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# TRLA Common Land ~ When, What and Where?

During a recent landowner meeting and feedback from some in their responses to a questionnaire, there still remains confusion over our Common Land.

## **When?**

Back in the late 70's the Development Plan for Cloh Chin Toh was submitted to Valencia County (Timberlake 1, Timberlake 2, and Timberlake South were added later) and Timberlake 1-10 to McKinley County. Since Cloh Chin Toh was the first major subdivision, the Common Land was assigned to it and then as the entire Timberlake Ranch was developed it was transferred to the entire entity. The Development Plan of 1978 by the Sanchez Land Co. of Los Lunas, NM to the McKinley County Manager stated, "the only type of land use will be low density recreational residential. This will be augmented by recreational activities including fishing, horseback riding, sailing, hiking and hunting in the adjoining National Forest. More than one fourth of the total development will be set aside for parks and open space. A network of bridal paths will make the open areas easily available to all lot owners."

Thus was the origin of Common Land in the 70's. Even though the developer stated that 25% was to be set aside, after the entire development was platted there is actually about 20% or approximately 1200 acres.

## **What?**

As stated in the previous paragraph, the Developer saw the need to set aside areas for the enjoyment of the entire membership. In this Development Plan it also stated, "The dominant criterion used in determining the area and location of each use was the imperative that land must retain the natural attributes which formulate its unique beauty. Lake frontage and cliff sites would command a premium sale price as homesites, but development or construction at these locations would intrude upon the whole area. The natural setting as it now exists would be destroyed."

Article III of the Amended and Restated Bylaws deals with the Common Areas. The Board of Directors through the Bylaws can establish regulations that can restrict the use and suspend a member's rights and charge reasonable fees for its use. In other words, the Board "protects through setting policies "regulations".

In 2000 the Board adopted a policy (Published in the August 2000 Timberlake Times) that "equestrian easements within Timberlake Ranch may **only** be used for daytime horseback riding and hiking. Camping, making fires, use of vehicles, littering and any uses other than horseback riding and hiking are prohibited. Easement users must remain within the easement, and not behave in any way that interferes with the enjoyment and use of property of adjacent landowners".

On March 13, 2010 the Board adopted a policy on the use of the TCC Ranch House Well which was implemented on June 1, 2010.

## **Where?**

There are nine (9) parcels in McKinley County seven (7) of which are lakeside.

- Land after North Lake Gate (north of the road) 61.34 acres.
- Land after the South Lake Gate 96.38 acres.
  - \* Three small parcels around the boat dock on the north side of the lake ranging from 2-6 acres.
- Land after North Lake Gate (south side of road and lake bottom) 398.23 acres.
- A 100' wide tract of land 13,0918 acres. This is essentially the road and right-of-way from the Fire Station continuing south into the lake bed. The original intent was that the southern end be a boat ramp. This was never done. Historically, this property has been referred to as the "Gish Strip."
- Land below Hogback/Cuesta on the west from Yucca north to edge of Box S 102.54 acres.
- Land below Hogback/Cuesta on the west from Culebra north to Yucca 212.78 acres.

There are five (5) parcels in Cibola County.

- A rectangular tract of land on the extreme east boundary of Cloh Chin Toh referred to as the Horse pasture 88.18 acres.
- A 100' wide strip of land starting at the NE corner of the Horse Pasture and running north along the eastern boundary of Cloh Chin Toh 12.12 acres.
- 5 acre parcel within the Horse Pasture that originally was designated as a landfill.
- CCT 74 Lot containing Indian Ruins on Cliffside Drive 11.71 acres.
- A narrow strip of land running along the east side of Cliffside Drive containing an arroyo referred to as Field of Stream 7.41 acres.
- A parcel of land containing the TCC Ranch House going east 215 acres.

10' Equestrian Easements were put in place throughout the development to allow ingress and egress to the Common Land. Landowners who wish to acquire maps showing the Common Land should contact a Board Director.



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## Board Resignation

On October 7th, Rhett Renoud decided to step down as a Board Director. He has chosen to redirect his efforts to TRLA volunteer work. We appreciated his willingness to step forward to fill a Board position in May when there were no other applicants and appreciate his offered volunteerism.

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## Roads Report

- Nearly all the side roads have been graded along with bar ditching in areas where it was required. Culverts have been cleaned out on 22 of our 39 side roads.
- In August, 2010 we spread 805.39 tons of gravel at a cost of \$15,731.73. Nineteen loads were spread on Blackbear, nine on Culebra and four on part of Oak.
- In September, 2011 we spread 40.73 tons of gravel at a cost of \$860.69 on Hilltop. Spot gravel was put on Culebra and Cottonwood Loop should be done by the end of October.
- In October, 2011 we laid some spot gravel on Oak Drive, Culebra, Blackbear and Aspen Loop. Invoices have not been received yet.
- We graded all the way to Highway 53 once with the grader and the Zetor graded the BIA twice as well as from the BIA to the Flats.
- Two days were spent trimming by the south lake area and cutting the grass around the Ranch House for the Labor Day barbecue.
- Minimal mowing needs to be completed this fall.
- Twelve trees were marked in the road easement on Cottonwood Loop South for removal to improve the road next year. Drainage is very poor on the road. Five trees have already been removed.
- Zetor had new grader blades installed and a tire patch. Tractor parts are becoming hard to locate and the main case is beginning to seep. Within a year or so we feel that the Zetor should be traded in on an American made tractor.
- Dump Truck needed a battery cut-off/isolator switch, air filter, tail light, brake hose hydraulic fluid, brake fluid and remaned the ram cylinder.
- F550 routine maintenance was conducted in October.
- Snow plows will be put on our equipment in late October or November.
- Rusty Richardson was hired as a Ranch Hand. He has a lot of experience running heavy equipment and also has a mechanical background. Rusty recently became a full time resident and we know he'll be a great asset to Timberlake. Tom Merritt also graded the roads with the Zetor tractor and cleaned out culverts "by hand".



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## Treasurer's Report Fiscal Year 2011-2012

**MONTH:** September, 2011 (see spreadsheet for detailed income and expenses and bank balances)

Income: \$5,076.84

Expenses: \$10,597.00

### Significant expenses for September, 2011

- Insurance - Directors/Officers: \$2,492.00
- Office supplies and expenses: \$105.00 to print newsletter at Gallup Printing
- Newsletter: \$200.00 Payment for layout
- Legal: \$779.00 work on foreclosures
- Lien and Notary Fee: \$50.00 two lien releases
- Operating Supplies: \$234.00 Dine Lock for safe refurbish and purchase of 25 keys
- Ranch House: \$2,769.00 Payment to contractors for Handicapped access and wages for lawn work
- Common Land Maintenance Repairs: \$198.00 Wages for cleaning culverts, ditches and trimming trees south side of Lake
- Sanitation and janitorial supplies: \$220.00 wages cleaning bath house
- Tractor: \$50.00 Wages to drive Zetor and Dump truck to JRL (Ramah) for service
- Other: \$11.00 Wages to sharpen lawn mower blade
- Gravel: \$861.00 Justin Earthworks gravel to Hilltop
- Road Maintenance/Repair: \$116.00 Wages for grading with tractor
- <sup>a</sup> Utilities: \$132.00 phone and electricity
- Speaker phone: \$332.81 accounted in Assets: Property and Equipment, Office Equipment.

### **Foreclosures:**

**Lot a.** Guardian of Landowners arranged a payment plan with Association to satisfy dues and legal cost. **Lot c.** Owner contacted association stated they would send payment by November 1, 2011. On October 4, 2011 four additional Landowners sent letters by registered mail warning pending foreclosures.

*Respectfully submitted,*

Eileen Domer, TRLA Treasurer 10/15/2011

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## Contacts to Plow Driveways this Winter

- Alice Bybee ~ 783-2443
- Justin's Earthworks ~ 783-4194
- Munoz Backhoe Services ~ 1-505-775-3541
- Dick Wallen ~ 783-4207