

Timberlake Times

November 2017



Timberlake Ranch Landowners' Association

HOA DUES - HOW WELL ARE WE DOING?!

Board members on occasion will get calls from other HOAs inquiring on how we handle delinquent accounts and when given the answers, they will be somewhat taken aback at their lack of conviction in keeping and maintaining a policy for such matters.

I think we all can agree that \$230 a year per lot is very reasonable. This money maintains 38 miles of side roads 12 months a year, pays taxes and maintenance of 1300 acres of Common Land/Buildings, keeps equipment in good working order and then pays a salary for a bookkeeper and wages for ranch hands.

Unfortunately, some of the monies require keeping a Legal Team on retainer so that we can consistently enforce the covenants and payment of dues. This is where other HOAs get into financial difficulty as they do not enforce as it requires legal fees.

The financial reports are posted monthly along with the Board Minutes on the trnews.info website. In a few more months (Jan. 31) the second half of the Association dues are owed. In the last report (Oct. 17th) 664 lots are current with dues (zero balance or ½ year balance) 53 that owe one year or more and 26 that are in trouble. Six lots are with TRLA lawyers for collection a/o foreclosure or with a County Tax Lien foreclosure and 11 lots are lienied which equals 3.5% of the lots in Timberlake.

When a lot is foreclosed on, TRLA must wait 9 months after receiving Special Master's Deed before it can be listed for a silent bid auction. Recently there were 4 lots put out for silent bid to landowners only for what is owed TRLA set as a minimum bid. Three of these lots are currently in escrow. That means that there are now two lots owned by TRLA which will be open to non-landowners for purchase. Two lots are in the 9 month period after TRLA obtained the Special Master's Deed.



The TRLA Board of Directors would like to express their sincere sadness at the passing of Clarence Freeman. Clarence Freeman has been an integral part of Timberlake Ranch for many years, providing well drilling, gravel services and friendship. He will be missed.



Upcoming Events



Feb. 17, 2018 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

March 17, 2018 - TRLA Board Meeting - Sat 10am @ TCC Ranch House

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

Date TBD - Mystic Bluffs Fly In - Flats Landing Strip

Save the Dates !



2017 Annual Labor Day Picnic and Silent Auction



Photos by Danny Montoya



More Photos From the Picnic



Photos by Danny Montoya

SEE SOMETHING, SAY SOMETHING

VERY IMPORTANT INFORMATION

In any emergency, please call 911 first. It's very important that you tell the Dispatcher that you are in District 55 in Timberlake. You might also mention that Andy Wilson oversees our Ramah Volunteer Fire Department in Timberlake. If you want to call Andy Wilson to give him a heads up, his phone number is 783-4704, but remember, call 911 first!

If time is of the essence and you cannot wait for law enforcement for assistance, PLEASE DO NOT GO BY YOURSELF to check on a neighbor who needs assistance. Call Andy Wilson, a Board Member or neighbor.

The non-emergency 911 number is 1-505-722-2002. If you want to register your 911 phone number, you can call this number to make sure your correct address is associated with the 911 number (especially important if you travel a lot). For example, if you live here, but the area code on your cell phone is from AZ.

Our annual Neighborhood Watch Group meeting was held on 8/15/2017. Special thanks go to Lt. Hall, Cibola County Sheriff's Dept. and to Julie Farrell, Ramah Volunteer Fire Dept. for providing current information about the prevention of crime and fires in our area. Lt. Hall reminded us that there was a recent upgrade in the radio program between the Sheriff's Dept. and the Volunteer Fire Dept. If you use a game/security camera to get a picture of a suspicious person and it is clear, it can be sent to the Rocky Mt. Network to be compared with driver license pictures in NM and surrounding states. Also, you can download a Polaris Navigator app on your phones to take pictures of a suspicious person/license plate, etc., and the GPS location on the picture could be used in Court to prove that a person was in a location when a crime occurred.

We are very happy to inform you that we've only had one case of vandalism so far this year compared to 15 or so in previous years. However, we did have a person (not a landowner) in the area who was charged with aggravated felony assault. We want to thank everyone who reported incidents to law enforcement, which led to a Nationwide arrest warrant being issued for him.

Timberlake is a safer community because of our continual awareness and our unselfish acts of watching out for each other and our property. Volunteers to help with our Watch Group are always welcome and the Ramah Fire Dept. always needs extra volunteers especially over the winter.

If you have any questions or concerns, please contact either Mary Jo Wallen at 783-4207 or 1-505-269-5022 or Nancy Wills at 783-2457 or 1-520-975-0528.

Photos from the Neighborhood Watch Meeting



Lt. Hall



Julie Farrell

ROSIE ALERT



In August of 2007 Rosie, a Wheaten Terrier, disappeared on Quail Rd. Thirteen days later and 12 miles away she was found malnourished and dehydrated under a tree off Hwy 53. It was a poster placed in the Ramah Post Office that allowed a grandmother to recognize Rosie when her granddaughter mentioned that there was a dog and not a sheep under the tree in the back of their property.

The Rosie Alert System was initiated shortly thereafter. The word goes out immediately to an email group consisting of 200 willing fulltime, part time and recreational landowners. Timberlake Ranch is a growing community and it encompasses 7000 acres. Landowners are bringing all kinds of pets (large and small) to Timberlake and sooner or later one will be lost - it is advantageous to have pictures of your pets.



Since then there has been multiple Rosie Alerts. Not all have been successful but over the last Memorial Day weekend there was a happy story. Zoey escaped her enclosure in the back of a pickup when her owners stopped to give assistance to a roadside mishap near Timberlake South. A Rosie Alert went out that Sat. afternoon. They searched all day Saturday and Sunday before having to return to Flagstaff late Monday. On Tues. she was recognized in the Timberlake South area but could not be caught. The next day Zoey wandered into a construction site and the landowners were able to garner her trust and took her home with them. She had a roof over her head until her owners in Flagstaff arrived that night to retrieve a very happy dog. They shared these thoughts: "Zoey is a lucky little girl. If she only knew of all the wonderful people involved in her rescue. Animals just wanna play, they don't know there is danger out there. We got her a tag immediately after this incident."

Notify pete137@juno.com if you wish to have your email added to the Rosie Alert System.



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.



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.

Don't Let Your Guard Down

Just because it's winter, don't be complacent about the risk of fire. Make sure you have spark arresters on fire pits and chimneys.

Latest Information

For the latest information on fire restrictions, bear or mountain lion sightings on the ranch or lost animal notices, please check TRLA's official website at:

<http://www.trnews.info>

Mystic Bluffs Fly In 2017



Photos by Danny Montoya



Commons Report By Charley Haverstick

- 1) Painting at Ranch House continues with completion near, fencing is now being done. New doors for rear building have been painted and will be hung soon with new pulls and the existing hinges. Fascias and soffit material at this building have also been installed and painted.
- 2) Installation of the "No Hunting" signs continues, hopefully completion will be done before winter.
- 3) Electrical work (lights and outlets) at the Equipment Storage Building has been completed. Exterior lights are on switches and of the "dark sky" type.
- 4) New deadbolt locks (which can be rekeyed) have been purchased and will be installed and keyed as applicable in the near future.
- 5) Refinishing of the street signs will be done over the winter months and should be completed by next spring.
- 6) The "limb trim pile" has been pushed up and will be burned in the near future. The Bath House was closed on November 1st.

ROADS REPORT

by Don Parry

- Timberlake from cattle guard will be graded to re-spread rock that has moved to the sides
- Juniper/Cuervo will receive 2 loads of 1" base course
- Shorecliff received 1" base course to end at gate
- Bobcat received 1" base course from Timberlake to Culebra
- Conejo receiving 1" base course to Halcon
- Elk will receive spot gravel
- ALL side roads will be re-graded using the Kubota and drag prior to winter
- Deer Run to receive a 24" culvert east of Timberlake and get spot graveled at that point
- I hope to use grader on BIA prior to winter
- ALL equipment will have chains and snow plows put on prior to winter snow

Timberlake Neighborhood Volunteers

The Volunteers held their "Wrap-up" meeting on Oct. 5th. After reviewing and critiquing the Ice Cream Social, Labor Day Barbecue/Silent Auction, Mystic Bluffs Fly-in, and game nights, we all agreed as to where did the summer go. It was a very successful 4 months, but the success was clearly due to the generosity of landowners through donations of money, time, talent and "stuff". The popularity of events made it clear that money earned would be needed to purchase more picnic tables, serving tables, and seating – folding chairs and benches.

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 Tuesday afternoon.

The Volunteers also hosted Game Nights and a White Elephant Bingo evening, which was a real hoot as the crowd watched as winners opened their "winning prize". A definite keeper for a repeat performance next year.

The stained glass mosaic afternoon workshops produced many beautiful pieces and some were donated and sold at the Silent Auction. Next summer we plan to do more glass projects such as yard art and wine bottle chimes.

The Ranch House Stitchers is always a huge success thanks to Judy Haverstick and those who share their sewing/quilting expertise every Thursday. Sewing projects sold at the Ice Cream Social and the tie 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 future projects. The quilt for next year's auction is already well underway.

Tentative Schedule for 2017: (Mark Your Calendar)

July 1st Ice Cream Social/Craft Fair 2-4pm

August 4th Yard Sale in Ramah

Mystic Bluffs Fly-In (To Be Announced)

Sept. 2nd Labor Day barbecue/Silent Auction
4:30-7pm

Thank You All! See you next year!

Cleaning Out Your Closets?

The Ranch House Stitchers and the Neighborhood Volunteers are still accepting donations of fabric, batting, interfacing, thread, scissors, sewing supplies, pillow forms and all craft supplies.

If you don't need it, we'll take it and make something beautiful!



Check the web site for upcoming Game Nights!



Treasury Report

Fiscal Year 2017-2018 JULY-SEPT	YTD	BUDGET 2017- 2018	Difference
TOTAL INCOME	123,654.45	174,580.00	(\$50,925.55)
OUTFLOWS/EXPENSES			
Board	4,241.78	8,186.00	(\$3,944.22)
Communications	521.85	1,025.00	(\$503.15)
Financial	12,648.23	33,100.00	(\$20,451.77)
Legal	2,355.63	8,500.00	(\$6,144.37)
Insurance	12,338.00	14,700.00	(\$2,362.00)
Wages	2,932.50	9,650.00	(\$6,717.50)
Taxes	251.62	831.00	(\$579.38)
Buildings & Commons	8,234.08	12,850.00	(\$4,615.92)
Equip. Maint & Repairs	997.84	6,500.00	(\$5,502.16)
Fuel, Oil, Grease	1106.13	3,700.00	(\$2,593.87)
Roads	27,104.98	80,000.00	(\$52,895.02)
Utilities	663.97	3,975.00	(\$3,311.03)
TOTAL OUTFLOWS	73,396.61	183,017.00	(\$109,620.39)



BANK BALANCE: 09/30/2017

Deposit **72,598.12**

Checking **44,069.47**

Rewards **1,523.72**

Contingency Funds:

Ranch House Restoration **70,000.00**

Emergency Reserve **41,903.98**



Treasurer Notes:

Significant Expenses:

Financials : \$12,648.23 *

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

Insurance: \$12,338.00

Roads/Gravel \$27,104.98

Collections Due:

Association Dues owed YTD **\$50,836.00**

Association Dues owed prior years **\$15,640.00**

Total Dues Owed **\$66,476.00**

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 - trlacommmons@gmail.com
Roads Director - trlaroads@gmail.com
Treasurer - trlatreasurer@gmail.com
Secretary - trlasecretary@gmail.com
Director of Accounts - trlaacctts@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

Architectural & Maintenance Report

By Steve Wills

- 2 House plans approved
- 1 Covenant violation pending

Communications Report

By Sharon Axtell

If you haven't checked out the TRLA Web Site, Give it a Try!!
Go to trnews.info and wander through the site.

There's information on Mountain Lion and Bear sightings, fire restriction info, emergency info, forms for you to fill out to share with the Neighborhood Watch volunteers and key request forms, minutes of the TRLA Board meetings and financial statements of TRLA.

There is information on the Board members, contact numbers for them, opening/closing of the bath house and the Library, and contact information for emergency services in our area.

You will also find articles related to the history of Timberlake Ranch. Our Webmaster will be adding pictures of the ranch during the winter and some interesting stories/articles to go with them.

So, if you haven't surfed our web site, please take time to take a tour!

Keep visiting the Website!!

Have You Ever Asked?

Questions and Answers About Timberlake

Q: What do I do in case of an emergency?

A: Immediately call 911. Tell the operator that you are in **District 55** in Timberlake Ranch. Then tell them your county, either McKinley or Cibola, depending in which county you live. After you have called 911, you can call Andy Wilson at 505.783.4704 to give him a heads up.

Q: I heard I can register my cell phone with 911. Why should I do that?

A: When you call 911 with a cell phone, it's linked to a specific address, usually the one from which you first purchased the phone. The 911 operator can use this information to locate you in an emergency where you cannot tell them where you live. The non-emergency 911 number is 1.505.722.2002. If you want to register your 911 phone number, you can call this number to make sure your correct address is associated with the 911 number (especially important if you travel a lot). For example, if you live here, but the area code on your cell phone is from AZ.



TRLA
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