



# Timberlake Times

Timberlake Ranch Landowners' Association

*A Deed Restricted Community*

HC 61 Box 767, Ramah, NM 87321

© November 2008

Web site: [www.trnews.info](http://www.trnews.info)

## PRESIDENT'S PONDERINGS

### A Rekindling Thank you

I have attended many seminars during my professional career, but few left a lasting impression. One that did, started with the instructor asking us to shut our eyes and think of someone who at some time in our lives rekindled our "inner light," as she put it. It was a profound experience for many as we remembered the pleasure we received from being appreciated by someone when we needed it most. Feeling appreciated is one of the strongest human desires. With E-mail and instant messaging these days, a handwritten note is getting rarer and therefore more special. The recipient can keep and reread it forever. This is my handwritten thank you to those who have accomplished so much this summer.

**A big thank you to all of our volunteers** for their many hours invested to enrich our community.

- Allen and Pat Burnam for the hours spent setting posts in the ground and mounting the road signs, for the terrific paint job on the fence by the cattle guard, and for always being there with a smile and helping hand.
- Dan St. Charles for making the road signs and the new bulletin board.
- Tom Merritt for more than 80 hours of volunteer labor to maintain the roads and the Zetor tractor; for helping with culvert clean out, ranch house plumbing and for being such a terrific handyman.
- Danny Montoya for over 80 hours on road maintenance with Tom, ranch house grounds maintenance, plumbing troubleshooting, and especially snow plowing during the winter months.
- Shirl Henderson and Julie Farrell for removing massive amounts of trash along the roadside for the first two miles from Hwy 53 into Timberlake.
- Harriet Lawrence, Nancy Dobbs, Lucia Amsden, Kathy Boller, Claire Knowles, Eileen Domer, and Darlene Merritt for adopting a mile and routinely picking up litter from the roadsides.
- The Volunteer Fire Dept. for burning the brush pile, protecting our homes and property, and being there for life threatening emergencies.
- Herb Gray for giving the bathhouse such a terrific facelift using his time, equipment and paint.
- June and Tom Allen for outstanding dedication in keeping the bathhouse clean.
- Mary Jo Wallen and Alice Bybee for leading and coordinating Timberlake in the Neighborhood Watch effort and to all the volunteer zone coordinators.
- Fran Barbano for her expertise in editing and formatting the

Timberlake Times.

- Landowners for taking the time to thank the Board, give feedback on the proposed CC&Rs, and support smooth operation by paying assessment dues on time. This allows us to continue the progress on the roads and to pay our bills on time.
- Vera Baumann for her hand crocheted afghan donated to the Timberlake Volunteers in recognition of Dorn, Ted, Tom, David, Dick and Jack who helped Gunther and Vera with their new roof. Auction of the afghan helped raise money for future Timberlake Neighborhood Volunteer projects.
- Roger Irwin and Tim Amsden for hosting TRLA's Web site and saving the landowners a great deal of money.
- Steve Railsback for picking up and disposing of TRLA office renovation debris at the ranch house.
- Timberlake Neighborhood Volunteers who hosted the Book Room each Tuesday, promoted community events, and supplied the money for a new Community Bulletin Board.
- Linda Shoppe, Nancy Wills, Duane Barbano, Stu Dutcher, and Josh States for the two years of dedication in rewriting the Bylaws and CC&Rs.

### Thank you Board of Directors

- Eileen Domer for her countless hours working to keep us organized, on time and on budget.
- Jerry Toellner for his expertise and talent with roads and countless volunteer hours on the grader.
- Duane Barbano for his Communication skills with the newsletter, helping with the Architectural Maintenance and Bylaws & CC&R Revision Committees, and for his skill with the locks and keys.
- Gary Blum for traveling long distances to attend the Board meetings, for his common sense approach to problems, and for his real estate knowledge.

Many talk but few step forward. I am so very grateful to work with such terrific and ethical individuals who take their roles seriously, but yet are able to laugh and keep a sense of humor.

Thank you, thank you one and all and forgive me for a senior moment if I have forgotten anyone.

So, for now, it is farewell from Timberlake, where the volunteers are deeply appreciated, the deer are good looking, and there is high anticipation for the winter wonderland. ■

Linda Pedersen



# Treasurer's report for Meetings

FY July 2008- June 2009

July

August

September

YTD Total

FY08/09

Budget

## INFLOWS

|                                  |                     |                     |                    |                      |                |
|----------------------------------|---------------------|---------------------|--------------------|----------------------|----------------|
| <b>Assessment Fees \$166,950</b> | \$ 61,503.72        | \$ 34,742.51        | \$ 3,082.35        | \$ 99,328.58         |                |
| current yr collections           | <b>\$ 60,651.18</b> | <b>34,111.39</b>    | <b>\$ 2,932.35</b> | \$ 97,694.92         | <b>153,801</b> |
| previous yrs collections         | 852.54              | 631.12              | \$ 150.00          | \$ 1,633.66          |                |
| Assessment fee Woodland          | \$ 450.00           | \$ -                | \$ -               |                      |                |
| Key Income                       | \$ 248.00           | \$ 144.00           | \$ 93.00           |                      |                |
| Donations                        | \$ 10.00            | \$ 50.00            | \$ -               |                      |                |
| Finance Charges                  | \$ 161.00           | \$ 266.00           | \$ 258.00          |                      |                |
|                                  | <b>\$ 62,372.72</b> | <b>\$ 35,202.51</b> | <b>\$ 3,433.35</b> | <b>\$ 101,008.58</b> |                |

## OUTFLOWS

|                                |                 |                  |                    |                    |              |
|--------------------------------|-----------------|------------------|--------------------|--------------------|--------------|
| Annual Meeting                 |                 |                  |                    |                    | <b>1,250</b> |
| Insurance-Directors & Officers |                 |                  | \$ 1,957.00        |                    | <b>2,000</b> |
| Meetings and socials           |                 |                  |                    |                    | <b>300</b>   |
| Office Supplies & Exp          | \$ 88.00        | \$ 46.00         | \$ 146.00          |                    | <b>2,500</b> |
| Postage                        | \$ 7.00         | \$ 350.00        | \$ 36.00           |                    | <b>2,000</b> |
| Subscriptions and Dues         |                 |                  | \$ 10.00           |                    | <b>10</b>    |
| Mileage - Board Members        |                 |                  | \$ -               |                    | <b>-</b>     |
| <b>TOTAL</b>                   | <b>\$ 95.00</b> | <b>\$ 396.00</b> | <b>\$ 2,149.00</b> | <b>\$ 2,640.00</b> |              |

## Communcations

|              |  |                  |                |                  |            |
|--------------|--|------------------|----------------|------------------|------------|
| Newsletter   |  | \$ 245.00        | \$ 9.00        |                  | <b>700</b> |
| Website      |  | \$ -             | \$ -           |                  | <b>200</b> |
| <b>TOTAL</b> |  | <b>\$ 245.00</b> | <b>\$ 9.00</b> | <b>\$ 254.00</b> |            |

## Financial

|                     |                  |                    |                    |                    |              |
|---------------------|------------------|--------------------|--------------------|--------------------|--------------|
| Accounting          | \$ 666.00        | \$ 1,002.00        | \$ 640.00          |                    | <b>8,300</b> |
| Audit               |                  |                    | \$ -               |                    | <b>-</b>     |
| Taxes - Real Estate |                  |                    | \$ -               |                    | <b>1,700</b> |
| Taxes - Income      |                  | \$ 145.00          | \$ 717.00          |                    | <b>3,500</b> |
| <b>TOTAL</b>        | <b>\$ 666.00</b> | <b>\$ 1,147.00</b> | <b>\$ 1,357.00</b> | <b>\$ 3,170.00</b> |              |

## Legal

|                    |                  |                  |                    |                    |               |
|--------------------|------------------|------------------|--------------------|--------------------|---------------|
| Legal              |                  |                  |                    |                    |               |
| Legal - Casutt     | \$ 710.00        | \$ 898.00        | \$ 1,033.00        |                    | <b>17,500</b> |
| Lien & Notary Fees | \$ 27.00         | \$ -             | \$ -               |                    | <b>250</b>    |
| <b>TOTAL</b>       | <b>\$ 737.00</b> | <b>\$ 898.00</b> | <b>\$ 1,033.00</b> | <b>\$ 2,668.00</b> |               |

## RANCH OPERATIONS

### Insurance

|                              |      |                    |                  |                    |              |
|------------------------------|------|--------------------|------------------|--------------------|--------------|
| Insurance - Workers Comp     | \$ - | \$ 188.00          | \$ 113.00        |                    | <b>800</b>   |
| Insurance - Liability & Bond | \$ - | \$ 2,092.00        | \$ 701.00        |                    | <b>8,570</b> |
| <b>TOTAL</b>                 |      | <b>\$ 2,280.00</b> | <b>\$ 814.00</b> | <b>\$ 3,094.00</b> |              |

## Employee Wages & Taxes

### Wages

|                                         |                  |                  |                  |                    |               |
|-----------------------------------------|------------------|------------------|------------------|--------------------|---------------|
| Grader Time (\$4,900)                   | \$ 293.00        | \$ 546.00        |                  |                    | <b>13,800</b> |
| Brushhog Time                           |                  |                  |                  |                    |               |
| Snowplow (\$2,500)                      |                  |                  |                  |                    |               |
| Sanitation & Janitorial (W-9) (\$1,400) |                  | \$ 160.00        | \$ 300.00        |                    |               |
| Ranch Hand (\$5,000)                    |                  | \$ 115.00        | \$ 100.00        |                    |               |
| <b>Taxes</b>                            |                  |                  |                  |                    |               |
| Taxes - FICA                            | \$ 22.00         | \$ 51.00         | \$ 8.00          |                    | <b>811</b>    |
| Taxes - Federal Unemployment            | \$ 2.00          | \$ 5.00          | \$ 1.00          |                    | <b>99</b>     |
| Taxes - State Unemployment              | \$ 19.00         | \$ 33.00         | \$ 5.00          |                    | <b>670</b>    |
| Mileage - Foreman & Employees           |                  |                  | \$ -             |                    | <b>-</b>      |
| <b>TOTAL</b>                            | <b>\$ 336.00</b> | <b>\$ 910.00</b> | <b>\$ 414.00</b> | <b>\$ 1,660.00</b> |               |

|                                       |                    |                    |                    |                     |                                         |
|---------------------------------------|--------------------|--------------------|--------------------|---------------------|-----------------------------------------|
| <b>Buildings &amp; Commons</b>        |                    |                    |                    |                     |                                         |
| Operating Supplies                    |                    | \$                 | -                  |                     | 1,000                                   |
| Building Maintenance & Repairs        |                    |                    |                    |                     |                                         |
| Ranch House                           |                    | \$                 | 13.00              |                     | 1,000                                   |
|                                       |                    |                    |                    |                     |                                         |
| Bath House                            |                    | \$                 | 29.00              | 1.84                | locks 69.02minus<br>lost ck april 67.18 |
| Common Land Maintenance/Repairs       | \$ 1,137.00        | \$                 | 255.00             |                     | 1,000                                   |
| Sanitation & Janitorial Supplies      |                    | \$                 | 94.00              |                     | 175                                     |
| <b>TOTAL</b>                          | <b>\$ 1,137.00</b> | <b>\$</b>          | <b>391.00</b>      | <b>1.84</b>         | <b>\$ 1,529.84</b>                      |
| <b>Equipment Maint. &amp; Repairs</b> |                    |                    |                    |                     |                                         |
| Dump Truck                            |                    |                    |                    |                     | 10,000                                  |
| Grader                                |                    |                    |                    |                     |                                         |
| Pick Up                               |                    |                    | \$                 | 73.00               |                                         |
| Tractor                               |                    |                    |                    |                     |                                         |
| Other                                 |                    |                    |                    |                     |                                         |
| <b>TOTAL</b>                          |                    |                    | <b>\$</b>          | <b>73.00</b>        | <b>\$ 73.00</b>                         |
| <b>FUEL</b>                           |                    |                    |                    |                     |                                         |
| Gasoline                              | \$ 46.00           | \$                 | 133.00             | \$ 51.00            | 2,800                                   |
| Dyed Diesel                           | \$ 2,404.00        | \$                 | -                  |                     | 7,200                                   |
| <b>TOTAL</b>                          | <b>\$ 2,450.00</b> | <b>\$</b>          | <b>133.00</b>      | <b>\$ 51.00</b>     | <b>\$ 2,634.00</b>                      |
| <b>ROADS</b>                          |                    |                    |                    |                     |                                         |
| Gravel                                | \$ -               | \$                 | 3,460.00           | \$ 964.00           | 21,000                                  |
| Road Maintenance & Repairs            | \$ -               | \$                 | -                  | \$ 480.00           | 7,000                                   |
| <b>TOTAL</b>                          |                    | <b>\$</b>          | <b>3,460.00</b>    | <b>\$ 1,444.00</b>  | <b>\$ 4,904.00</b>                      |
| <b>UTILITIES</b>                      |                    |                    |                    |                     |                                         |
| Telephone                             | \$ 4.00            | \$                 | 38.00              | \$ 3.00             | 660                                     |
| Electric & Propane                    | \$ 25.00           | \$                 | 211.00             | \$ 43.00            | 1,500                                   |
| <b>TOTAL</b>                          | <b>\$ 29.00</b>    | <b>\$</b>          | <b>249.00</b>      | <b>\$ 46.00</b>     | <b>\$ 324.00</b>                        |
| <b>NOTES PAYABLE</b>                  |                    |                    |                    |                     |                                         |
| Copier                                | \$ 136.00          | \$                 | 136.00             | \$ 136.00           | 1,632                                   |
| Grader                                | \$ 1,407.00        | \$                 | 1,416.00           | \$ 1,424.00         | 17,457                                  |
| Interest Expense                      | \$ 207.00          | \$                 | 199.00             | \$ 190.00           | 1,919                                   |
| <b>TOTAL</b>                          | <b>\$ 1,750.00</b> | <b>\$</b>          | <b>1,751.00</b>    | <b>\$ 1,750.00</b>  | <b>\$ 5,251.00</b>                      |
|                                       |                    |                    |                    |                     |                                         |
| Contingency Fund                      |                    |                    |                    |                     | 10,000                                  |
|                                       |                    |                    |                    |                     |                                         |
| <b>Total Outflows</b>                 | <b>\$ 7,200.00</b> | <b>\$11,858.00</b> | <b>\$ 9,141.84</b> | <b>\$ 28,199.84</b> | <b>150,303</b>                          |
| <b>Amt Bank Accts: 10/27/08</b>       |                    |                    |                    |                     |                                         |
| Deposit                               |                    |                    |                    |                     |                                         |
| Blue                                  |                    |                    |                    |                     |                                         |
| reserve savings                       |                    |                    |                    |                     |                                         |
| reward fund                           |                    |                    |                    |                     |                                         |

## Treasurer's Report for the October 27, 2008, Open Board Meeting

Eileen Domer, Treasurer

### Summary:

Income: \$3,433.35

\$150.00 was collected for outstanding accounts and \$2,932.35 for current year dues.

**Expenses: \$9,141.84**

Significant expenses and allocations were:

- \$717.00 for federal income taxes
- \$1,957.00 for Directors and Officers liability insurance
- \$1,033.00 for lawyer, legal fees
- \$964.00 for gravel
- \$480.00 for ditches and culvert work on side roads

Notes payable: \$1750.00 a month.

There are 59 lots whose owners owe outstanding balances for full year dues, and 17 lots with outstanding balances of \$200 to \$980 which the landowners of those lots have not yet paid. Four lots have back dues greater than \$1000 due to landowner noncompliance.

See spread sheet above for detailed income and expenses for the month of September 2008. For third-quarter summary, see article on page 9 and chart above. ■

---

**TRLA PUBLIC BOARD MEETING**  
**Timberlake Ranch Community Center , October 27, 2008**  
Gary Blum, Secretary

**Attendance:**

Board members Eileen Domer, Duane Barbano, Jerry Toellner, Gary Blum and Linda Pedersen (via conference phone) Absent: Jeff Court. Four landowners present.

Linda Pedersen, President, called the meeting to order at 10:00 am. Quorum established.

Gary Blum, Secretary, read the minutes from September 27, 2008 meeting. Duane Barbano moved to accept the minutes. Jerry Toellner seconded. Minutes approved.

**Treasurer's Report:**

Eileen Domer (report included in the body of this newsletter).

**Roads Report:**

Jerry Toellner reported the following:

- Robert has been on medical leave.
- Backhoe was used to work on ditches on Cottonwood Loop and Cedar Rd. near Conejo in preparation for winter. Plan to work on the culvert located on Fox to improve drainage.
- There is sand available to those owners who wish to obtain some. Gary asked that some sand remain at the Ranch House for a proposed "common area" garden should it be approved and put in place.
- Shale is available near Timberlake off FSR 157 which could be used as base to raise the section of Timberlake Road on the flat lands between the firehouse and the cattle guard. He will talk to Cibola County about this.
- Gravel is needed on Pinetree, Sagebrush, and Fox and on Elk to the bluffs.
- Need more culverts; Farmington appears to be the least expensive place to purchase them. Gary indicated an acquaintance might be willing to sell about a half dozen 30" culverts at below market prices.
- Elk / Sagebrush Road need work to set drainage but "bedrock" appears to be a deterrent.
- Will prepare the snowplows for the winter.
- The Dump truck has an oil leak which Jerry will be able to repair.
- The tractor, truck and grader are working well at this time.
- Landowners present thanked the Road Dept. (Jerry and group) for putting the roads in great shape.
- Jerry requested that all landowners try to drive slower as to not create washboard conditions and destroy the work in place.

**Architectural/Maintenance Committee:**

Duane reported that a letter was sent to some landowners regarding the open air RV storage on their lots. Two landowners removed their RVs. Landowners can store their RVs at J. Bacas located in the middle of the subdivision for a fee.

Duane reminded all landowners that CC&R's are a part of ownership within Timberlake Ranch and owners must live within the guidelines. It was asked that any and all Realtors selling land within Timberlake use extra effort to inform buyers of the CC&R's prior to purchase.

**CC&R Revision Report:**

Final CC&R revisions have been submitted to the Board attorney as of 9-29-08 for review and comment.

**Newsletter Update:**

Duane hopes to get the newsletter out the 1<sup>st</sup> part of November. Need articles from board members and landowners

**Commons Report:**

A new pressure tank, water meter and piping system were installed. Except for a banged up pressure tank (to be replaced by vendor this Tuesday), all seems to be in working order.

Gates and locked boxes to the lake were painted.

**Equestrian Report:**

Signs (3-30") arrived and will be placed at critical locations along Timberlake Road. The placements will be near the entrance to Cloh Chin Toh (CCT), prior to the "Y" and the lake access cutoff road and near Elk Road.

**Old Business:**

Cibola property tax protest for lot CCT 74: The Board has requested a meeting with the Cibola county Assessor to continue the protest on the County's land value for CCT 74. Still waiting to hear back from the County Assessor's Office.

**Well/Water**

With the recent installation of a water meter the Board will monitor water usage in light of the ongoing Zuni water basin litigation. The Board wants to be proactive instead of reactive to future problems that will occur with equipment breakdown and loss of water.

Also water usage by Timberlake landowners needs to be fair and equitable to preserve this precious asset.

The following questions were posed by landowners: How much water is used and for what purpose? Is the well registered with the state of NM?

The topic was tabled for further discussion and consideration. It was concluded the topic needs more landowner input to reach a lasting solution.

Removal of Junk pile: Board members and volunteers will finish cleaning the area on Saturday 11/01/08 and transport junk to the Zuni transfer station.

**New Business:**

Duane Barbano and Danny Montoya will winterize and close bathhouse for winter.

**Copier Quotes:**

Duane reported on the investigation of obtaining a new copy machine or contract to facilitate our printing needs. "Imaging Concepts" has submitted a preliminary bid with several options. We have a few months to make a decision and will continue to obtain proposals and investigate options.

---

October Meeting, Continued on page 5

Nov 2008

## COMMONS REPORT

### LAKE GATES

The north and south lake gates received a fresh coat of white paint in September. The lock boxes attached to gates were painted red to signify that they are for the use of the Volunteer Fire Department only.

### BATHHOUSE

On August 26th the bathhouse at the Timberlake Community Center Ranch House received a long overdue exterior refinishing. Landowner and retired commercial painter, Herb Gray, volunteered his time, materials and expertise to completely scrape, power wash and re-caulk the building before the actual painting of the walls and trim. On Saturday, November 1, the bathhouse was winterized. It is now closed and will reopen on April 1, 2009.

### RANCH HOUSE

New TRLA Office: An interior room of the ranch house was refurbished and repainted with donated paint. The old carpet was removed revealing a hardwood oak floor which received a few coats of wax. Baseboards were replaced with donated trim boards. TRLA now has five (5) filing cabinets in place that completely store all financial and administrative records along with maps and deeds dating back to 1978. No more cardboard boxes! The Board hopes, at some point in time, that there will be money to purchase a fireproof filing cabinet, as well.

Repair and/or replacement bids for the ranch house roof were delayed until summer of 2009. It was too late in the year to consider the painting option due to the low temperatures at night.

### October Meeting, Continued from page 4

#### Commons Garden Proposal:

Two landowners submitted a request to the Board to place a "commons garden" for all landowners somewhere near the Ranch House. They felt that a commons garden would be another way to build community. They offered many ideas regarding proposed size, water usage and water capture via roof runoff and the participation of general landowners. The Board gave its general approval for the concept. The proposing landowners were encouraged to submit an article for the upcoming newsletter and to further investigate overall landowner interest and get back to the Board with a focused plan.

Duane Barbano moved to adjourn the meeting. Jerry Toellner seconded.

Meeting adjourned at 11:45 AM.

The Board went into Executive Session following the meeting. ■

### ROAD SIGNS

A new directional sign for the Timberlake Road/Forest Service Road 157 intersection was purchased and installed. The fence was repaired at the cattle guard on Timberlake Road where Canyon road ends.

New road signs were placed on Cedar off Timberlake, for Pinon at Quail and Culebra where it intersects with west Lobo. Additional "NO HUNTING or SHOOTING" signs have been installed along Timberlake Road and at the east end of Deer Run where the road continues onto the next subdivision.

Vandals removed and stole the Woodland road sign. A new one is being made to replace it. All labor was donated by landowners. Materials were purchased by the Association.

### JUNK PILE

On Saturday, November 1, Jerry Toellner, Duane Barbano, Tom Merritt and Danny Montoya were able to finish the major cleanup of all the junk (old culverts, old wood signs, cement debris, etc.) south of the bathhouse. This has been a tremendous blemish on the Commons for many years.

### RANCH HOUSE WELL

Major repairs included:

- Replacement of frost free faucet
- Repair of buried water line to bathhouse
- Replacement of rusted non-functioning pressure tank
- Replacement of water delivery lines leaving pressure tank
- Installation of shutoff ball valves
- Additional insulation and electric heater wires added to water delivery system to deter freezing of pipes through the winter.

As part of the ongoing ranch house renovation the Board has requested a bid to run new water lines to the Ranch house kitchen and further interior improvements in the bath house. ■

### New TRLA Web Site Location

At the September 27 meeting, the Board reviewed four (4) submitted bids for hosting and maintenance of the [tlrloa.com](http://tlrloa.com) Web site.

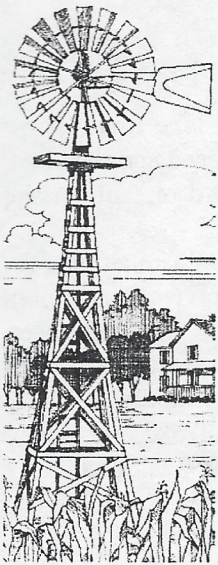
In order to save landowners a considerable amount of money, TRLA's Web site is now being hosted by [www.trnews.info](http://www.trnews.info) at no charge to us.

On the front page (top left hand corner) of [www.TRnews.info](http://www.TRnews.info), there is box to click that will link directly into TRLA's front page. An explanation of the Board's decision can be found in the President's Comments and in the minutes of the September 27, 2008 minutes. ■

---

## RANCH HOUSE WELL

### Original Intentions and Usage



In the July Timberlake Times newsletter the Board tried to explain the complexities of what we, as an Association, could face with the increased usage of the well.

Unfortunately, in September the entire system had to be shut down twice. The first time because of a broken water line to the bathhouse and the second time was due to a broken pressure tank and outmoded plumbing.

Little did we know that our forecast of spending non-budgeted dollars to support the strain of heavy usage and wear and tear could happen so soon.

A bid nearing \$2000, which included the purchase and installation of a water meter was accepted and repair work began. On October 7, the delivery of water to the bathhouse and exterior faucet returned.

We now have the ability of documenting exact water usage for the Zuni River Basin Litigation.

We asked for feedback and only two landowners responded. One felt that the well should be used strictly for the purpose of supplying water to the bathhouse, Ranch House and campers; the other landowner felt it should be a community/public well.

Again the Board wants to make it very clear that the water from the Ranch House is not to be used for drinking as its' potability is unknown. Signs are posted at the faucet to warn landowners of this fact.

The Board will continue to monitor, ask for more feedback, and keep landowners informed on this very important issue. ■

---

## HOME FOR SALE OR LEASE

Custom home, approximately two years old on 8 acres of wooded land. Spectacular views of Ramah Lake and the red rock bluffs. Centrally located in Timberlake Valley on Shorecliff Drive in Timberlake Ranch in Ramah, NM.

Beautiful walk to the lake.

Amenities include:

- 3 Bedrooms
- Large studio or family room
- 3 Baths
- Central heat and full laundry
- Fireplace
- New appliances

For information, call Fitz Maurice at 949-436-2231 ■

---

## RESTATED CC&R DRAFT III UPDATE

At the September 27 TRLA Board Meeting the CC&R Revision Committee Chairperson presented the Board with Draft III of the Restated Codes, Covenants, and Restrictions.

This Draft III incorporated all the final feedback from landowners. It did not substantially change the intent or content to require a Draft IV.

The Board reviewed the document and included a few recommendations before approving the final text.

On September 29 Draft III was sent to the law firm of Cassutt, Hays and Friedman along with several pertinent documents and legal opinions since 1978.

In a phone conversation with John Hays on October 29, he is now in the process of reviewing the materials submitted and will be forthcoming with the final document. ■

---

## HELP SAVE MONEY

There are currently three-hundred-twenty-two (322) landowners who require a hard copy of the Timberlake Times along with other occasional mailings.

Two-hundred-fifty-two (252) landowners are able to receive these communications via Internet E-mail and the savings on postage is appreciated. If you have E-mail and would like to help save the Association money on mailing costs please contact L. Pedersen at [pete137@juno.com](mailto:pete137@juno.com). These E-mails are not shared and all communication is virus protected. ■

## ARCHITECTURAL COMMITTEE REPORT



Since the July Newsletter, the Architectural Committee has received and approved the following:

- Two requests for new homes
- One request for outbuilding (pole barn at a residence)
- One request for major home addition
- One request for outbuilding (carport – residence is under construction)

Through [www.trnews.info](http://www.trnews.info) located on the front page of the TRLA Web site, landowners can access and download all pertinent forms for the Architectural Committee and the New Mexico Construction Industries Division. We hope to obtain additional information to post that will help in the planning phase for construction in Timberlake. ■

## END OF AN ERA

by TT editor, Fran Barbano

We have had tremendously qualified people on this Board, and I daresay, they have accomplished more than any Board in the history of this organization in the time they have been in office. That is not meant to slight any previous Board as we have had many committed members who worked hard for the betterment of all over the years.

There are currently two terms needing filled on the Board. There will be four vacancies after the May meeting if the two existing positions are not filled prior to that time. This leaves us with a dilemma as three people do not a quorum make.

The direction of this organization is now up to all of you reading this. My question to you is twofold. *Where do you want this organization to go and how do you expect to get there from here if no one is willing to volunteer for the good of this community?*

I have seen the vindictiveness that this Board has endured at the hands of a few who think that the CC&Rs do not apply to them. Yet the Board members still do their job and somehow, manage to smile.

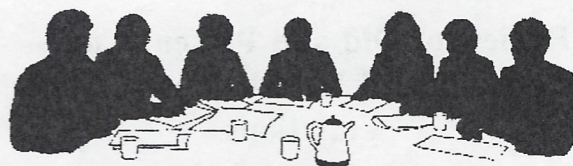
None of you can imagine what the Board and volunteers on committees have gone through trying to rework and update the Bylaws and CC&Rs so they are comprehensive, understandable, inclusive, and apply to the needs of this community. The hours with attorney communications alone is mind-boggling. Whether they pass or not, again, is entirely up to you.

In the President's Ponderings this month, Linda Pedersen has given broad accolades to all of those deserving, which is certainly due. We so appreciate all of you. Yet, there is no one to thank and praise Linda, which she deserves more than anyone imagines. She is the ramrod who keeps things moving and on time. Our president is involved in every project going on within the TRLA community and still manages to expend approximately 40 hours a week on TRLA business. Without her, not much would be accomplished.

As you ponder the future of TRLA, please note that an end of an era is nearly upon us. If you want qualified people on the Board, then those qualified who have the good of the community first and foremost in their minds and hearts, need to step forward and volunteer.

While you reflect on these issues, please take time to give Linda Pedersen a well deserved "thank you" and a pat on the back.

*P.S. An added note: This was written and inserted in the newsletter after it was sent to Linda for approval. I removed a "filler" article to make space. She has not seen, nor does she have any knowledge of this. If she did, she would not approve or allow it. I appreciate your time and willingness to read this. Thank you. ■*



### Information on Your Current Board of Directors

- Linda Pedersen, President  
(Bylaws / CC&R Revision Committee)  
(term ends May, 2009)  
HC 61 Box 833  
Ramah, NM 87321  
Phone: (505) 783-2465  
E-mail: [pete137@juno.com](mailto:pete137@juno.com)
- Gary Blum, Director, Secretary  
(Equestrian Chairperson / Commons)  
(term ends May, 2010)  
PO Box 547  
Quemado, NM 87829  
Phone: 505.772.2539  
E-mail: [garyb44@hughes.net](mailto:garyb44@hughes.net)
- Eileen Domer, Treasurer  
(Commons Committee)  
(term ends May, 2010)  
HC 61 Box 807  
Phone: (505) 783-4045  
Ramah, New Mexico 87321  
[tedomer@wildblue.net](mailto:tedomer@wildblue.net)
- Duane Barbano, Director  
(Communications / Architectural Committee Member /  
Bylaws & CC&R Committee )  
(term ends May, 2009)  
HC 61 Box 819  
Ramah, NM 87321  
Phone: (505) 783-4190  
E-mail: [dbarbano@hughes.net](mailto:dbarbano@hughes.net)
- Jerry Toellner, Director (Roads Chairperson)  
(term ends May, 2010)  
HC 61 Box 842  
Ramah, New Mexico 87321  
(505) 783-4373

***"Expecting success without hard work  
is like trying to harvest where  
you haven't planted."***

*...Heart to Heart; Lighten Up Enterprises*

## Review of Old and Present Code, Covenants and Restrictions (CC&R) Violations

All the CC&R violations that have been reported to the Board since 1991 in Timberlake Ranch were reviewed, organized, and updated.

The CC&R Maintenance Committee felt that landowners might like to know how many have been corrected over the years, what kind of violations still exist, and how they will be impacted if the Restated CC&Rs are passed in the future.

The landowner survey conducted in April of 2006 had enforcement of CC&R violations listed as the number three (#3) priority behind maintenance of side roads and rewriting of TRLA Bylaws and CC&Rs.

- Total Reported CC&R Violations: 106
- Total CC&R Violations Corrected/Closed: 58
- # of CC&R Violations Closed in 2008: 25
- Total CC&R Violations Not Corrected: 46 Lots
- Lots used for open-air storage of trailers: 11
- Lots with a privy: 3
- Lots with sheds: 28
- Lots with undersized residence: 3
- Lots with two residences: 2
- Lots with abandoned foundations: 2
- Lots with construction not diligently pursued: 2
- Lots with rubbish, debris, building(s) in disrepair: 1

The trailer storage and sheds are by far the most troublesome because of their numbers.

Under the current CC&Rs no sheds are allowed without a primary residence.

The Restated CC&Rs, if passed in 2009, would eliminate sixty percent (60%) of these violations. Sheds would no longer be an issue unless there is more than one shed per lot.

The Board is mandated to enforce the current restrictions which has, ultimately, forced shed removals in the past year, and the removal of trailers being stored on lots over the allotted camping period. ■

## REGULAR EMERGENCY NUMBERS

- |                                   |                   |
|-----------------------------------|-------------------|
| • For ALL Emergencies             | 911               |
| • Timberlake Vol. Fire Department | 783-4221          |
| • Fish and Game Warden            | 783-4882          |
| • McKinley County Sheriff         | 505-722-7205      |
| • Cibola County Sheriff           | 505-287-9476      |
| • Poison Control                  | 1-800-222-1222. ■ |

## Board Applicants Wanted

by Linda Pedersen

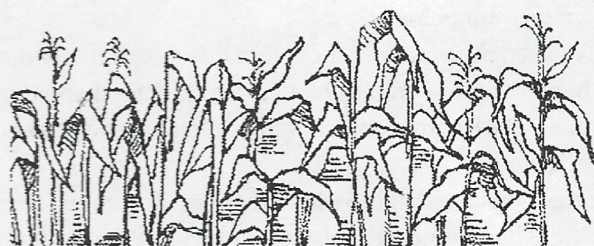
Suppose a farmer has some land, and it's good, fertile land.

The land gives the farmer a choice; he may plant in the land whatever he chooses. The land doesn't care. It's up to the farmer to make the decision.

Now, let's say that the farmer has two seeds in his hand — one is a seed of corn, the other is nightshade, a deadly poison.

He digs two little holes in the earth and plants both seeds — one corn, the other nightshade. He covers up the holes, waters and takes care of the land.

What will happen? Invariably, the land will return what was planted. Remember the land doesn't care. It will return poison in just as wonderful abundance as it will corn. So up come the two plants — one corn, one poison.



The land doesn't care what we plant — success — or failure. But what we plant must return to us. It will return in the likeness of what we planted.

There are currently two Director vacancies. One vacancy expires in May 2009 and the other in May 2011.

At the annual meeting in May there will be an additional two vacancies due to the expiring terms of two current Directors.

The Directors wish to convey that the above vacancy situations will parallel the story of the land.

It is hard to imagine that out of 570+ landowners, only five (5) are making a commitment to plant corn in Timberlake. The nightshade will be produced by our apathy.

There are many of you who have talent and expertise — so please, choose corn.

Contact any of your Board of Directors to discuss volunteering. ■

## TRLA Open Meeting Dates

- January 24, 2009 (optional, weather permitting)
- February 21, 2009 (quarterly meeting)
- March 21, 2009
- May 23, 2009 (annual meeting) ■



## Roads Committee Report

Since July, the road work that has been completed to improve and prepare the side roads and parts of Timberlake Road include:

- Gravel went down on Sagebrush ¼ mi in to Elk. Gravel was then placed on Elk from Sagebrush to Cottonwood Drive to complete the loop.
- Ditches were cut on Culebra and Quail in July; gravel was placed on both roads in August.
- Trenching was completed on Timberlake Road in the flats to direct the flow of water off the road.
- Ditching completed on Sunflower, Copperweed and Buttonwood and on E. Elk to Roadrunner for better drainage. Gravel placed on Roadrunner.
- Century Tel was called to mark where the phone lines are buried along Fox/Sagebrush intersection and this month in order to prevent the constant re-plugging of the culvert, the ditches were improved and the culvert was removed, unplugged and reset.
- The Backhoe was used to work on ditches on Cottonwood Loop and Cedar Rd. near Conejo in preparation for winter.
- 51.7 tons of 2" gravel have been stock piled behind the ranch house.

### Areas that will receive attention before winter snows are:

- Ditch /culvert work on Sunrise
- Installation of a culvert in low area on Elk after tree(s) removed.
- There is now a permanent resident on W. Elk and Culebra. Road will need ditching and gravel before the winter.
- Spot graveling needed on Bobcat, on Wolf Road and on Lakeview Rd to the north lake gate.
- Gravel still needed on Pinetree, Sagebrush, and on Elk to the bluffs
- Grade road from Lakeview road to the lake gate. This spring TRLA plans to grade, mow, place culverts and do ditches from gate to Boat ramp.

The heavy equipment has stayed in good working order though the blades for the tractor's spreader/grader needed to be replaced. The Dump truck had a small oil leak that was repaired. We are also looking into welding a shoot on the back of dump truck to facilitate spot graveling this winter when the ruts get deep. Currently the tractor is at a local repair shop to have the clutch fixed. The snow plows and tire chains have been dusted off and are ready to be placed on the vehicles. We are not currently looking into selling any of the vehicles.

TRLA is obtaining quotes for new culverts. The road committee is also looking at helping the county obtain shale to build up low areas on Timberlake Road. Tom Merritt and Danny Montoya have volunteered many hours using the tractor's spreader/grader to keep the washboards down on Timberlake Road and Jerry has stepped in to run the grader since Robert is on medical leave.

→ →

## Quarterly Summary of Treasurer's report for July, August, and September 2008

Eileen Domer, Treasurer

Please see the spread sheet (pages 2,3) for detailed income and expenses for the above time period.

### Collections: Association Dues

- Year to date total for Fiscal year 2008-2009: \$97,695 / \$153,801 (budget amt) = 64%
- Year to date total for previous Fiscal years: \$1,633.66 / \$10,526 (2001-2008) = 16%

### Lots delinquent greater than one year:

- Lots delinquent one year: 22
- Lots delinquent one year plus interest: 53
- Percentage of lots that will be paid in full by January 31, 2009 = 36%

### Expenses:

- Year to date fiscal year 2008-2009: \$28,200.00 / \$150,303 (budget amt.) = 19% of total budget spent the first three months of this fiscal year.
- Ten percent (10%) of that has been for Ranch operations (see spread sheet for accounts that are included)

### Savings:

- Reserve saving = \$77,207.00
- Reward saving = \$1,518.00

We would like to remind everyone that the next invoice will be mailed January 1, 2009, and the amount is due by January 31. After that date, all accounts that are past due 18 months will have a lien placed on the lot.

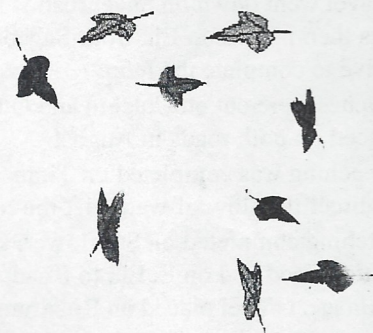
Lots showing balances of more than \$1,000.00 will be sent to TRLA's attorneys for collection and possible foreclosure proceedings. Any owner whose lots goes to collection or foreclosure will be responsible for the additional attorney and filing fees incurred. Currently there are four lots in foreclosure.

The Board would like to thank everyone who pays their dues in a timely manner. For those landowners who are financially strapped we encourage you to call the Treasurer to arrange a payment plan in order to avoid the 18% interest that is added in on the first day of the month to all delinquent accounts. ■

← ←

Full time landowners have all noticed a big improvement in the condition of the subdivision's roads. The improvements also mean that the recreational users and investment landowners will have easy access to their lots.

The Board asks all landowners to do their part by driving slower to preserve the road work that has been done. Speeding creates washboard conditions leading to road and vehicle deterioration. Speed limit is 30 m.p.h. Please slow down. ■



**RETURN SERVICE  
REQUESTED**

TRLA  
HC 61, Box 767  
Ramah, NM 87321-9611

**HELP WANTED: POSITIONS NOW OPEN  
TRLA Board of Directors Positions Now Open**

**Position: Director**

- Qualifications: Member in Good Standing. No previous directorship experience needed.
- Job Description: Seeking a members to fill a vacant one-year and three-year position on the TRLA Board of Directors.
- Demonstrates a congenial attitude, a sense of optimism/humor while adapting to adverse circumstances. Must be willing to help make a difference in Timberlake Ranch and promote a positive direction.
- Willing to work with men and women of various ages and backgrounds.
- Pay: Thanks and applause.
- Hours: Random
- Co-workers: six



Contact: L. Pedersen, 505.783.2465. ■

**Committee Pool / Position:**

**Committee Volunteers  
(Architectural, Commons, etc.)**

- Qualifications: Able to lift a shovel, drive a vehicle, review blueprints, add numbers, perform maintenance on mechanical devices, take inventory, do odd jobs and general cleanup.
- Whatever your expertise and talent, there is a position waiting for you.
- Pay: Thanks and applause
- Hours: Random

Contact: L. Pedersen, 505.783.2465. ■

***"What do we live for, if it is not to make  
life less difficult to others?"***

*...George Eliot*