

Timberlake Times

July 2019



Timberlake Ranch Landowners' Association

President's Ponderings

By Steve Wills

Just a few of things:

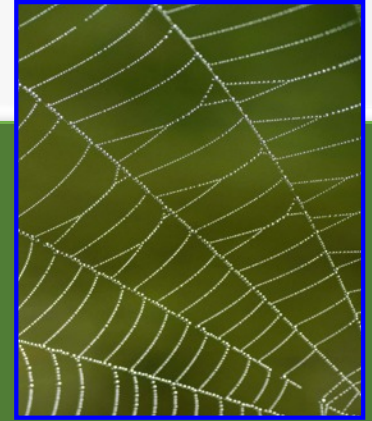
First, I would like to remind landowners to think of others, especially in using the bath house. As a courtesy to the next user of the bath house, please pickup after yourself. Don't leave items, and try to leave the bath house as neat as you can. I was personally disappointed that someone even tried to dump their RV or port-a-potti in one of the women's toilets. They left the toilet stopped up and a huge mess. The cleanup was difficult and clearing the clog took a long time. I thought our community had more respect for one another than that. **DO NOT DUMP IN THE BATH HOUSE!**

Enough of that. Second, I would like to clarify the commercial development along Timberlake Road. A local Real Estate Broker, as well as Timberlake landowner, recently purchased 10 acres of land at a delinquent Cibola County property tax auction. This acreage is adjacent to Timberlake Ranch and in close proximity to Savoia Creek which feeds Ramah Lake in the spring. Proposed plans currently are for 5 RV pads and 5 small hunting cabins. This commercial venture has caused a degree of angst to landowners outside of Timberlake Ranch, as well as those inside Timberlake. Even though proper permits are being processed, the Board felt it necessary to contact the law firm representing Timberlake, as we wanted to insure the commons can be legally protected from occupants of this commercial enterprise.

Communication to this effect was sent on May 7th to the Real Estate Broker stating "...users of the RV park and cabin sites do not have any rights to access or use the common areas of the Subdivision, including, but not limited to, the Ranch House, Bath House, lake area." Also, ... "if users of the RV and cabin sites enter the Subdivision for the purposes of visiting properties that are for sale, that you or another member of your staff will accompany them to make sure they do not enter the common areas and to avoid any damage to the side roads within the Subdivision (which are private roads)."

And last, please stop sending complaint letters to the Navajo/Ramah group and the BIA. We have been negotiating with them and have been told that some of the letters have been hateful and racist. I do thank all for the participation in sending the letters, but now would be a good time to stop.

Thanks very much for "listening"



Upcoming Events



July 6, 2019 - Ice Cream Social - Sat
2-4 pm @TCC Ranch House

July 20, 2019 - TRLA Board Meeting
- Sat 10am @ TCC Ranch House

July 23, 2019 - Neighborhood Watch Meeting
- 6pm @ TCC Ranch House

Aug 3, 2019 - TRLA Landowners Yard Sale
- Sat 9-2pm @TCC Ranch House

Aug 17, 2019 - Mystic Bluffs Fly-In
- Sat. @ Flats Landing Strip

Note New Date!

Aug 18, 2019 - TRLA Board Meeting
- Sun 10am @ TCC Ranch House

Sept 1, 2019 - Labor Day Picnic - Sun
4:30-7pm @ TCC Ranch House

Sept 21, 2019 - TRLA Board Meeting
- Sat 10am @ TCC Ranch House

Oct 9, 2019 - Book Room Closes

Oct 19, 2019 - TRLA Board Meeting
- Sat 10am @ TCC Ranch House



Landowners' Ponderings

My name is Julie Farrell, I joined the Fire Department in the summer of 2014. My husband Rick and I have been on the ranch for 20 years. I was wondering about our Fire Department and decided to stop in a meeting and have been hooked ever since. After some time our Chief made me Lieutenant and gave me more responsibilities. I would go on medical calls and would watch what they were doing and I decided I wanted to be a bigger part of that. So last fall I went to EMSU and graduated, then went on to get my National Registry. It was truly the one of the biggest challenges of my life.

I always had you guys in front of me for motivation. This award is from all the Battalion 50's stations. There are 5 of them. I was so honored to have been recognized for what I set out to do, BUT it is not just me, we have a GREAT GROUP of Fire Fighters here on the ranch that I get to serve with; Bill and Cheri Sanders, Raf Luciani, Richard Hastings, Dale and Kathy Waller, Patrick Gilmore, Frieda Pettigrove, Avery and Ryas Wilson. Without them none of what you see us do can happen. Andy Wilson our Chief takes great pride and care in each one of us to make sure we are all trained to go on all these calls.

We all LOVE what we do, and I get to work alongside with these passionate FF. So when I came back with my EMT certification, Andy made me Captain of the EMS. The Lord has truly blessed me. At my age I finally found out what I want to do and it's THIS. The journey could have not happened without the support I have received from my husband Rick. He has been my motivation to get through all the class time and HOURS of studying. He saw my passion and only wanted to help me succeed. I will never forget his sacrifice.

One of the best parts about being a EMT is the ability to help when we are needed. The hardest part that school never taught me about was, not making it in time. It's hard for me to console people when I can't keep it together. Well that's my story. I pray I will continue to grow with all I do.

"IN HIS GRIP"

Julie Farrell

Isaiah 6:8

And I heard a voice of the Lord saying "Whom shall I send, who will go for them"
Then I said "Here I am send me"



2019 Fire Department

Dale Waller, Kathy Waller, Avery Wilson, Patrick Gilmore, Ryas Wilson, Raf Luciani, Andy Wilson, Cheri Sanders, Frieda Pettigrove, Julie Farrell, Bill Sanders, Richard Hastings.

We are here to serve!



Photos by Danny Montoya

TRLA Annual Meeting

2019

More photos on our website!

NEIGHBORHOOD WATCH GROUP UPDATE – June 5, 2019

To the best of our knowledge, we have not had any reports of vandalism or burglaries in over two years. Our slogan “If you see something, say something” has definitely had an impact and we appreciate everyone for watching out for each other and their property.

However, a major problem continues with the improper usage of ATV's on private land or electrical easements, children not wearing helmets, and people driving too fast on our gravel roads. There have been many reports of “close accidents” especially on some of the curves. **PLEASE SLOW DOWN.** Also, when you have company let them know where they can and cannot ride ATV's, etc.

At the May 25th Annual Meeting, we had three representatives from our local law enforcement agencies along with a drug sniffing dog. Both Sheriff Tony Mace, Cibola County Sheriff's Dept., and Under Sheriff Paul Lucero, McKinley County Sheriff's Dept., reported that they are now going to be at full staff again. The new recruits, though, need further training on the job which will take time. Under Sheriff Lucero said that he would provide us with some Watch Group information and suggested that we have monthly meetings. If you have any comments on this suggestion, please let us know. Sgt. Morales from McKinley County Sheriff's Dept. and his partner, a beautiful lab named, Rocky, shared a lot of interesting stories indicating that Rocky was never wrong in assessing a drug situation. Both counties are working well to help each other and are patrolling our areas as often as possible considering the large areas they cover.

We are scheduling our Annual Watch Group Meeting for Tuesday, July 23rd at 6 p.m. in the Rock Room at the TRLA Community Center. The Ramah Volunteer Fire Dept. will also give us an update on fire conditions, etc. at that time. An update from the Fire Mitigation Committee will also be given. Please attend so you can ask questions and give us suggestions. Or, better yet, **VOLUNTEER** to help as a Volunteer Coordinator for the Watch Group or Volunteer for the Fire Dept.

As a reminder, you are encouraged to have the green TRLA landowner sticker on the front windshield on all your vehicles. You can pick these up at the meeting on July 23rd, or from Mary Jo Wallen 505.269.5022 or Nancy Wills 505.783.2457.

If you see suspicious people or vehicles, please try to get a license plate number and description of the vehicle or person. Call 911 immediately for assistance and if a police report is filed, it would be helpful if you provided a copy to Mary Jo or Nancy. Never confront anyone by yourself. Since we have seven homes or garages being constructed this summer, there are a lot of contractors and trucks coming in and out of the area. So, again, be aware, but it is not necessary to report every vehicle that is not known to you unless they are doing something suspicious.

ROADS REPORT

by Don Ouellette

SIDE ROADS WERE DRAGGED IN APRIL. BIA SECTION DRAGGED IN MAY. DON PARRY GRADED NO MAN'S LAND AND BIA IN MAY.

DAMAGE TO CATTLE GUARD BETWEEN BIA AND CIBOLA SECTION OF 157 WAS REPORTED AND INSPECTED. GARY PORTER (CIBOLA ROADS MANAGER) WAS CONTACTED AND HE SAID HE WOULD SEND SOME ONE OUT TO INSPECT THE DAMAGE. DAMAGE HAS BEEN REPAIRED.

GRAVEL IS FINALLY BEING APPLIED TO THE FOLLOWING ROADS: PINION, BLACK BEAR, COTTONWOOD AND ROADRUNNER/ELK, SUNFLOWER/BUTTONWOOD (WHERE NEW CULVERTS WERE INSTALLED LAST YEAR).

WORK HAS BEGUN ON BAR DITCHES. SIDE ROADS HAVE BEEN DRAGGED.

ANTICIPATE WORK TO START SOON ON ASH/SAGEBRUSH AND HILLTOP /SUNFLOWER.

Communications Report

By Shirl Henderson

TRLA Official Web Site: <http://trnews.info/index/html>

Has all necessary forms, information, and photos for all Timberlake Landowner's.

Please keep checking the web for frequent updates and changes.

Timberlake Neighborhood Volunteers

Mark Your Calendars!

- August 3rd Yard Sale at the Ranch House 9 – 2pm. This will be individual tables. Landowners can rent a table for \$5 (max. 2) or bring their own. Craft tables encouraged
- August 17th Fly -In
- Sept. 1st Labor Day Barbecue/Silent Auction (4:30 to 6:30pm)

The Silent Auction Volunteers are looking for donations.

This cute poem has the criteria they look for in gifted items.

SILENT AUCTION DONATION PROTOCOL

What makes an unwanted donation you ask?

Anything holey, broken, stained or trashed.

What donations will we gladly accept?

Anything you'd wear, use or display that's been nicely kept.

Gently used or new items is the goal, donating these are an ace in the hole.

Please call us if you have items to donate so we can pick them up or meet you at the Ranch House.

The Timberlake Ranch house Stitchers are looking forward to another summer of friendship, fun, and creativity. The group started our year by dedicating a patriotic quilt of valor to honor all Timberlake Veterans at the Annual Meeting. It will hang in the History Room of the Ranch House.

We have this year's raffle quilt in the works. Our goal is to have it ready for viewing and ticket sales by the 4th of July ice cream social. This will give everyone plenty of time to purchase that lucky winning ticket. The drawing will be held in September at the annual Bar-B-Q.

The group has decided to expand the horizons this summer and focus on crafts, as well as sewing. We have so many talented people who are willing to share their knowledge, that several craft classes will be scheduled throughout the summer. The group meets at the Ranch house every Thursday at 10:00 am, and we welcome everyone interested in joining us.

If you are new to Timberlake and wish to become involved in these activities, don't hesitate to call. A great way to meet, know your neighbors, and have fun.

Barb Stevens 928.344.3459

Judy Haverstick 505.783.0122

Nancy Wills 505.783.2457

Linda Pedersen 520.373.2992



Our beautiful Patriotic Quilt

Thank You For Your Service Timberlake Veterans!




Southwest Quilt

Our Southwest Quilt is almost done! It will be raffled off at the Labor Day Picnic. Buy tickets now from any of our Stitchers or at the picnic. **1 for \$5 or 3 for \$10.** You don't need to be present to win. Good luck!



Alerts!



Burning on the Ranch

If you plan on burning brush on your property, you will need a burn permit. Acquire them from Andy Wilson 505.783.4704 or Bill Sanders 505.783.2463. This must happen *before* you burn, so the Fire Department doesn't respond with lights and sirens. They are free of charge.

Instead of burning on your property, consider utilizing the Burn Pile down at the Ranch House. It's also free of charge.

Do **not** burn trash, only brush materials.



Watch for Burn Bans!

Burn Bans are state mandated by the governor, not local fire departments or TRLA. Our Volunteer Fire Department is told when to initiate a NO BURN status.

Remember, it only takes one mistake!

Please be careful with fire.



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.



Notes

Note from your EMS Team

When a medical emergency happens at your home, EMS personnel need information on, not only your health conditions and medications, but also your wishes. If you have a DNR (Do Not Resuscitate Order) or take prescription medicine, your emergency team needs to know. Unfortunately, there are times a patient is unable to give that information. Secure an envelope to your refrigerator, marked **EMS**, and in it, put a list of all of the medicines you take and any health conditions you have, along with a copy of your DNR, if you have one. Your EMS team will check that location for your instructions and medical information.

A Special Thank You

We wish to recognize the following landowners for their help with the Annual Meeting preparation and cleanup:

Board Members and spouses

Harry Daniels

Rick and Pam Antosh

Bill and Carren Kangas

Joe and Killarney Martinez

Don and Jolene Parry

And an **Extra Special Thank You** from the Timberlake Times Newsletter Editor to:

Danny Montoya

For all the great pictures he takes of our events!

We all love your photos!!



Air Evacuation Services

Gallup Med Flight and Eagle Air are the same company. \$65.00 a year and it covers 38 states. 1.800.793.0010.

PHI is still \$30.00 a year, if you have medical insurance.

It is recommended that your family has contracts with both, in case one company is unavailable.

This report is not final for year ending June 30, 2019
Final Report will be Available July 15, 2019

Fiscal Year 2018-2019 June 17, 2019	YTD	BUDGET 2018-2019	Difference
TOTAL INCOME	172,812.21	170,890.00	\$1,922.21
OUTFLOWS/EXPENSES			
Board	8,221.94	8,186.00	\$35.94
Communications	1,224.78	1,075.00	\$149.78
Financial	21,889.59	22,100.00	(\$210.41)
Legal	3,047.12	11,500.00	(\$8,452.88)
Insurance	13,049.00	14,700.00	(\$1,651.00)
Wages & Taxes	6,471.40	10,481.00	(\$4,009.60)
Buildings & Commons	2,900.51	12,850.00	(\$9,949.49)
Communications	1,141.33	6,500.00	(\$5,358.67)
Fuel, Oil, Grease	1,645.06	3,700.00	(\$2,054.94)
Roads	52,538.32	80,000.00	(\$27,461.68)
Utilities	3,410.65	3,205.00	\$205.65
TOTAL OUTFLOWS	115,539.70	174,297.00	(\$58,757.30)

BANK BALANCE: 06/17/2017

Treasurer notes: Significant Expenses:

Deposit 99,377.76

Checking 73,259.56

Rewards 1,524.48

Contingency Funds:

Ranch House Restoration 100,000.00

Emergency Reserve 44,030.88

Total Balance 318,192.68

Financials : \$16,678.61 *includes accounting fees/write off bad debts/property taxes

Insurance : \$13,049.00 *includes Ranch/Auto Liability & Board & Officers Liability

Roads: \$52,538.32 *includes Gravel/Road Maintenance

Collections Due:

Association Dues owed YTD \$6,605.99

Association Dues owed prior years \$2,102.27

Total Dues Owed \$8,708.26

LEGAL, LIENS AND FORECLOSURES

TRLA currently owns 2 lots (Buttonwood Drive and Lobo Drive). The sale information is on the TRLA website for anyone interested. 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. 4 Lots are currently lienied and NOT with law firm. 34 lots are in arrears for FY 18/19. That equates to 4.6%.

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



FIRE MITIGATION COMMITTEE UPDATE – JUNE 20, 2019

Mary Jo Wallen and Eileen Domer

At the annual meeting on May 25th, the committee provided educational handouts describing ways to protect our homes and property. These will also be available at our Annual Watch Group Meeting on July 23rd at the Ranch House at 6 pm and at the Tuesday Library Days. You can contact Mary Jo Wallen at 505.269.5022 if you want anything before the July 23rd meeting. TRLA windshield stickers are also available from Mary Jo Wallen or Nancy Wills 505.783.2457 (local) or 505.975.0528 (cell).

We are pleased that the TRLA Board budgeted \$10,000 to begin fire mitigation along 10 miles of side roads in Timberlake. Ray Martin won the bid to start trimming ladder fuels. The goal is to complete this project before the chain saw restrictions begin.

We hope that through education and institution of specific projects Wildfire Mitigation will become an intrinsic part of the duties and responsibilities of every landowner and of the TRLA Board of Directors. Timberlake is designated as very high risk of a devastating Crown wildfire. The Committee will continue researching the possibility of obtaining grants to help landowners mitigate their property.

Please contact Mary Jo Wallen, Ron or Rachel Schali 505.906.7512 or Tim or Eileen Domer 505.713.0570 if you want more information on:

1. Helping an elderly or disabled person with cutting brush and taking the brush to the burn pile.
2. If you need help, let us know what type of assistance you need.
3. If you would want to “chip in to rent a chipper”. You would have to have the brush already cut and properly positioned to maximize the rental time of the chipper.
4. If you want to have a risk assessment done around your home.

During the annual meeting we discussed the reasons why we should all participate in this on-going project to protect our homes. Todd Haines, District Forester for our part of NM, gave a presentation and provided us with Tree Measurement templates to help you determine the basal area (BA) of the trees on your property. You can then determine if trees need to be thinned or allowed to continue growing. We hope to receive more of these templates for the July 23rd meeting.

Adam Berry, Emergency Mgt Coordinator, Gallup, and Dustin Middleton, Fire Marshal/Emergency Manager from Grants gave a brief presentation supporting the Emergency Evacuation Guidelines that we recently drafted. They appreciated the fact that Timberlake is being pro-active. The guidelines were also reviewed with Animal Control Officers in both counties and the Livestock Board. One suggestion was to have a buddy system between all horse owners. Since we have several new landowners with horses, we will be talking with them soon. Julie Farrell, Ramah Volunteer Fire Dept. also mentioned she is concerned about dogs that might be left behind in a house or vehicle in an emergency. She has one small crate available in one of the Emergency vehicles and asked that anyone who could temporarily help take care of animals in an emergency to please let her know at 505.783.2423.

The 5/23/2019 Emergency Evacuation & Neighborhood Watch Group Guidelines will be posted in the Emergency area of our website.

Second Amended CC&Rs PASS

Almost 10 years to the date after the First Amended Covenants passed, over 51% of landowners gave their approval to improve upon them by voting for the Second Amended CC&Rs. The tallied vote on June 22nd was 423 yes and 56 no. There still has to be some cross checking and contact with a few landowners that forgot to check a box. The final validation vote will appear on the TRLA website.

There are several individuals to thank for this long process. Committee members—Josh, Eileen, Nancy W., Nancy R., Nancy D., Kevin, and Linda. Dedicated counters and observers—Jim, Killarney, Pam, Shirl, Danny, Nancy, Steve, Amada, and Linda. Finally, a special thank you to all the landowners who took the time to give feedback, ask questions, and finally vote.

This was written in 2004 by a Timberlake Landowner:

“Over ten years ago I recall following the realtor’s sign into Timberlake and when those unanticipated spectacular cliffs appeared and then continued for miles, I was awestruck. I couldn’t believe that such pristine and protected property of such exquisite beauty was available at a price within the reach of a person of ordinary means. Even better, Association membership assured me of access to a most precious asset, the extensive Commons. Unlike other inexpensive “ranches”, this one had certain standards (CC&Rs) to which we agreed to abide, thus protecting our investment and the inherent peace and beauty of this landscape.”



For Sale by TRLA

If you are a landowner or have a friend/relative interested in acquiring land in Timberlake, the following land is for sale through the Association. The prices include all escrow costs. Pictures are posted on trnews.info website. Interested persons can contact Steve Wills, TRLA Board of Directors, President.

- Unit 8 Block 25 Lot 4 Lobo Dr. 5 acres \$6800 (Firm) McKinley County
- Unit 5 Block 10 Lot 22 Cottonwood Dr. 6 acres \$15,000 (Negotiable) McKinley County

Timberlake Passing

Bunny Fischer on Elk Drive has passed. She will be missed by her Timberlake friends.

Architectural and Maintenance Report

- 3 Shed plan approved
- 1 Addition approved
- 2 Residence plan approved
- 1 Covenant violation active
- 1 Covenant violation closed



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
TRLA Vice President - trlavp@gmail.com
Commons Director - trlacommmons@gmail.com
Roads Director - trlaroads@gmail.com
Treasurer - trlatreasurer@gmail.com
Secretary - trlasecretary@gmail.com
Director of Accounts - trlaacct@gmail.com
Architectural & CCRs - trlaarchccr@gmail.com

Other emails you may need:

TRLA Webmaster - webmastertrla@gmail.com
TRLA Bookkeeper - mray321@yahoo.com
Timberlake Neighborhood Watch
timberlakewatch@gmail.com

Have You Ever Asked?

Questions and Answers About Timberlake

Q: Can landowners come to TRLA Board Meetings?

A: Absolutely! Landowners are always welcome at TRLA's Board Meetings. During the meeting, a time is set aside for Landowners to ask questions or raise issues or concerns. The Board *wants* your input and your participation. See Page 1 of this newsletter or go to our website for dates.

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 questions, please review the CC&Rs on our website at <http://www.trnews.info/ccrs.html>

Q: I recently inherited some property on Timberlake Ranch. What do I need to do?

A: In order to receive your statements and current landowner information, make sure you notify the Treasurer that the property has changed hands. You can do this via email at: trlatreasurer@gmail.com or by sending new contact information via the mail to:

TRLA
HC 61 Box 767
Ramah NM 87321

To protect our landowners, you will be asked to send a copy of the deed showing you as the new owner of the property.



TRLA
HC 61 Box 767
Ramah NM 87321-9611



2018-2019
TRLA Board of Directors

Steve Wills, President
(Term ends May 2021)
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trlapresident@gmail.com

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