

Timberlake Times

March 2018



Timberlake Ranch Landowners' Association

President's Ponderings

By Steve Wills

First, I want to welcome all the new Timberlake landowners. Several pieces of property changed hands last year and many were purchased by new buyers. We have a great community here and I want to personally invite you to get involved. Our first major event is the Annual Memorial Weekend meeting. It provides a great opportunity to meet many other landowners, ask questions to the Board, and get a great lunch. Hope to see you there. Please come and say "Hi" to me.

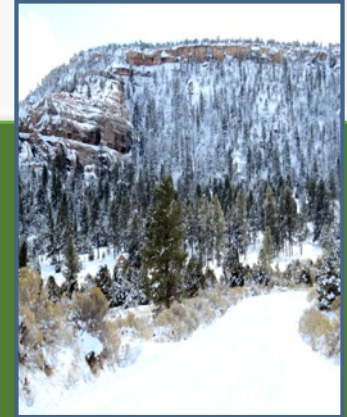
I would also like to pass along a couple of newsworthy updates. First, we are updating our Internet at the Ranch House. Oso Internet made us an offer that we agreed to. They will have a receiver and transmitter station at the Ranch House and in turn, we get free internet service. Their data rate is much faster than HughesNet and their monthly data limit is greater. I think this is a win, win deal. The network name will still be "trlalink" and the password will remain unchanged. Therefore, the switch over should not be a problem. I think the installation will be complete by the time this newsletter is published.

Second, this year there will be three open Board positions with only two Board members returning. That leaves a position open for landowners to think about filling. The Board would welcome more candidate Board members than open positions, but we definitely need at least one.

Our present group is very committed to making Timberlake a growing community, maintaining our roads and common grounds, as well as possible, and enhancing our community Ranch House. The group gets along great. Our Board meetings are lively, enjoyable, and productive.

Please consider volunteering for a position on our Board, being a full time resident is not a requirement. I believe it will be a good experience for you and well worth your time in helping out our community

Thanks very much for "listening"



Upcoming Events



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

May 26, 2018 - Annual Landowners' Meeting & Potluck - Registration begins Sat, 9am @ TCC Ranch House

June 16, 2018 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

July 1, 2018 - Ice Cream Social Social/Craft Fair - Sun 2-4pm

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

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



ROADS REPORT

by Don Parry

We had a very dry winter, we didn't put the chains and plow on to the Kubota until January 15th because we needed to drag Timberlake Road. The Grader and the F-550 truck both are chained up and have plows attached. We have not used them for plowing yet.

We put gravel on Conejo from Timberlake Rd. to the second house on the left.

We put gravel on two locations on Woodland Rd.

We installed a culvert and re-graveled a low spot on Deer run to the East.

The burn pile has been pushed up and graded around in hopes of enough snow to burn it.

More grading was done at the South of the Ranch House and we moved the drainage ditch further to the South to be able to mow this area.

The tops of the equipment building garage doors (4) had braces installed on the tops as one of the panels bent. The panel was replaced and all was done under warranty work.

Please consider running for this position on the Board as I will be coming off the Board after nine years. You will be guided and assisted to make this a smooth transition.

Timberlake Volunteer Fire Department

The Volunteer Fire Department would like to urge landowners to take the time to create a list of all medications they take, even over the counter vitamins and drugs. Also, please list medications to which you have allergies. Place this somewhere in plain sight in case of a emergency. We suggest putting the list in an envelope marked "Current Medications" and then post on your refrigerator. Please also keep a copy in your wallet for times when you are away from home. This will help responders tremendously when time is of the essence. In a stressful situation, this advance preparation could be a life saver.

Thx Julie Farrell

Architectural & Maintenance Report

By Steve Wills

- 1 Garage plan approved
- 1 Covenant violation closed

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 2018. 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.

Communications Report

by Sharon Axtell

As of the writing of this article, the TRLA Web Site has had **9999** visitors. That is wonderful. The goal for this Web Site is to keep landowners updated on happenings and activities on The Ranch.

This year there is a new drop down menu item – “Volunteers”. Our volunteers are quite active during the year and here you find information on activities and dates. You can also find information on the Ranch House Stitchers.

Thank you for visiting the Web Site and please, keep coming back. Any questions, please contact Sharon Axtell, trlasecretary@gmail.com.

LEGAL, LIENS AND FORECLOSURES

- TRLA currently owns four lots through foreclosure. Two of these lots may be purchased by landowners or non-landowners and are posted on the web site. One lot is on Cottonwood Loop (price negotiable) and one on Sunflower (price non-negotiable). Two other lots will be put out for silent bid to landowners later this year.
- 3 lots that were in foreclosure process were closed as money owed to TRLA was paid and liens released.
- 3 lots remain with legal law firm of Hays/Friedman: 2 lots are making payments and 1 remains in the negotiation stage.
- 11 other lots are currently liened owing TRLA nearly \$10,000 in HOA dues/interest.
- TRLA has collected a total of \$2900 in Finance Charges so far this fiscal year compared to \$2300 in 2016/2017.



Alerts!

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.

Time is of the Essence

Remember when calling 911, to tell the operator that you are in **District 55** in Timberlake Ranch. Only *after* calling 911, should you call Andy Wilson 505.783.4704 of the Volunteer Fire Department.

Timberlake’s Volunteer Fire Department is the heart and soul of TRLA’s emergency defense system. The dedicated members, all volunteers, do an amazing, professional job for our community.

Thank You Timberlake Volunteer Fire Department!

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.



Notes

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 Times can be viewed or downloaded from www.trnews.info

Fiscal Year 2017-2018	YTD	BUDGET 2017-2018	Difference
January 31, 2018			
TOTAL INCOME	173,688.08	174,580.00	(\$891.92)
OUTFLOWS/EXPENSES			
Board	4,625.05	8,186.00	(\$3,560.95)
Communications	957.45	1,025.00	(\$67.55)
Financial	18,535.45	33,100.00	(\$14,564.55)
Legal	2,323.11	8,500.00	(\$6,176.89)
Insurance	10,861.00	14,700.00	(\$3,839.00)
Wages	4,530.00	9,650.00	(\$5,120.00)
Taxes	388.71	831.00	(\$442.29)
Buildings & Commons	11,594.55	12,850.00	(\$1,255.45)
Equip. Maint & Repairs	4,682.88	6,500.00	(\$1,817.12)
Fuel, Oil, Grease	1171.13	3,700.00	(\$2,528.87)
Roads	66,784.55	80,000.00	(\$13,215.45)
Utilities	1595.3	3,975.00	(\$2,379.70)
TOTAL OUTFLOWS	128,049.18	183,017.00	(\$54,967.82)
BANK BALANCE: 09/30/2017			
Deposit	91,916.25		
Checking	21,801.08		
Rewards	1,523.88		
Contingency Funds:			
Ranch House Restoration	70,000.00		
Emergency Reserve	41,926.61		
Treasurer notes:			
Significant Expenses:			
	Financials : \$18,535.45 *		
	*includes accounting fees/ write off bad debts / property taxes		
	Insurance: c \$10,861.00*		
	* reduced amount / refund on workmans comp		
	Commons: \$11,594.55		
	*painting & scraping ranch house		
	Roads/Gravel \$66,784.55		
Collections Due:			
	Association Dues owed YTD		\$20,880.91
	Association Dues owed prior years		\$11,822.77
	Total Dues Owed		\$32,703.68

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

Ranch House Stitchers

Ranch House Stitchers are anxious to start meeting again this year. We are looking forward to a fun filled summer of new projects and finishing our “disappearing 9 patch” quilt from last year.

The first meeting of the year will be on April 5th at the Ranch House Craft room. We will meet each Thursday through the summer from 10am to 2pm (or later when needed).

We are always looking for donations of fabric and sewing items and supplies. We are currently looking for a new cutting table. If you are interested in attending our meetings please, just show up. You can always find a useful way to help even if you don't sew.

Thanks,
Judy Haverstick



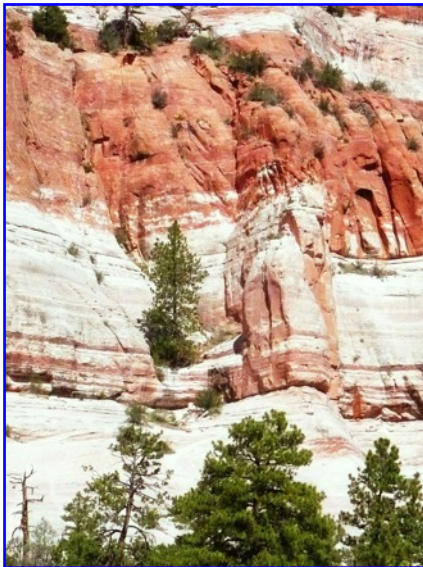
Have You Ever Asked?

Questions and Answers About Timberlake



Q: I heard the Ranch House now has Wi-Fi. How do I get access?

A: Yes, the Ranch House now has Wi-Fi for Timberlake landowners. You'll need a password, which you can request from the Commons Director at trlacommons@gmail.com or by calling Steve Wills at 505.783.2457. Please do not use the Ranch House account to download large files or stream videos or movies. And never share the password with others, even other landowners.



Q: Why does Timberlake Road have those "washboard" ripples?

A: The "washboards" are caused by people driving too fast on the dirt road. Please slow down. By driving more slowly, we can avoid the build up of the washboards, reduce the amount of dust (which homeowners near the road would really appreciate) and also lessen the likelihood of accidents. When driving too fast on a dirt road, the rocks and gravel can be like driving on marbles and cause your vehicle to fishtail and lose control. Slow down and enjoy our beautiful corner of the world.

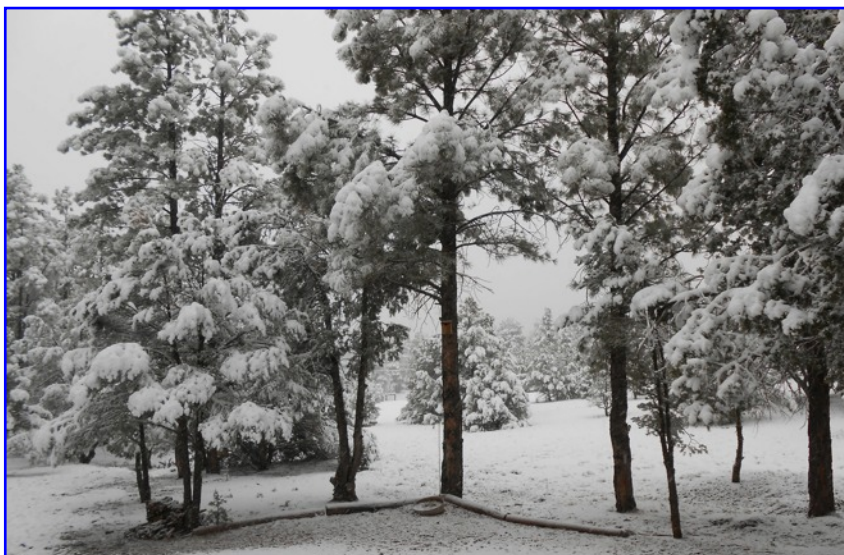
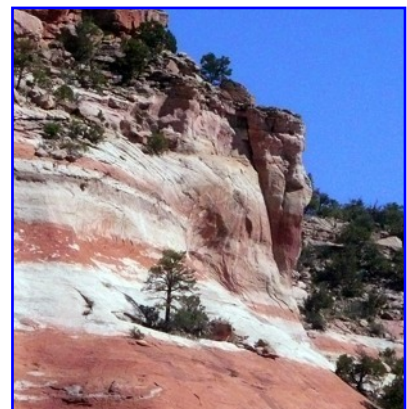


Photo by Killarney Martinez



TRLA
HC 61 Box 767
Ramah NM 87321-9611



Your 2017-2018 TRLA Board of Directors

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