

# Timberlake Times

November 2018



## Timberlake Ranch Landowners' Association

### *President's Ponderings*

By Steve Wills

Just a couple of things:

First, you, as a landowner, should be receiving a new set of amended CC&R's this winter to vote your approval or disapproval. The CC&R committee has put in a lot of work on these, including sending out proposed updates for landowner feedback. The purpose of the amending the CC&R's were twofold. First, to put some regulation on green energy installations and usage. New Mexico allows HOA's to limit green energy in size and scope, but not to prevent its use. Second, to clarify and update some existing regulations. I encourage you to send back in your vote.

Second, I would like to remind our summer landowner campers that campers, trailers and RV's can only be kept on their lots for 5 cumulative 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.

Thanks very much for "listening".



### *Upcoming Events*



**Feb 16, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**March 16, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**April 20, 2017 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**May 25, 2019- Annual Landowners' Meeting & Potluck** - Registration begins Sat, 9am @ TCC Ranch House

**June 15, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

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



## THANKS TO OUR TIMBERLAKE VOLUNTEER FIRE DEPT.

*By Mary Jo Wallen*

Our neighbors who volunteer their time to serve our community as fire fighters are all special people. During the past year they have fought 16 fires, rescued a dog up on the mesa, given medical care to 52 people for a total of 68 incidents and are on call 24/7 in a District that covers 208 square miles. Please give a big THANK YOU to these men and women who are serving our Timberlake and surrounding communities in such a selfless manner.

### **Chief Andy Wilson**

Captain Julie Farrell  
Richard Hastings  
Freda Pettegrove  
Kathy Waller  
Patrick Gilmore

### Assistant Chief Bill Sanders

Avery Wilson  
Raf Luciani  
Cheri Sanders  
Dale Waller  
Dan St. Charles (recently retired)

Andy Wilson, Bill Sanders and Julie Farrell also are certified EMT responders.

Last year there was a fire right behind a landowner's property on Aspen Loop that caused extensive damage to around three acres of forest land. Thankfully, with the help of our local firefighters as well as a Hot Spot team, over a three to four-day period, it did not spread.

Our Station has been in operation since 1990 and has grown over the years. Presently, there are 16 Volunteers with 12 in training this past summer. Current equipment is as follows:

- . Structural Engine, 1,250 gallons, 1,250 gpm pump (2017)
- . Water Tender, 1,800 gallons (2008)
- . Brush Truck, 500 gallons (2012)
- . Rescue ambulance (2006)
- . Utility Unit (1989 GMC)
- . Utility Unit (2012 Ford Expedition)
- . Polaris Ranger 900 single cab (2018)

A new 2 bay door building to house all the equipment is to be built between the existing station and the 42,000-gallon water tank sometime in 2019.

The Timberlake Neighborhood Volunteers recently bought a DJI Phantom 4 Pro Drone to help pinpoint lightning strikes in hard to access areas and for search and rescue operations. Bill and Beth Ramsey also donated funds for 2 Curaplex Stair Chairs to be used for packaging and removing patients down narrow stairs and halls. The Volunteers are also placing a fireman's boot out during social events, so you can make donations at any time. So, I know if you can't volunteer your time, all donations will be appreciated.

Here are some pictures of our firefighters in action. Not only do they respond to emergencies in the area, they are constantly training to improve their techniques. When you see them, please tell them that they are appreciated.



Hose training  
2018



## Timberlake Volunteer Fire Department

Here are some pictures of our firefighters in action. Not only do they respond to emergencies in the area, they are constantly training to improve their techniques. When you see them, please tell them that they are appreciated.



Department received twenty new "sticks" (hose sections)



Hose training 2018



Presence at the Mystic Bluffs Fly-In



**Ramah/Timberlake  
Fire/Rescue  
PO Box 631  
Ramah, New Mexico 87321  
505.783.4221 or 911**



Car fire on Hwy. 53



Photo by Perry Null



Photo by Perry Null

## Architectural & Maintenance Report By Steve Wills

- 1 Residence plan approved
- 2 Covenant violations active
- 2 Setback variances in consideration

### Just a few notes...

Activity level crossing the roads picks up this time of year, e.g. tarantulas and cattle. A reminder - New Mexico is an open range state. Cattle have to be fenced out, as was done around the Common Land surrounding the Ranch House.

## TRLA Board Meetings

All TRLA Board Meetings are open to the public. Landowners are encouraged to sit in on the meetings. There is time allotted for landowners to ask questions or give their feedback.

The next TRLA Board Meeting is slated for Saturday, February 16th, 2019 at the Ranch House.

**Please join us!**



## Commons Report By Charley Haverstick

1. Prairie dogs problem/damage to building footings – problem still exist, nothing accomplished yet, however I will be looking into this matter over the winter months.
2. Elk Road fire break/ tree trim both sides of Timberlake Road – I am still following up on getting some quotes from the name/number provide by Steve Wills, the name/person I got from the electric company, and the name/number of the person who worked with the National Forest.

Other item listed under “Old Business”:

1. Ranch House porch/roof replacement – I will continue to follow up/ call several contractors/builders to see who would like to provide a quotes to do this work next spring.
2. We will be closing down the Ranch and bath house on November 1<sup>st</sup>, and as soon as this happens I will make repairs to the epoxy flooring in the men’s bath house floor.

## Communications Report By Shirl Henderson

Timberlake Ranch Landowner's Association has an Official Web Page, [www.trnews.info](http://www.trnews.info), which includes important announcements, upcoming events and anything that landowners should know with dealing with their property or Common Land.

## LEGAL, LIENS AND FORECLOSURES

There are 5 lots with the law firm of Hays & Friedman in Santa Fe. Four are in the foreclosure process and one on a payment plan.

Lots currently Liened NOT with lawyer: 4

Liened Lots "Paid in Full" in last 60 days: 4

Release of Liens in Process: 2

As of 10.31.18: 71 lots are in arrears for FY 18/19. That equates to 9.6%.

## 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](http://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

Unit 2 Block 4 Lot 4 Sunflower Dr. 5.1 acres \$7500 (Firm) Cibola County

## ROADS REPORT

by Don Ouellette

-McKinley County finished surfacing Timberlake Road from Pinetree to the Box S.

-Heavy rain storms caused severe damage to Woodland, Sagebrush and Fox. Woodland was repaired, bar ditches dug. Culverts were repaired and 3 loads of gravel applied.

-A large juniper tree was removed from bar ditch on Fox, bar ditch dug and road repaired. Four 24 inch culverts were installed on Sagebrush. Two smaller culverts were removed and used on Woodland. Woodland repaired and 4 loads of gravel applied. Bar ditches cleaned up on Woodland also.

-Don Parry volunteered to run grader on BIA road. Side roads are being drug in preparation for winter.

-Plans in place to grade and apply gravel to No Man's Land from cattle guard to mail boxes.



## 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.




## Notes



### 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.



### 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](mailto:trlapresident@gmail.com)  
TRLA Vice President - [trlavp@gmail.com](mailto:trlavp@gmail.com)  
Commons Director - [trlacommons@gmail.com](mailto:trlacommons@gmail.com)  
Roads Director - [trlaroads@gmail.com](mailto:trlaroads@gmail.com)  
Treasurer - [trlatreasurer@gmail.com](mailto:trlatreasurer@gmail.com)  
Secretary - [trlasecretary@gmail.com](mailto:trlasecretary@gmail.com)  
Director of Accounts - [trlaacct@gmail.com](mailto:trlaacct@gmail.com)  
Architectural & CCRs - [trlaarchccr@gmail.com](mailto:trlaarchccr@gmail.com)

Other emails you may need:

TRLA Webmaster - [webmastertrla@gmail.com](mailto:webmastertrla@gmail.com)  
TRLA Bookkeeper - [mray321@yahoo.com](mailto:mray321@yahoo.com)  
Timberlake Neighborhood Watch  
[timberlakewatch@gmail.com](mailto:timberlakewatch@gmail.com)



### Website Update

Rules and regulations are spoken of in Article I Section 18 of the CC&Rs and in Article I, Section Q of the Amended and Restated Bylaws. The Board has discussed this in recent meetings and found it advantageous that we make a heading at the top of the website, [trnews.info](http://trnews.info), as a way of communicating these few policies that deal with rules for Common areas or other current updates that impact landowners. Along with these rules are the county and state regulations, e.g. County Animal Control, ATV/UTV/ROV, Open Range, etc. which can also effect the entire community.



### 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.

Fiscal Year 2018-2019				
Sept. 30, 2018 Quarter	1st	YTD	BUDGET 2018- 2019	Difference
<b>TOTAL INCOME</b>		<b>172,812.21</b>	<b>170,890.00</b>	<b>\$1,922.21</b>
<b>OUTFLOWS/EXPENSES</b>				
Board		3,776.48	8,186.00	(\$4,409.52)
Communications		396.73	1,075.00	(\$678.27)
Financial		10,888.96	22,100.00	(\$11,211.04)
Legal		4,654.93	11,500.00	(\$6,845.07)
Insurance		12,410.00	14,700.00	(\$2,290.00)
Wages & Taxes		2,128.17	10,481.00	(\$8,352.83)
Buildings & Commons		1,662.08	12,850.00	(\$11,187.92)
Equip. Maint & Repairs		0.00	6,500.00	(\$6,500.00)
Fuel, Oil, Grease		0.00	3,700.00	(\$3,700.00)
Roads		10,467.91	80,000.00	(\$69,532.09)
Utilities		621.77	3,205.00	(\$2,583.23)
<b>TOTAL OUTFLOWS</b>		<b>47,007.03</b>	<b>174,297.00</b>	<b>(\$127,289.97)</b>

**BANK BALANCE: 09/30/2017**

Deposit	<b>125,675.15</b>
Checking	<b>41,484.72</b>
Rewards	<b>1,524.18</b>
Contingency Funds:	
Ranch House Restoration	<b>100,000.00</b>
Emergency Reserve	<b>43,973.35</b>

<b>Collections Due:</b>	
Association Dues owed YTD	<b>\$52,210.89</b>
Association Dues owed prior years	<b>\$3,193.09</b>
<b>Total Dues Owed</b>	<b>\$55,403.98</b>

**Treasurer Notes:**

**Significant Expenses:**

Financials : \$10,888.96\*

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

Insurance : \$12,410.00 \*

\*includes - Ranch/Auto Liability & Board & Officers Liability

Roads/Gravel : \$10,467.91

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



Mystic Bluffs  
Fly-In

## Timberlake Neighborhood Volunteers



## THANKS!

The Volunteers wish to thank all of you who helped to make the events this summer a successful and memorable 2018 in Timberlake. Your positive and complimentary feedback and participation makes our hard work all the more enjoyable and rewarding. It is especially fulfilling that we can use the profits to fund items that will help benefit the entire community.

The potential Ranch House porch/roofing renovation in the spring is delaying our setting all the dates for the summer of 2019. At this time, there are no plans for a future yard sale and we are no longer taking contributions as we have no storage capability. The dates of the Ice Cream Social, Mystic Bluffs Fly-In, and Labor Day Barbecue/Silent Auction will be put on the website as soon as they are set.



2018  
Labor Day Picnic  
Raffled  
Quilt



**Now Available**

The Burn Permit is now available on TRLA's official website, [www.trnews.info](http://www.trnews.info), for you to download. Look for it under *Forms*. Please remember to submit it to Andy Wilson or Bill Sanders in advance of the day you plan to burn your brush.

### Winter Visitors

In advance of your trip to the ranch, you can contact one of the people listed below to ask whether it will be necessary to have the Timberlake road to your property snow plowed. Timberlake roads of full time residences are snow plowed when necessary, but if no one on your road is a full timer, it isn't regularly plowed.

*Please note, Timberlake Ranch personnel will not plow your driveway.*

**Roads Chairman - Don Oulette**

[trlaroads@gmail.com](mailto:trlaroads@gmail.com)

505.783.4108

Cell - 520.400.2918

AZ Home - 520.896.2647

**Steve Wills - 505.783.2457**

**Shirl Henderson - 505.783.2416**

## Have You Ever Asked?

### Questions and Answers About Timberlake

**Q:** What do I need to know about burning on the ranch?

**A:** If you are planning on burning some brush on your property, please apply for a Burn Permit from Timberlake's Volunteer Fire Department. **The Burn Permit is free.** By submitting a request to burn, landowners make the Fire Department aware that a burn will happen, so if a nearby landowner sees the smoke from your fire and calls the fire station or 911, the Fire Fighters will know the source of the smoke and they won't send out a response team to fight "the fire". If at all possible, *please* do not burn brush on your property. Instead, bring your brush to the Burn Pile at the Timberlake Ranch House, where the Fire Department will handle the burn.

To obtain a Burn Permit, please contact:

Andy Wilson 782-4704 or

[timberlakewilson@gmail.com](mailto:timberlakewilson@gmail.com)

Bill Sanders 783-2463 or

[bsanders2000@hotmail.com](mailto:bsanders2000@hotmail.com)

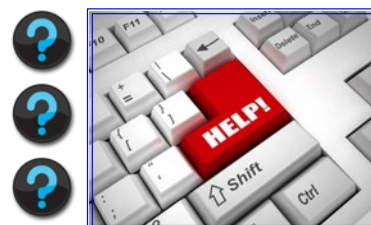
Burn Permits will not be approved during a Burn Ban

**Q:** Do I need a Burn Permit to have a campfire on my property?

**A:** No, you do not, but *please* exercise caution with regards to sparks. Be sure there are not any tree limbs hanging over your campfire area or grass or brush nearby that could accidentally ignite. Also, be absolutely sure your campfire is OUT before leaving it for the night.



Please NO fires or chainsaw use during a Fire Ban!



TRLA  
HC 61 Box 767  
Ramah NM 87321-9611



2018-2019  
*TRLA Board of Directors*

**Steve Wills, President**  
(Term ends May 2021)  
Phone: 505.783.2457  
[trlapresident@gmail.com](mailto:trlapresident@gmail.com)

**Sharon Axtell, Secretary**  
(Term ends 2019)  
Phone: 520.405.0659  
[trlasecretary@gmail.com](mailto:trlasecretary@gmail.com)

**Shirl Henderson, Communications**  
(Term ends 2021)  
Phone: 505.783.2416

**Don Ouellette, Roads**  
(Term ends May 2021)  
Phone: 505.783.4108  
[trlaroads@gmail.com](mailto:trlaroads@gmail.com)

**Linda Pedersen, Director of Accounts**  
(Term ends May 2020)  
Phone: 505.783.4058  
[trlaccts@gmail.com](mailto:trlaccts@gmail.com)

Timberlake Times Editor  
Nancy Ramm  
[nancyramm@wildblue.net](mailto:nancyramm@wildblue.net)

**Steve Stevens, Treasurer**  
(Term ends May 2019)  
Phone: 923.580.4291  
[trlatreasurer@gmail.com](mailto:trlatreasurer@gmail.com)

**Charley Haverstick, Commons**  
(Term ends May 2019)  
Phone: 505.783.0122  
[trlacommons@gmail.com](mailto:trlacommons@gmail.com)

TRLA Bookkeeper  
Mary Ray  
[mray321@yahoo.com](mailto:mray321@yahoo.com)

