

Timberlake Times

November 2016



Timberlake Ranch Landowners' Association

President's Ponderings

By Steve Wills

I would like to inform you on three important updates.

First, I wanted you to know that the Board is moving forward on a new equipment building near the Ranch House. This building will house all our large equipment, which will protect it, keeping it out of the weather, and will make it last longer. In the past, when we parked equipment at the Ranch House, it had been vandalized. The idea of having an equipment building built has been a long term idea of this Board and the past one. We finally found a quality and economical manufacturer this summer and closed on this 42'x60' equipment building by Cleary Buildings. We are locating the building just behind the "burn pile" gate and to the North side of the drive down to the "burn pile" in front of the Bath House. We studied several location options to ensure that the location met property offsets, minimized view obstruction and had accessible door locations. The building is tentatively scheduled to be built this February. We have already put in the gravel pad for the building to sit on. An illustration of the building is shown below.



The Board has long struggled for a building that met our quality and construction needs and fell within a budget we could afford. The total cost of the pad, the building, and all the installation labor is approximately \$65,000.00. That's less than \$26 per square foot; a good deal by anyone's measure. I would appreciate anyone's thoughts or comments about this project. Please e-mail me at TRLApresident@gmail.com with your thoughts.

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Upcoming Events



Feb 18, 2017 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

March 18, 2017 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

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

Save the Dates

May 27, 2017 - TRLA Annual Meeting

July 2, 2017 - Ice Cream Social/Craft Fair

August 5, 2017 - Yard Sale

August 19, 2017 - Mystic Bluffs Fly In

September 3, 2017 - Labor Day BBQ and Silent Auction



President's Pondering (con't)

Second, as many of you may have experienced this summer; the locks to the gates and bath house have been less than cooperative. The problem developed over time with us, the Board, repeatedly making copies of keys from copies. This summer I contacted the American Lock Company and had them match a "factory" key to our lockset. It took some time, but we now have an inventory of "factory" keys that work like you would expect them to. Therefore, we have initiated 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

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

Third, I would like to remind our summer landowner campers that campers, trailers and RV's can only be kept on their lots for 5 consecutive months per calendar year. That would mean, if you brought your camper up this spring or early summer, you should be removing it from your lot now. I thank you all for your cooperation for complying with this CC&R requirement and wish you all a safe and healthy winter. Hope to see you all back next summer.

Thank very much for "listening"



Mystic Bluffs Fly In 2016



Random Shots Around the Ranch...



Delivery of TRLA's new fireproof filing cabinet

(Now all we've got to do is get it through the door...)



Delivery and installation of TRLA's new refrigerator for the Rock Room.

Purchased, half by Timberlake Neighborhood Volunteers and half by TRLA, the new refrigerator will make storing and serving food and drinks at ranch events so much easier!



Ranch House Stitchers

Show and Tell at one of the planning meetings.
"Stitchers" of all skill levels brainstorm on what's next!



Alerts!



Emergencies

If you see smoke or a fire or have a medical emergency, **call 911 first and then** call the Ramah Volunteer Fire Dept. at 783.4550 or 783.4112 for Wolf or 783.4704 for Andy Wilson.



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.



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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.



SECURITY ALARM ALERT

Recently an alarm went off at a residence in Timberlake where the owner was out of town. When the Deputy arrived, no one was available with a key so the Deputy could investigate inside the home. Since there was no evidence of a break-in, it was assumed that a glitch occurred in the alarm system or possibly the cat that was inside set off the alarm. We have had several other instances where the spring winds have set off alarms.

We want to pass along a suggestion from the Sheriff's Dept. - **If you have an alarm and you do not live here full time, it would be helpful if you gave a key to someone who lives close by and could meet the Deputy to assist in the investigation.**



A Reminder

It is the responsibility of Landowners to install culverts on their drive entering their property. NO less than 15" in size.



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.

BRUSH CLEANUP ALERT – AUGUST, 2016

Earlier this summer Continental Divide cut trees and brush under the power lines from Elk Drive all the way up to the Box S. They did not contract out to have a chipper clean up the areas. Therefore, brush piles and trees are everywhere along the power line and some are even located right next to large trees creating more of a fire hazard. We would like to encourage everyone who has property in these areas to clean up the brush to help eliminate the possibility of a fire. As you know, brush cannot be burned on your property without a fire permit and the Burn Pile at the Ranch House is available all year long. There's lots of good firewood in several areas.... but you'll need a chain saw where big trees were cut down. We would also like to encourage everyone to write to Continental Divide and encourage them to use chippers in the future. Several years ago chippers were used, but obviously, the contract is less without a chipper. Remind them that leaving the brush is a big Fire Hazard.

PLEASE be responsible while cleaning up these areas. If you have any questions or feel that any areas located on Common ground should be cleaned up, please contact Steve Wills, TRLA President.



Commons Report By Charley Haverstick

- The "Toellner Blvd" sign has been repainted and rotated.
- The door to bath house mechanical room has been repainted.
- The floors of the Men's and Women's shower stalls have been given a new epoxy coating.
- The roofs of the Ranch House have been recoated with paint, thanks to Herb Gray who donated his labor and got the Association a discount on the cost of the material from Sherman Williams.
- The leak at the outside ceiling above the Craft room has been corrected and the damaged panel has been replaced.
- The circuit breakers that have been tripping out in the Rock Room have been replaced, as well as the dusk to dawn sensors for the 4 outside security lights. Thanks to Jack Mansperger.
- The signs "See Something – Say Something" have been installed at 5 locations along Timberlake Road.
- The signs "No Hunting- No Trespassing" have been installed at 24 locations along the Commons Areas.
- The metal building to store/secure the equipment is underway and should be completed sometime in late January or early February.



Timberlake Neighborhood Watch Meeting - July 20th, 2016

Timberlake Bereavement

Timberlake Ranch has lost two more of its long time residents - Dennis Rienstra and Dick Wallen. They will be sorely missed.

Architectural & Maintenance Report By Steve Wills

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

Timberlake Neighborhood Volunteers

The Timberlake Neighborhood Volunteers held their "Wrap-up" meeting on Sept. 16th. After reviewing and critiquing the Ice Cream Social, Annual Yard Sale, Mystic Bluffs Fly-in, Labor Day Barbecue/Silent Auction and game nights, the consensus was "job well done". The popularity of events made it clear that we need to purchase more tables, pop-up tents, buffet and serving line equipment and barbecue utensils.

The Library at the Ranch House continues to bring a source of reading material to the community. Thank you Barb Duncan and her "librarians" for keeping the doors open on Thursday afternoon.

The Ranch House Stitchers is a huge success thanks to Judy Haverstick and those who shared their quilting expertise. The quilt that was made and raffled at the Labor Day Barbecue has supplied a kitty of money to buy more material and sewing supplies for the next projects and a neck tie quilt is in the works.

The wreath making on Oct. 15th and 16th in the Rock Room was fantastic and gave many a way of demonstrating individual talents and patience with lots of laughter and bantering.

Tentative Schedule for 2017: (Mark Your Calendar)

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

August 5th Yard Sale (Tentative depending on quantity/quality of donations)

August 19th Mystic Bluffs Fly-In

Sept. 3rd Labor Day barbecue/Silent Auction 4:30-7pm

A sincere thank you to all those who donated their energy and time, books, items for the yard sale and silent auction, slice and dice expertise and in their spare time kept Timberlake roadsides pristine. **THANKS!**

...Note of Thanks...

Bill Kangas for his willingness to continue to keep the TCC Ranch House grounds groomed through the summer.

Steve Railsback for collecting "discarded treasures" in the bar ditches.

Herb Gray for his time in cleaning and removing peeling paint from the roofs of Ranch House/Bath House along with propane tanks and applying another fresh coat to bring them back to prime condition again.



Wreath Making 2016



Timberlake Neighborhood Volunteers

All Photos by
Danny Montoya



**Labor Day
BBQ
2016**

TOTAL INCOME	75,346.27	39,588.23	5,177.00	5,852.77	125,964.27	171,506.17
OUTFLOWS/EXPENSES						
Board	86.50	309.88	2,497.07	548.03	3,441.48	8,186.00
Communications	0.00	200.00	0.00	198.87	398.87	1,025.00
Financial						
Legal	128.85	3,898.22	0.00	1,451.82	5,478.89	18,500.00
Insurance	9,774.00	2,228.00	0.00	0.00	12,002.00	11,800.00
Wages	592.50	952.50	630.00	570.00	2,745.00	9,650.00
Taxes	50.85	81.73	54.06	48.91	235.55	941.00
Buildings & Commons	34.83	178.74	715.62	1,496.87	2,426.06	11,700.00
Equip. Maint & Repairs	(303.56)	1,587.49	8.44	0.00	1,595.93	6,000.00
Fuel, Oil, Grease	44.55	58.25	44.65	0.00	147.45	3,700.00
Roads	11,491.28	14,258.14	10,420.51	1,670.42	37,840.35	80,000.00
Utilities	131.50	287.77	63.84	235.22	718.33	3,975.00
TOTAL OUTFLOWS	32,999.36	28,846.19	18,262.04	7,188.20	87,295.79	177,077.00

TREASURER'S NARRATIVE REPORT October-FISCAL YEAR 2016-2017

MONTH: October, 2016 (see spreadsheet for detailed income, expenses and bank balances)

Income for Oct : **\$5,852.77**

Expenses for Oct: **\$7,188.20**

Significant Expenses for October 2016

Acct.# 6110.01 Legal \$1,290.82

Acct.# 6180.01 Ranch House / Community Ctr. \$1,342.46

Acct.# 6190.01 Gravel \$988.42

Subaccounts Over Budget

Acct# 6030 Bad Debts -\$10,748.40 over budget \$7,148.40

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

- A culvert was installed at the top of Woodland to relieve flooding across the road at that point. That portion was re-graveled.
- A culvert was pulled and cleared of mud on Copperweed and re-installed.
- The cul-de-sacs on Hilltop, Sunrise, Foxtail, Sunflower and west end of Elk all were graveled with 1" minus
- All of Sunflower (this is a very long road), Hilltop, Sunrise and Foxtail were graded and received 1" minus base course.
- The portion of Timberlake Rd. between the "Y" and the mailboxes received a heavy layer of 1" minus base course. This will take time to work in. I plan on doing from the "Y" to the cattle guard, as soon as the new budget starts in July.
- All roads will be drug with the drag prior to winter
- The diesel tank was moved and filled with winterized fuel.
- We will prep all equipment with chains and plows soon.

AS A REMINDER TO ALL!! It is the responsibility of Landowners to install culverts on their drive entering their property. NO less than 15" in size. This is to help with you and your neighbors property. It will also help TRLA when we establish or clean the bar ditches.

Have You Ever Asked ?

Questions and Answers About Timberlake

Q: My family plans on coming to Timberlake this winter. Who do I contact about making sure my road is cleared of snow?

A: Don Parry, the Roads Chairman, is the person to contact. You can reach him at trlaroads@gmail.com or by phone at 505.783.4588. Let him know when you are planning on arriving and if the snow levels are heavy, the side roads will be snow plowed. Keep in mind that TRLA does not snow plow landowners' driveways and snow plowing is only done when the snow level is substantial.

Q: I plan to build a cabin next summer. What do I need to do to obtain approval to build on the ranch?

A: First, review TRLA's CC&Rs (available on our website at www.trnews.info/ccrs.html). Then contact TRLA's Architectural Committee at trlaarchccr@gmail.com. They can answer any questions you might have and supply you with the necessary forms for approving building on the ranch.

A: How do I get a key to the Bath House, lake gate and burn pile?

Q: Steve Wills is currently in charge of the keys. You can reach him at 505.783.4257 or trlapresident@gmail.com . Note - You must be a landowner in good standing to be sold a key.



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Your 2016-2017 TRLA Board of Directors

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