

Timberlake Times

March 2017



Timberlake Ranch Landowners' Association

Board Member Needed:

Do you want to make a difference here in Timberlake? Do you have leadership skills that you would like to share? Do you have a desire to help make Timberlake a better place? If you said yes to any of these questions, then please think about joining the TRLA Board.

There is an open Board position that expires May 2017. If you are interested in being a part of the TRLA Board, please let any board member know or call President, Steve Wills, at 505.783.2457.

If you are interested in being on the Nominating Committee, please notify Sharon Axtell at trlasecretary@gmail.com or Steve Wills at trlapresident@gmail.com or 505.783.2457.

Properties for Sale by TRLA:

Cottonwood Dr - Unit 5 Block 10 Lot 22 on Cottonwood Drive
-Timberlake Ranch - McKinley County

Ash Drive - Unit 2 Block 5 Lot 04 on Ash Drive -Timberlake
Ranch – Cibola County

Fox Road - Unit 9 Block 24 Lot 21 on Fox Road – Timberlake
Ranch – McKinley County

Hilltop Road - Cloh Chin Toh 61 on Hilltop Road – Timberlake
Ranch – Cibola County

If interested, please contact Steve Wills at 505-783-2457 for information or watch the web site for upcoming bidding details.



November 2016

Upcoming Events

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

May 27, 2017 - Annual Landowners' Meeting & Potluck - Registration begins Sat, 9am @ TCC Ranch House

June 17, 2017 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

July 2, 2017 - Ice Cream Social/Craft Fair - Sun 2-4pm

July 17, 2017 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

August 5, 2017 - Yard Sale?

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

Sep 9, 2017 - Mystic Bluffs Fly In



TIMBERLAKE NEIGHBORHOOD WATCH UPDATE **SEE SOMETHING....SAY SOMETHING**

Every act of vandalism or damage to property is very unfortunate. But, on the positive side, during 2016 we only encountered 8 incidents compared to 16 the previous year (Two year decline). Five were in McKinley County and three were in Cibola County. All the incidents occurred at a vacant home or shed and two campers. Additionally, all incidents occurred sometime between February and May. There were also 10 reports of suspicious activity, vehicles and a homeowner's alarm going off with no apparent sign of entry or vandalism. An important note to bring up is that if you have a home alarm, you should leave a key with someone who lives here full time to meet law enforcement personnel so they can enter the home. These incidents occurred between March and September.

To all the Timberlake residents who live here full time, we **thank you** for your continued vigilance in driving around the area checking on homes and contacting the Neighborhood Watch Coordinators when something is suspicious. We know there are quite a few people who drive around daily checking different areas looking for something out of the ordinary. To those of you who are not living here full time, we hope that you have someone checking on your property every once and a while. If you do not know any close neighbors, please contact Jim Zwerg or Mary Jo Wallen and they might be able to help you find someone.

We will be inviting law enforcement again to the Annual Meeting on May 27th, so please come and meet them. Bring lots of questions for them. We'll also have a table set up in the Ranch House with appropriate forms to help you prevent or report an incident. **It is very important that you notify either the McKinley or Cibola County Sheriff's Dept. and file an Incident Report – even if you don't know the exact date of the occurrence. They will give you an incident number so you can order a copy for your personal files as well as for the Neighborhood Watch Group.**

If you have any questions or suggestions for the Neighborhood Watch Group, please send to us at www.timberlakewatch@gmail.com, or call Jim at Zwerg at 505-783-4227 or Mary Jo Wallen at 505-783-4207. Thanks to everyone in our community who is helping to make us safer.

Commons Report

By Charley Haverstick

The purchase of the Cleary Pole Barn was closed on January 9, 2017. The final bid came in less than what was quoted. Construction on the new building, which will house the equipment owned by TRLA, will begin either the last of March or the first of April. The gravel pad has already been set.

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. If you would kindly fill out a "Key Request Form" found on the website 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 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
HC61 Box 767
Ramah, NM 87321**

COMMUNICATIONS REPORT

Architectural & Maintenance Report

By Steve Wills

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

Our TRLA website, trnews.info will help to keep you up to date on what is happening on the ranch. Any questions you have may be answered there or give you the information on where to look to help find the answer, Board meetings dates and minutes of those meetings are posted there, any current happenings, information on emergency numbers and what to do in an emergency. We hope that you find the website a useful tool.

HAVE YOU EVER WONDERED WHAT IT'S LIKE IN TIMBERLAKE DURING THE WINTERTIME?

To most of us who live here full time, winter is a quiet and beautiful time of the year. However, the temperatures can range from below zero at night with a high of the 20's to 30's. By mid-February, we usually get some mild weather and we get all excited that spring is coming. But, then by March, it's cold again. Like this evening on March 1st, at 11 p.m., it's down to 12 degrees. This means it will be closer to zero by morning.

For the past nine years, I've been the "keeper" of the snow totals back on Yucca Drive (north end of Timberlake). It's interesting that the dividing line is by the Volunteer Fire Dept/mail box area. To the north, there's more snow, but to the south, there's normally more rain. So, here goes.....

2008 – 2009 season	=	51 inches
2009 – 2010 season	=	82 inches (That was a fun year and the Waterfall was fantastic that spring – you could hear the roar from FR 157.)
2010 – 2011 season	=	53 inches
2011 – 2012 season	=	54 ½ inches
2012 – 2013 season	=	79 inches
2013 – 2014 season	=	20 inches (no spring flowers and no water)
2014 – 2015 season	=	50 inches
2015 – 2016 season	=	51 inches
2016 – 2017 season	=	51 inches (we just got 7 inches on 2/27 & 2/28 – so we should get more moisture before the Season is over)

We've gotten quite a bit of rain this winter too, so the lake is filling up.

Another little tidbit is that our earliest snow has been on October 30th and the latest snow has been over the Annual Meeting weekend. There were quite a few people stuck that weekend in their campers. What a way to spend the weekend!!! If you average the nine-year period, it comes out to 54 ½ inches a year.

The bad thing about warmer weather and spring coming, is the MUD. It's impossible to keep a vehicle clean during this time of the year. But, again, most of us love Timberlake in the winter. The night air is crisp and the stars shine brightly. The Milky Way in the fall is spectacular. The deer, elk and turkey are seen quite often, so when driving you have to be watching for them crossing the road. You might just see a few deer together and the next time, you'll see a dozen or more.



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REWARD

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TRLA's Board of Directors is offering a reward for the arrest and conviction of person(s) committing vandalism or theft of property on Timberlake Ranch.

To report information, contact TRLA's president, Steve Wills, either by phone - 505.783.2457 or via email at trlapresident@gmail.com. All information will remain anonymous. The amount of the reward will be determined by the Board of Directors.

If you experience vandalism or a break in at your Timberlake property, it is very important that you notify, either the McKinley or Cibola County Sheriff's Dept. and file an Incident Report – even if you don't know the exact date of the occurrence. Only by reporting, can we expect greater coverage by law enforcement. If we don't report, then the agencies believe there is less crime and therefore we lose the necessary patrols.

Also, please report any incidents to the Neighborhood Watch Group. They track the metrics for our area.

If you have any questions or suggestions for the Neighborhood Watch Group, please send them to:

www.timberlakewatch@gmail.com,

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.



Want To Help?

If you are available to help with registration, grilling, serving or clean up at the Annual Meeting, please contact Steve Wills. We could sure use your help!

TRLA President - trlapresident@gmail.com or 505.783.2457

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.

Timberlake Neighborhood Volunteers

The quiet winter downtime will soon be ending before setting the summer agenda at our startup meeting on May 16th. Money made from our 2016 events have so far purchased an additional two EZ pop-up tents, three chafing dishes, five tables (two large and three small), and a tarp screen. We are currently looking to purchase a feather flag for a Marquee sign on the side of the Bulletin Board which will announce Ranch House activities.

If anyone would like to lead a craft making event during the summer, we welcome your ideas and talents. Notify Nancy Wills (nancysws@hughes.net)

Mark your calendar for the following 2017 events:

July 2nd Ice Cream Social/Craft Fair 2-4pm

August 5th Yard Sale (This is still tentative, as inventory has dropped over the last few years, but we still welcome donations and we have room to store them.)

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

Sept. 9th Mystic Bluffs Fly-In - **NEW DATE**

Game Night

Over the last few summers we have had an occasional game night at the Ranch House.

We are wondering how we can get more Landowners to attend.

- What would you like to see change with Game Night?
- What night would be best?
- How many Game Nights a month?
- Do you like the idea of bringing a Dish to share?
- Would you be willing to help with hosting a Game Nights?

Would love your feedback and ideas to make this an additional way to add to our community.

Please contact:

Nancy Wills

nancysws@hughes.net

HC 61 Box 836

Ramah NM 87321

505.783.2457



Ranch House Stitchers

Spring is just around the corner. We are looking forward to the 2017 Ranch House Stitchers meeting again. I plan to have our first meeting on Thursday, April 20th, from 10 to 4 at the Ranch house craft room. We will meet each Thursday thereafter until October. All are welcome to meet with us to sew quilt, craft, inspire, share ideas and have a few laughs with each other. We have a "tie quilt" still in progress from last year as well as plans for a patriotic quilt, which when completed will hang in the Ranch house permanently. We are planning to have a craft boutique sale at our ice cream social event, so I hope you are all making things this winter. We also, have several other projects planned. Please be thinking of new ideas and projects that we can share and do together as well as pictures or examples. Also we are always looking for donations of good quilt making materials.

You can email me anytime at jmhaverstick@hotmail.com

Judy Haverstick

Fiscal Year 2016-2017 2nd Trimester	NOV	DEC	JAN	FEB	YTD	BUDGET 2016/2017
TOTAL INCOME	10,428.16	4,515.91	18,868.41	13,045.88	172,822.60	174,580.00
OUTFLOWS/EXPENSES						
Board	40.10	201.36	98.63	3.22	3,784.79	8,186.00
Communications	0.00	199	100	0	697.87	1,025.00
Financial	4,686.26	1193.06	968.06	968.06	28383.88	21,600.00
Legal	1,106.26	-4,660.67	127.27	429.06	2,481.37	18,500.00
Insurance	0.00	-1,448.00	0	0	10,554.00	11,800.00
Wages	595.00	607.5	0	892.5	4,830.00	9,650.00
Taxes	50.19	48.84	-0.03	76.59	411.14	941.00
Buildings & Commons	0.00	0	0	0.00	2,425.79	11,700.00
Equip. Maint & Repairs	1,615.65	73.13	162.55	1,074.30	4,217.70	6,000.00
Fuel, Oil, Grease	1,105.71	0	0	81.03	1334.19	3,700.00
Roads	22,544.45	255.00	6,778.15	3,999.65	71,470.88	80,000.00
Utilities	212.86	295.96	223.83	219.18	1669.16	3,975.00
TOTAL OUTFLOWS	31,956.48	-3,234.82	8,458.46	7,743.59	132,260.77	177,077.00

BANK BALANCE:
02/28/2017

Deposit	107,359.49
Checking	6,788.35
Rewards	1,523.42
Reserve	130,112.32
TOTAL	245,783.58

COLLECTIONS:

Association Dues owed YTD	\$20,721.53
Association Dues owed prior years	\$8,764.48

Liens and Foreclosures: We currently have 16 liens in place. Three liens were released and 4 accounts were turned over to the attorney for collections last fall. One of the accounts was paid in full. There are now three accounts up for collections.

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
TRLA Vice President - trlavp@gmail.com
Commons Director - trlacommons@gmail.com
Roads Director - trlaroads@gmail.com
Treasurer - trlatreasurer@gmail.com
Secretary - trlasecretary@gmail.com
Director of Accounts - trlaaccts@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



ROADS REPORT

by Don Parry

- We plowed snow on all roads several times, difficult due to previous rain that made the ground very soggy.
- We encountered equipment problems, got all fixed, many thanks to JRL Enterprises and Jack Mansperger and Elvin Lewis.
- We graded Timberlake Road from the mailbox area to the first mile off the 53.
- McKinley County also came in and graded the first mile and then from the mailbox area to the Box S.
- The BIA came and graded again their section.
- We did an emergency repair with gravel on Timberlake Road by Buttonwood Rd.
- We plan on extensive work on Timberlake from the cattle guard to the "Y", that includes two culverts, heavy grading and then, as soon as the new budget starts in July, we will gravel that section.
- We will have some spot gravel to do on various roads.
- TRLA has spent over \$150,000 dollars on gravel the last three years and plan on many more gravel improvements.

Have You Ever Asked?

Questions and Answers About Timberlake

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 Commons Report on page 5 of this newsletter for details on how to get your new key.



Continental Divide vehicles become stuck while trying to repair a power outage.



TRLA
HC 61 Box 767
Ramah NM 87321-9611



Your 2016-2017 TRLA Board of Directors

Steve Wills, President

(Term ends May 2018)
HC 61 Box 836
Ramah, NM 87321
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trlapresident@gmail.com

Steve Stevens, Treasurer

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trlatreasurer@gmail.com

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