

Timberlake Times

July 2018

Timberlake Ranch Landowners' Association

President's Ponderings

By Steve Wills

Given the dry environment we are experiencing, I thought I would share an old pondering and hopefully provide some information on Fire Restrictions in New Mexico. Hopefully it will provide you with some insight of the definitions and some understanding on what you need to do as a landowner.

There are three basic levels of fire restrictions defined: 1) Stage I, 2) Stage II, and 3) Stage III. I pulled the following definitions of each off the website http://firerestrictions.us/nm/nm-mckinley-county/.

On May 29th, we went to Stage II.

Stage I Fire Restriction

The following acts are prohibited until further notice:

- 1. Building, maintaining, attending, or using a fire, campfire, charcoal, coal, or wood stove other than in a developed campsite or picnic area listed in the order.
- Smoking, except within an enclosed vehicle or building, a developed recreation site/improved site or while stopped in an area at least three feet in diameter that is barren or cleared of all flammable materials.
- 3. For Tonto National Forest administered lands under Stage I Restrictions, Discharging a firearm except while engaged in a lawful hunt pursuant to state, federal, or tribal laws and regulations.

Note: each agency/tribe must cite their actual regulations/laws; therefore the wording for the prohibition may be slightly different. Exemptions may vary according to specific agency laws and regulations.

Stage I Exemptions:

- 1. Persons with a written permit that specifically authorizes the otherwise prohibited act.
- 2. Persons using a device solely fueled by liquid petroleum or LPG fuels that can be turned on and off. Such devices can only be used in an area that is barren or cleared of all overhead and surrounding flammable materials within 3 feet of the device.
- 3. Persons conducting activities in those designated areas where the activity is specifically authorized by written posted notice.
- 4. Any Federal, State, or local officer or member of an organized rescue or firefighting force in the performance of an official duty.
- 5. All land within a city boundary is exempted unless otherwise stated in city ordinance.
- 6. Other exemptions unique to each agency/tribe.

An exemption does not absolve an individual or organization from liability or responsibility for any fire started by the exempted activity.



Upcoming Events

July 18, 2018 - Neighborhood Watch Meeting- Wed 6pm @ TCC Ranch House

July 21, 2018 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

Aug 4, 2018 - Annual Yard Sale Sat - 8:00am in Ramah

Aug 18, 2018 - Mystic Bluffs Fly In - Sat. -Flats Landing Strip

Aug 19, 2018 - TRLA Board Meeting - Sun 10am @ TCC Ranch House

September 2, 2018 - Labor Day BBQ and Silent Auction- Sun 4:30 to 7pm

Sept 15, 2018 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

Oct 20, 2018 - TRLA Board Meeting - Sat 10am @ TCC Ranch House



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Stage II Fire Restrictions

The following acts are prohibited until further notice:

- 1. Building maintaining, attending, or using a fire, campfire, charcoal, coal, or wood stove including fires in developed campgrounds or improved sites.
- 2. Smoking, except within an enclosed vehicle or building.
- 3. Discharging a firearm except while engaged in a lawful hunt pursuant to state, federal, or tribal laws and regulations.
- 4. Mechanical and Industrial Prohibitions
 - a. Operating any internal combustion engine.
 - b. Welding, or operating acetylene or other torch with open flame.
 - c. Using an explosive.

Note: each agency/tribe must cite their actual regulations/laws; therefore the wording for the prohibition may be slightly different. Exemptions may vary according to specific agency laws and regulations.

Stage II Exemptions:

- 1. Persons with a written permit that specifically authorizes the otherwise prohibited act. This process can be utilized in cases where public utility emergency repairs are necessary.
- 2. Industrial operations where specific operations and exemptions are identified and mitigation measures are implemented as outlined in an agency plan.
- 3. Persons using a device fueled solely by liquid petroleum or LPG fuels that can be turned on and off. Such devices can only be used in an area that is barren or cleared of all overhead and surrounding flammable materials within 3 feet of the device.
- 4. Operating generators with an approved spark arresting device within an enclosed vehicle or building or in an area that is barren or cleared of all overhead and surrounding flammable materials within three feet of the generator.
- 5. Operating motorized vehicles on designated roads so long as you park in an area devoid of vegetation within 10 feet of the roadway.
- 6. Persons conducting activities in those designated areas where the activity is specifically authorized by written posted notice.
- 7. Any Federal, State, or local officer, or member of an organized rescue or firefighting force or other authorized personnel in the performance of an official duty.
- 8. All land within a city boundary is exempted unless otherwise stated by city ordinance.
- 9. Other exemptions unique to each agency/tribe.
- 10. Discharging of firearms is allowed on agency designated shooting ranges.

Stage III Fire Restrictions (Closures)

The Geographic Agency Administrators within the Southwest Area should review these evaluation guidelines and determine threshold levels that substantiate the need for closures.

Examples include:

- 1. Potential loss of life due to extreme fire conditions.
- 2. High potential for extreme fire behavior.
- 3. Stage II restrictions are not effective in reducing the number of human-caused fires.
- 4. Resources across the geographic area are at a critical shortage level.

The following standard exemptions will be allowed during closure and will be noted on all closure documents. Closure Exemptions:

- 1. Persons with a written permit that specifically authorizes the otherwise prohibited act.
- 2. Persons conducting activities in those designated areas where the activity is specifically authorized by written posted notice.
- 3. Any Federal, State, or local officer, or member of an organized rescue or firefighting force or other authorized personnel in the performance of an official duty.
- 4. All land within a city boundary is exempted unless otherwise stated in city ordinance.
- 5. Other exemptions unique to each agency/tribe.

In general all landowners have an exemption to travel on defined roads to go to and from their property doing their normal activities. This exemption is generally applied to all restrictions, even to Stage III Fire Restrictions (Closure). Special exemptions are generally included, which are additional to the ones listed above. Also, some listed exemptions may be removed. The only way to know what exemptions are in place is to check the website.

Hope this pondering reduces some confusion and gives you some insight on how fire restrictions work. Till the next time.....

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2018 **Annual Meeting**

Photos by Danny Montoya

















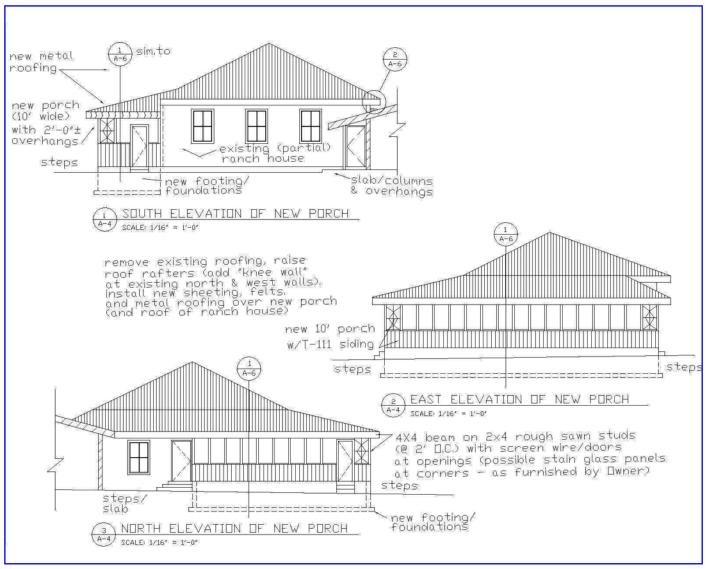
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Future Plans for Timberlake Community Center Ranch House

At the Annual Mtg. it was announced that the Board is considering repair/replacement of the leaking Ranch House roof along with repair/replacement of porch to the east and south. The situation has been coming to a head with the deterioration of an interior adobe wall and rotting boards on porch. The roof has been patched twice but still continues to leak due to the roof line where adobe add-on meets original stick-built house. Anyone who has had to clean the porch area throughout the year knows how filthy and nasty it is with bird and animal fecal material. We are lucky to have Charley Haverstick as a Board member and architect and he has drawn up plans for this undertaking at no charge. This is a major redo, but the Board has been frugal in planning for it and money has been set aside for several years. There are <u>no</u> indications that it will impact the yearly assessment dues. We hope to get bids for the project in the near future. The porch will be expanded, retain the same current design, not interfere with the trees, but it will be screened and have doors as it did originally back in the 40s. This will allow more "out of the elements" and "bug free" seating for events and a relaxing place to watch wildlife while reading a book on Book Room day or utilizing free Wi-Fi to landowners and guest members. This project is planned for in the 2018/2019 Fiscal Year.



TRLA NEIGHBORHOOD WATCH GROUP MEETING WEDNESDAY, JULY 18, 2018 6 P.M. – TRLA RANCH HOUSE

Please join us on the evening of July 18th to talk about any current concerns you have around the safety and security of Timberlake Ranch landowners and property. Deputies from both McKinley and Cibola Counties have been invited, so if you missed meeting them at the Annual Meeting, this will be your chance to get acquainted with them. Our good relationship with our local law enforcement agencies has continued to grow over the past several years.

Julie Farrell from our local Volunteer Fire Department will also be in attendance to provide us with current fire restriction information, etc. PLEASE BE AWARE AND REPORT SMOKE, ETC. ASAP since we are in horrible drought conditions right now.

Volunteers for the Watch Group and the Volunteer Fire Department are always needed. Contact either Mary Jo Wallen at 505 783-4207 or 505 269-5022, or Nancy Wills at 505 783-2457 if you'd like to help with the Watch Group. Please contact Julie Farrell at 505 783-2423 or Andy Wilson at 505 783-4704 if you'd like information about being a Volunteer for the Fire Dept.

Although there have not been any reports of vandalism this year, we continue to have reports of suspicious persons and/or vehicles in our neighborhood. It is very important to get a license plate number and description of the vehicle/persons in question. In any emergency, call 911 first. Tell Dispatch that you are in District 55 in Timberlake. Since personnel are not available at our Fire Departments all the time, it is best if you call Andy Wilson at 505 783-4704 or Julie Farrell at 505 783-2423 (June thru mid-October) when you need assistance. If you have a Non-Emergency 911 call, please use 505 722-2002.

A very disturbing incident occurred on the evening of June 18th around Timberlake Road and Aspen. A white car driving out of Timberlake hit a deer and did not stop. Fortunately, a neighbor saw the incident (although it was dark) and reported to us. **PLEASE DRIVE SLOWLY TO PROTECT YOURSELF AS WELL AS OUR LOVELY DEER AND OTHER WILDLIFE IN THE AREA.** It took over an hour for the incident to be reported (Game & Fish rep was out of town), so it was determined that we needed our Volunteer Fire Dept. to euphemize the deer. Our Game & Fish Rep is Storm Usrey and his number is 505 795-1935. If he is not available, we can call the State Police Dispatch Dept. at 505 841-9224 for assistance. Another option that we learned about a few days after the incident is that if you call Leyton Cougar, Wild Spirit Wolf Sanctuary, he can contact Game & Fish and have the animal picked up for use at the Wolf Sanctuary. Leyton's phone number is 505 775-3304. Meat can be used up to 5 hours after an animal is killed on the highway. The Wolf Sanctuary only answers their phone between 10:30 a.m. – 5 p.m.

See you all on July 18th.

Commons Report

By Charley Haverstick

- 1) Painting of Ranch House exterior and fencing has been done. Painting of the metal roofing has been completed. Plans for expanding the porch from 7' wide to 10' wide is under consideration.
- 2) New doors for rear building have been painted and hung, with new pulls and the existing hinges. Fascias and soffit material at this building has also been installed and painted.
- 3) Installation of the "private property /no trespassing/ no hunting" signs along the cliffs/commons areas continues, completion of such is expected to be done over the next couple of months.
- 4) Electrical work (lights and outlets) at the "Equipment Storage Building" has been completed. Exterior lights are on switches and of the "dark sky" type.
- 5) New deadbolt locks (which can be rekeyed) have been purchased and will be installed and keyed as applicable in the near future.
- 6) Refinishing of the street signs will be done over the coming months and should be replaced during the summer.
- 7) The "limb trim pile" has been pushed up and will be burned when fire control allows. The bath house was closed on November 1st and reopened for the summer on April 1st.

Communications Report

TRLA BOARD is proud to announce that a new Director of Communications has been selected. Shirl Henderson has stepped up into this position and is anxious to work with our Web Master, Wayne Ramm, to keep our website, trnews.info, updated with information for landowners on animal sightings, fire restrictions, Neighborhood Watch and forms that you may be looking for. Congratulations, Shirl!! You're going to do a great job.

LEGAL, LIENS AND FORECLOSURES

TRLA currently owns 4 lots. Two are on the TRLA website for sale to anyone interested. Two lots will be going out for silent bid to <u>only</u> landowners in a few months (Buttonwood Drive and Lobo Drive)

There are 2 lots with the law firm of Hays & Friedman in Santa Fe. One is in the foreclosure process and one on a payment plan.

Lots currently liened **NOT** with lawyer: 7

Release of Liens in Process: 5

Liened Lots Paid in Full in last 60 days: 6

There are potentially 5 lots that will be sent to Hays & Friedman on July 31st for foreclosure.

21 lots are in arrears for FY 17/18. That equates to 2.8%.

Whose Road Is It???



Over the years the newsletter has given information about the roads in Timberlake, but it is always a good idea to refresh landowners to this information as new people moving into the community often get hearsay information.

Originally the Developers meant to have paved roads throughout Timberlake as each subdivision was approved in Valencia and McKinley counties. Valencia County was later divided and the Timberlake portion fell under Cibola County. The demarcation line between McKinley and Cibola County runs north and south at Wolf Rd. Paved roads were later changed to recreational roads because of the approval process and money.

Cloh Chin Toh subdivision was the first subdivision to be approved. Valencia County originally accepted maintenance of the road through the subdivision if the Developer would create a road easement for an entrance into Cloh Chin Toh (the stone pillars) area and they would divert Forest Road 157 through the area to reconnect at the "Y". This maintenance was only for a Class C road. Currently Cibola County maintains from the second cattleguard (48A) off Hwy 53 to the "Y" to McGaffey.

The next two subdivisions approved were Cibola Unit 1 aka Timberlake 1 and Cibola Unit 2 aka Timberlake 2. The main road from the cattleguard to the Fire Station was never accepted by the county and therefore TRLA must maintain it.

McKinley County approved Units 1 -10 later. It took a law suit for the county to accept maintenance of the main road from Fire Station to the Box S. McKinley Country also maintains the first mile off Hwy 53. Timberlake South was the last subdivision to be approved and it is in Cibola County.

All 38 miles of sideroads from the entrance to Cloh Chin Toh to the Box S off the main Timberlake Road are maintained by TRLA. The sideroad easements in Cloh Chin Toh are 50 feet. All other sideroad easements are 70 feet. Property lot boundaries start at the edge of road easements. In other words, the road easements were put in place before the lots were surveyed.

This leaves the one mile between the first and second cattleguards off Hwy 53 which is BIA and is maintained by BIA. TRLA was given permission by the BIA to use its drag to keep down the washboards as has Cibola County for its portion of the main road. This expense (labor/gas/tractor maintenance) is having to be absorbed from HOA dues. The BIA section is currently being researched by Steve Pearce's Office (NM U.S. Representative) after submission of TRLA/Landowner's Petition last June as to why it hasn't been brought up to Class C and routinely maintained.

In conclusion, our HOA dues cover all maintenance of 38 miles of roads and your Cibola and McKinley County property taxes combined cover about 10 miles of main road excluding BIA. TRLA budget for gravel was raised from \$60,000 last year to \$65,000 for 2018/2019 fiscal year starting July 1st.





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 breakins 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.



Architectural & Maintenance Report By Steve Wills

- 1 Shed plan approved
- 1 Covenant violation closed



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.



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 - trlavp@gmail.com
TRLA Vice President - trlavp@gmail.com
Commons Director - trlavp@gmail.com

Roads Director - trlaroads@gmail.com

Treasurer - trlatreasurer@gmail.com

Secretary - trlasecretary@gmail.com

Director of Accounts - <u>trlaaccts@gmail.com</u>
Architectural & CCRs - <u>trlaarchccr@gmail.com</u>
Other emails you may need:

TRLA Webmaster - webmastertrla@gmail.com

TRLA Bookkeeper - <u>mray321@yahoo.com</u>
Timberlake Neighborhood Watchtimberlakewatch@gmail.com

TRLA Annual Meeting Special Thanks To

Prep chefs and kitchen support staff at the Annual Mtg: Barb Stevens, Sharon Axtell, Pam Antosh, Kandy Abbott, Nany Wills, Shirl Henderson, Pam Adams, Judy Haverstick, Killarney Martinez, Carren Kangas, and Kris Railshack

Set-up: Tom Abbott, Danny Montoya, Joe Martinez, Mike Henderson, Kevin Farmer, Steve Wills, Bill Kangas, Steve Railsback, Charley Haverstick and Ken Adams.

Cleanup: Randall Young, Danny Montoya, Raf Luciani, Joe Martinez, Charlie Haverstick, Rick Antosh, Steve Wills, and Steve Stevens.

Registration crew: Kandy Abbott, Pam Antosh, and Shirl Henderson. Quorum and ballot counters: Sharon Axtell, Kandy Abbott, and Jim Zwerg.

Grill masters: Joe Martinez and John McCrimmon

Fiscal Year 2017-2018 May 30,2018	YTD	BUDGET 2017-2018	Difference
TOTAL INCOME	174,713.89	170,890.00	\$3,823.89
OUTFLOWS/EXPENSES			
Board	6,747.49	8,186.00	(\$1,438.51)
Communications	1,471.18	1,025.00	\$446.18
Financial	22,772.16	33,100.00	(\$10,327.84)
Legal	1,626.15	8,500.00	(\$6,873.85)
Insurance	10,861.00	14,700.00	(\$3,839.00)
Wages	5,310.00	9,650.00	(\$4,340.00)
Taxes	455.63	831.00	(\$375.37)
Buildings & Commons	11,693.25	12,850.00	(\$1,156.75)
Equip. Maint &Repairs	7,456.21	6,500.00	\$956.21
Fuel, Oil, Grease	1,230.39	3,700.00	(\$2,469.61)
Roads	67,808.79	80,000.00	(\$12,191.21)
Utilities	2,665.76	3,975.00	(\$1,309.24)
TOTAL OUTFLOWS	140,098.01	183,017.00	(\$42,918.99)

BANK BALANCE: 09/30/2017		
Deposit	70,780.76	
Checking	47,224.37	
Rewards	1,524.03	
Contingency Funds:		
Ranch House Restoration		70,000.00
Emergency Reserve		41,948.69

Treasurer notes:

Significant Expenses: Financials: \$22,772.16*

*includes accounting fees/ write off bad debts / property taxes

Commons: \$11,693.25

*painting & scraping ranch house

Roads/Gravel \$67,808.79

Collections Due: Association Dues owed YTD \$9,882.29

Association Dues owed prior years \$6,793.88

Total Dues Owed \$16,676.17

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





Timberlake Neighborhood Volunteers

Timberlake Neighborhood Volunteers Request Your Help

Managing the Community Bulletin Board has become difficult due to limited space and popularity for sharing information. We request your help by using the following solutions:

Bulletin Board at the Mailbox/Fire Station area: Non- Commercial Use Only

- 1. Community Events
- 2. Lost & Found (maximum size 3x5 card)
- 3. For Sale by Landowners (maximum size 5x7")
- 4. Rosie Alert
- 5. All postings should be dated.

Bulletin Board on Bath House: Commercial Use Only

- 1. Real Estate for Sale (maximum size 5x7")
- 2. Business Cards

Don't forget the upcoming events posted on <u>trnews.info</u> website under Volunteers. Yard Sale is first upcoming event scheduled for Aug. 4th. We need all donated items by the 1st of Aug. Please no large appliances, TVs or computers. 520.373.2992 or 505.783.2457

Ranch House Stitchers

The Ranch House Stitchers group was formed in 2016 for the purpose of sharing knowledge and learning more about sewing and quilting. The group gathers each Thursday at 10am in the Craft room at the Ranch House from May through September each year. Judy Haverstick has been the Facilitator with the help and input of each member or visiting talent.

The first hour is spent with "Show and Tell". Anyone who would like, brings something interesting that they have made or just want to show the group. There is an amazing variety of talented people in Timberlake who are willing to demonstrate or lead a class in various hobbies.

We then start working on a project or planning the next ones. After a break for lunch we continue until 2pm or so.

The result has been a really fun group that learns something new and creative each week. The first year we made a scrap quilt and had a raffle to make money to acquire more supplies and tools. The last year we made a quilt from the ties that were donated by Linda Pedersen. Again, the raffle was a success. The winners of the raffles are drawn at the Labor Day event at the Ranch house each year. The current quilt being constructed is a "disappearing nine patch" quilt. We plan to be able to start selling raffle tickets at the Ice Cream Social in July. Other projects are too numerous to mention, such as table runners, pot holders and other smaller sewing projects have been completed with many of them being donated to be sold at a craft event. We are planning to make a patriotic quilt to hang permanently in the "History" room at the Ranch house, honoring all our Veterans. Many other projects are in the works for this summer.

We want to thank all those who have donated machines, fabric, supplies, etc. Many sewing machines have been donated as well. We are always trying to use the donated items, so would appreciate any donations that we can use in sewing or quilting.

Our group is open to anyone who is interested. Please come and check it out.

Judy H

Law Enforcement Helping TRLA

By Nancy Wills

This year we were very fortunate to have Deputies speak at our Annual Meeting. Two Deputies from Cibola County, Sgt. Nick Watford and Tony Maize, and two Deputies from McKinley County, Deputy Monteauz and Deputy Morales.

Cibola County has 7 Deputies working hours of 7:00 AM to 7:00 PM and their primary responsibility is transportation of prisoners and the Court House duty. The State Police take the nighttime calls. They are down five Deputies and there is no budget for overtime or new Deputies. Cibola is on a hiring freeze at this time. Possibly be able to hire new Deputies in July, but they still encourage residents to call in suspicious activity. "See Something Say Something"

They also encouraged landowners to send letters to the County Commissioners or attend meeting first Tuesday of the month to voice your concerns.

McKinley County officers are working 12 hour shifts. They are doing 4 shifts with 4 Deputies and a Sergeant. They also try to get to calls if possible. The Deputies encourage Landowners to also call if you "See Something Say Something". They will try to make the calls. McKinley has 5000 sq. mile area. They no longer have the Volunteer Reserve Program. If you like, go to the County Board of Directors with questions and concerns. They stated that if a warrant is issued there is a timeline on such warrant and Statutes of limitations. McKinley Metro Dispatch number is 505.722.2002.

After the Deputies spoke there was a very informative question and answer time between the Landowners and the Deputies. The Deputies were very knowledgeable and helpful with their answers.

> TRLA wants to thank them for attending our Annual Meeting.

Have You Ever Asked?

Questions and Answers About Timberlake

Q: I'm planning on building a shed on my property. Do I need to have my plans approved by the Architectural Committee?

A: Yes. Plans for all structures, homes, barns, sheds, etc. need to be submitted to the Architectural Committee at trlaarchccr@gmail.com.

Also, when planning your driveway, please be sure to honor the setback allowances. If you have any guestions, please review the CC&Rs on our website at http://www.trnews.info/ccrs.html

Shed Update 7.13.18

The Committee for Amendments to CC&Rs learned today in communication with New Mexico Construction Industries Division (CID) the following:

- Sheds greater than 120 sq. ft. now require a permit through CID.
- 2. Any upgrades to sheds i.e. electrical and plumbing also will require permits.

The Committee feels that it would not be worth changing the current covenants that have 200 sq.ft. to 120 sq. ft. However, the Architectural Committee will require approval of plans and a copy of the permit for sheds greater than 120 sq. ft. If you are using your sheds strictly for storage the following does not pertain to you. If you have upgrades such as plumbing, electrical or living quarters and there are no permits be aware that CID routinely comes to Timberlake for construction inspections.









ROADS REPORT

by Don Ouellette

Don Parry and I spent 2 1/2 hours driving all the side roads. My impression is that in general the roads are in good condition with all having various amounts of gravel. We identified several roads in need of spot gravel, as well as a couple in need for one mile or more gravel. When the rains come, I should be able to better identify trouble spots, as well as culvert issues. I find it very important that home owners can access their properties. It has been bought to my attention that Timberlake road from Pinetree to Box S has not been improved like the rest of Timberlake from the mail boxes. I will contact McKinley county to see when that could be done.

TRLA HC 61 Box 767 1139-19611



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