial	32,942.77	21,600.00	11,342.77
Legal	7,059.25	18,500.00	(11,440.75)
Insurance	10,724.00	11,800.00	(1,076.00)
Wages	6,112.00	9,650.00	(3,538.00)
Taxes	521.19	941.00	(419.81)
Buildings & Commons	7,283.56	11,700.00	(4,416.44)
Equip. Maint & Repairs	5,093.90	6,000.00	(906.10)
Fuel, Oil, Grease	1794.75	3,700.00	(1,908.25)
Roads	82,376.63	80,000.00	2,376.63
Utilities	3295.38	3,975.00	(679.62)
<b>TOTAL OUTFLOWS</b>	<b>164,088.88</b>	<b>177,077.00</b>	<b>(12,991.12)</b>

### BANK BALANCE: 06/30/2017

Deposit	59,023.93
Checking	18,012.01
Rewards	1,523.61
Contingency Funds:	
Ranch House Restoration	60,000.00
Emergency Reserve	41,887.59

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





## How Can I Contact.....?

TRLA has now made it easier to contact the Board of Directors for their specific roles via a generic email account. These email accounts will remain in place, even as Board members change.

TRLA President - [trlapresident@gmail.com](mailto:trlapresident@gmail.com)  
TRLA Vice President - [trlavp@gmail.com](mailto:trlavp@gmail.com)  
Commons Director - [trlacommons@gmail.com](mailto:trlacommons@gmail.com)  
Roads Director - [trlaroads@gmail.com](mailto:trlaroads@gmail.com)  
Treasurer - [trlatreasurer@gmail.com](mailto:trlatreasurer@gmail.com)  
Secretary - [trlasecretary@gmail.com](mailto:trlasecretary@gmail.com)  
Director of Accounts - [trlaaccts@gmail.com](mailto:trlaaccts@gmail.com)  
Architectural & CCRs - [trlaarchccr@gmail.com](mailto:trlaarchccr@gmail.com)

Other emails you may need:

TRLA Webmaster - [webmastertrla@gmail.com](mailto:webmastertrla@gmail.com)  
TRLA Bookkeeper - [mray321@yahoo.com](mailto:mray321@yahoo.com)  
Timberlake Neighborhood Watch-  
[timberlakewatch@gmail.com](mailto:timberlakewatch@gmail.com)

## Communications Report

By Sharon Axtell

There have been 10,000 hits on the website home page! That means that more and more landowners are visiting and hopefully finding that the information available to them is informative and helpful.

If you're looking for minutes from a Board meeting, how the financials are looking, any bear or mountain lion sightings, fire warnings, what the volunteers are up to these days, looking for the most recent Newsletter or an older copy or to see what is happening on the ranch, just "click" on [trnews.info](http://trnews.info) and take a look.

Any questions or concerns about what is on the website, please contact [trlasecretary@gmail.com](mailto:trlasecretary@gmail.com).

Keep visiting the Website!!

## Commons Report

By Charley Haverstick

- Scrapping and painting of the Ranch House exterior is continuing
- Some boards for fencing at Ranch House have been ordered and will be installed soon
- Edging at perimeter of Equipment Storage Building has been installed for rodent prevention
- Old key replacement that operates lock better is continuing
- Installation of "No Trespassing/No Hunting" signs is continuing

## Have You Ever Asked?

Questions and Answers About Timberlake

**Q:** Are the TRLA Board meetings open to landowners?

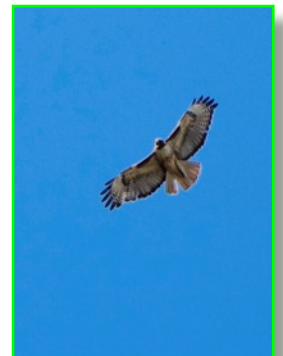
**A:** Absolutely! A time for landowner input is set aside at every meeting. Please come to discuss issues that are important to you. See the dates on the front page of this newsletter.

**Q:** How do I find out if there is currently a fire ban in place on the ranch?

**A:** Almost every summer, conditions require that a ban on fires is instituted to protect our beautiful community. Year round, there is fire danger signage posted at the ranch entrance and the ranch mail boxes by the Fire Station. For the latest status on fire restrictions and what they mean to you, please visit TRLA's official website at: <http://www.trnews.info>

**Q:** I've had problems with my TRLA key to open the Bath House and burn pile. What should I do?

**A:** New locks are being installed on the gates and new keys are being issued. There is a key Exchange program with all landowners and guest members. See the President's Pondering on the front page of this newsletter for details on how to get your new key.



TRLA  
HC 61 Box 767  
Ramah NM 87321-9611



## *Your 2017-2018 TRLA Board of Directors*

**Steve Wills, President**

(Term ends May 2018)  
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To see all the photos of  
the new equipment  
building, visit our  
website at  
[www.trnew.info](http://www.trnew.info)

