

Timberlake Times

July 2014



Timberlake Ranch Landowners' Association

2014 TRLA Annual Meeting



Upcoming Events



Summer 2014 - Inspiration Series - Tuesdays, 1-2pm @ TCC Ranch House

Summer 2014 - Book Room
Tuesdays and Thursdays
from 1-4pm @ TCC Ranch House

August 2, 2014 - Annual Yard Sale - Saturday, 8-1pm
Stagecoach Cafe parking lot

August 31, 2014 - Labor Day Picnic and Silent Auction -
Sunday 5-7pm @ TCC Ranch House

October 31, 2014 - Bath House Closes for the Season



2014 TRLA Annual Meeting



**A good time
had by all !**



Your 2014-2015 TRLA Board positions

President - Steve Wills - President/Architectural Committee Chair
Don Parry - Vice President/Director of Commons
Ron Schali - Secretary
Nancy Ramm - Treasurer
Linda Shoppe - Director of Accounts
Jack Mansperger - Director of Roads
Clint Burleson - Trails/Communications

A big, giant THANKS to those who helped make the 2014 TRLA Annual Meeting a success!

Carren and Bill Kangas
Joleen and Don Parry
Judy and Charley Haverstick
Nancy and Wayne Ramm
Linda Pedersen
Danny Montoya
Julie Farrell
Kris Railsback
Marilyn Everhardt
Nancy and Steve Wills
Shirl and Mike Henderson
Melissa and Cecil Lang
Carrie and Jim Zwerg
Jo Garcia
Mary Jo Wallen
Linda and Dave Shoppe
Jack Mansperger
Ron Schali
Clint Burleson



Happy Trails.....

By Clint Burleson

In late June, board members Ron Schali and Clint Burleson explored possible hiking routes to the top of the southern cliffs. These "Standing Rocks" are an interesting sandstone formation which can be seen at the western edge of the Timberlake Ranch cliffs.

On June 26, 2014, two board members, Don Parry and Clint Burleson met at CCT 74 to discuss the upcoming plans to construct a fenced parking area for access to the ruins. These ruins are on TRLA Commons Lands off of Cliffside Dr. and make for an easy, interesting hike. If you visit the area please remove and disturb nothing.

Protect

CCT74 Ruins

Timberlake
Common Land



Architectural & Maintenance Report

By Steve Wills

- Two complaints / violations closed
- Four sets of house plans approved

ROADS REPORT

by Jack Mansperger

Gravel was distributed on the following roads:

- Cedar
- Conejo
- Aspen Loop (North side)

Timberlake Road dragged weekly

All side roads have been dragged

Cottonwood (East) and Lobo - prepared for rock



Alerts!

Fire Danger is still historically high on the Ranch, so please follow the Forest Service's directives for combustible activities, such as grills, chainsaw use and campfires. For current fire information visit: <http://gacc.nifc.gov/swcc/>

To report a fire in our area, call 911 immediately. For non-emergencies, call Wolf at 505.783.4112 or any of the Volunteer Fire Team

Due to continued drought conditions, TRLA's well remains closed. The Bath House is open and available to landowners. A notice will be posted on the website when the well is reopened.

Thank you for your understanding.

Notes

Annual Association Dues should be sent to the bookkeeper at:
TRLA
PO Box 264
Corrales NM 87048
Do not send dues to TRLA's mail box in Ramah.

Need to contact TRLA's bookkeeper, Mary Ray? Use this email address: mray321@yahoo.com

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.

High Speed Internet

Our local power co-op, Continental Divide is considering adding high speed Internet to our area. Please fill out the survey included with your monthly statement.

This summer, the Book Room is open Tuesdays and Thursdays from 1-4pm. Come over and browse!

Timberlake Times can be viewed or downloaded from www.trnews.info

Attention NM Landowners - New Law Goes into Effect

New Mexico has passed a new law, **SB 497, Homeowners Association Act**, which in part, requires landowners selling their property to provide, prior to closing, information to a prospective buyer about the governing HOA, such as:

- (1) the declaration of the association, other than the plats and plans;
- (2) the bylaws of the association;

- (3) any covenants, conditions and restrictions applicable to the lot;
- (4) the rules of the association; and
- (5) a disclosure certificate from the Association.

SB 497 - Effective Date July 1, 2013

For complete information on this new law, visit:

www.nmlegis.gov/lcs/legislation.aspx?Chamber=S&LegType=B&LegNo=497&year=13

2014 Annual Ice Cream Social



Thanks to Barbara Duncan and her team of volunteers!



Timberlake Commons Report

By Don Parry

- The fence across the meadow from the Ranch House that was down, either from Elk or heavy winds, was repaired in such a way to try to prevent this again
- There was painting to the new doors at the rear of the storage room
- The paint was started on the pavilion
- The walls in the new crafts room were textured and the volunteers painted them
- The floor in the crafts room will be sanded and a finish will be put on
- The old fence line in the meadows was removed, wire rolled and the wood posts will be re-purposed
- The culvert was installed at CCT74 and a parking area was agreed upon and a fence will be put up allowing horse or hiking access to the ruins
- The roof will be installed over the area between the rear door of the Ranch House to the Rock Room
- The fenced storage area will be relocated to cleanup the view towards the lake area. (pray for SNOW!!)

TRLA Property Sale

Due to a recent foreclosure, Timberlake Ranch Landowners Association acquired a parcel, which has since been purchased via a stringent, sealed bid process offered exclusively to TRLA landowners.

Landowners were required to offer at least a minimum of \$16,000, which represents the total expenses owed to or incurred by TRLA, such as past association dues, interest, publication costs, legal fees, back taxes, mailing fees and closing costs.

All funds recovered will be returned to TRLA's budget.

Timberlake Neighborhood Volunteers

First Aid
Alice Bybee



Bee Safety
Don Parry



Inspiration Series Sharing Our Creative Inspirations

Timberlake Ranch is well-known for its artisans, whose creativity spans a diverse cross-cut of talents. This summer, your Timberlake Neighborhood Volunteers will again be sponsoring FREE, one hour demos and discussions with our local talented artists, chefs and creative innovators. This summer more inspired people will be sharing their passions. If you would like to present an *Inspiration* topic, please contact:

nancyramm@wildblue.net

Share Your Passion

Hematology -
Red Blood Cells
Linda Pedersen



Gun Safety
Genette Irsik



Timberlake Neighborhood Volunteer Annual Rummage Sale

The Volunteers are planning their annual rummage sale for August 2nd in Ramah. If you have things stored away in boxes, closets, storage room, or on shelves that you haven't used in two years - do you really need it?

Proceeds from the rummage sales in the past years have funded the construction of the Community Bulletin Board, TCC Ranch House flag pole and flags, Book Room shelving & carousel cabinets for DVDs/VCR tapes, new stove for the kitchen, window treatments for the entire Ranch House, a display case for Historic Room, picnic tables, Fire Danger sign, renovation of Craft Room, pop-up tents, two barbecues, etc.

If you have items that you wish to give to a good cause call 505.783 2457, 4439 or 2465 or leave on the covered porches at the TCC Ranch House. We can store the items until August. Sorry, we can't take large appliances.

SECURITY ALERT & INFORMATION

Over the past several months we've had reports of four break-ins within Timberlake and one in the Box S. Nothing was taken in two of the incidents; however, there was damage to doors with one having to be totally replaced. One house was ran-sacked and some items were taken. Specific information about the Box S incident has not been received. Most recently, two neighbors reported signs being damaged by their driveway entrance and one shed door being smashed in.

These incidents are very unfortunate since we all normally feel very safe out here in our community. So, a reminder to watch out for our neighbors/neighborhood needs to be stressed at this time. If you see an abandoned or strange vehicle driving around (like a brown Subaru that recently was going in and out of a lot of driveways), get the license plate number and the vin # (abandoned), if possible, and report it to the local law enforcement agencies. You can call 911, or the McKinley County Sheriff's number is 1-505-863-1410 and the Cibola County Sheriff's number is 1-505-287-9476. It would also be appreciated if you would contact one of our Board Members and/or Mary Jo Wallen.

Another reminder is that if you haven't filled out an Emergency Evacuation Data Sheet, please contact Mary Jo Wallen at mrsdw19@aol.com. Or, you can download the form from the www.trnews.info website and email or mail back to her at HC 61 Box 845, Ramah, NM 87321. In the event of an evacuation because of a forest fire, Mary Jo along with 10 other volunteers will relay information to landowners in addition to what the Volunteer Fire Department would be providing to us. So, it's important that we have correct phone numbers from everyone. The data sheet and other information can also be found on the two bulletin boards (by the mail boxes and by the Bath House).

Another reminder is that you should NEVER check on any kind of disturbance on your own for obvious safety reasons. We are at a disadvantage because of living in a rural area and law protection agencies cannot arrive quickly. So, if you do feel that you must confront someone, take another neighbor with you. If it's at your house, call someone to help you.

Also, trivial and unimportant matters should not be reported. You must remember the Mother Goose rhyme about the little boy who cried wolf and found that the village people would come to his house. After several times of this abuse (with no wolf), the people quit coming for any reason.

BE AWARE OF YOUR SURROUNDINGS AT ALL TIMES.....it's also important right now because of the mountain lion/cougar sightings in the northern area of Timberlake.



June 7, 2014 Dedication Ceremonies of the new Ramah Mormon Pioneer Trail

Sergio Sotelo, McKinley County Emergency Management, was the Master of Ceremony and led us in the Pledge of Allegiance and then Tommy Hawes gave the Invocation.

Many of the people involved with the development of the trail system were introduced and a history of National Trails Day was presented. Gerald Hinckley of Ramah Land & Irrigation provided some information about Federal and State money that is available so that the Ramah Lake might be dredged.

A proposal has to be submitted by July 14th, so he is hopeful that his group, the Forest Service, Timberlake, etc. could work together to make this a reality.

After the ribbon cutting, the YCC volunteers took hikers out on the trail. A really nice lunch was catered by the Stagecoach.

-reported by M.J. Wallen



			Budget
Fiscal Year 2013-2014	JUNE	YTD	2013-2014
TOTAL Income	1,059.22	176,517.27	160,298.00
OUTFLOWS / EXPENSES			
Board		6,199.67	8,110.00
Communications		599.00	600.00
Financial		22,242.75	19,355.46
Legal		6,765.05	18,000.00
Insurance		9,135.00	8,800.00
Wages		9,512.25	23,024.00
Taxes		687.07	1,176.80
Buildings & Commons		7,247.80	36,550.00
Equip Maint. & Repairs		6,323.11	4,400.00
Fuel, Oil, Grease		5,617.17	7,400.00
Roads		77,792.34	56,500.00
Utilities		3,297.21	3,460.00
Kubota	0.00	0.00	0.00
Cattle Guard/Culvert Repair	0.00	21,836.95	0.00
Pavilion/Zetor Room Remodel	0.00	6,564.38	0.00
TOTAL OUTFLOWS	\$24,226.44	\$184,190.81	\$187,376.26

TREASURER'S NARRATIVE REPORT FISCAL YEAR 2013-2014

MONTH: June, 2014 (see spreadsheet for detailed income, expenses and bank balances)

Income: \$1,059.00

Expenses: \$24,226.44

Bank Balance as of July 15, 2014 = \$168,279.35

Significant Expenses for June 2014

- **6160** Postage - \$1,384.43 -postage needed for July's newsletter and July invoices
- **6110.01** Legal Cassutt - \$1297.42 -working new foreclosures
- **6190.01** Gravel - \$18,698.99 Black Bear, Aspen Loop, Cedar, Conejo

COLLECTIONS: June 2014

Incoming Association Dues received - \$ 107.90

YTD collections for prior years going back to 2008 amounts to \$12,047.33

\$7,235.23 is still owed for prior years and \$12,486.47 is still owed for the current year.

Total number of liens in place - 24

Three foreclosures with the lawyer

Two properties foreclosed on that will be sold in the spring

Year End

Budgeted Income for 2013-2014 \$160,298.00 - Actual Income \$176,517.27

\$16,219.27 above expected income. This can be attributed to Linda Shoppe's tireless efforts in pursuing liens.

Budgeted Expenses for 2013-2014 \$187,376.26 - Actual Expenses \$184,190.81.

Expenses that were capitalized were the 2 cattle guards, construction of the pavilion and the remodel of a storage room - ~\$28K was spent, but moved to assets category. Also, Zetor was sold for \$5K.

Notes: Foreclosed property was sold, but this transaction will show on next year July 2014's statement.

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



New Fire Signs

The new fire signs show the community the need to be aware of extreme danger because of a lack of rain. Andy Wilson and Bill Wolford are actively involved in setting the danger levels. With everyone's cooperation we hope to get by without any incidents with an out of control fire.

Over the Fourth of July, we had campers on Woodland who did not read or understand the signs and thought they would have a campfire. Thanks to a Landowner, Wolf and Andy put it out and had a chat with the offenders. As the area gets more rain, we will lower the levels and remove the Fire Ban signs below the Danger Level.

TRLA purchased one of the two fire signs. The other, by the mailboxes was purchased by the Timberlake Neighborhood Volunteers.

The burn pile was burned right after a good rain and the Fire Department, with help from trucks from Ramah, watched over the pile throughout the night by wetting the area to prevent problems. **THANKS!!!** to our Volunteer Fire Department, Andy, Wolford and the many others that helped. They could use more volunteers - if interested contact Andy Wilson or Bill Wolford. **THANKS** to those Landowners who were patient and observed the signs!!



Important Notice Cost Saving Effort

In an effort to control newsletter costs, we would like to reduce the number of printed copies mailed out to Landowners. Our preferred method is to send them out via email. The electronic version is in full color and saves, not only considerable money in printing, but also the volunteers' time in prepping the hard copies.

☉ If you have been receiving a hard copy of the newsletter, but now have an email address **or** if your email address has changed, contact: **Nancy Ramm** at nancyramm@wildblue.net

☉ If you wish to continue receiving a hard copy of the newsletter, please send your request to:

TRLA
HC 61 Box 767
Ramah NM 87321-9611

Have You Ever Asked?

Questions and Answers About Timberlake

Q: Some parts of the road leading into Timberlake Ranch, as well as Timberlake Road really need some work done on them. Since these are roads maintained by the county, as a landowner, what can I do to press the counties into action?

A: Since Timberlake Ranch straddles both McKinley and Cibola counties, it's necessary to contact both to ask for maintenance. If enough landowners call, we should see some action.

For McKinley County call:

McKinley Roads - Charles Kendall - 505.879.7317

For Cibola County call:

Cibola Roads - 505.879.7317

Q: When will the Ranch House well be open again?

A: Once the area gets several good rains and the risk of damaging the well is averted, the well will be unlocked and water will once again be available. The Bath House is still open and operable. Remember, the water from the Ranch House well is classified as "non-potable", which means that you should not assume it is safe to drink.

Q: How do I log on to the Ranch House's Wi-Fi Internet connection?

A: To get on-line, you'll need to send Steve Wills a request via email at scw@hughes.net. He'll send you a password and instructions to get logged on. (You must be a member in good standing.)

Q: What are the phone numbers of our local law enforcement agencies?

A: Of course 911 is always an option in an emergency, but to contact your county's Sheriff Department call:

-McKinley County Sheriff Department 1.505.863.1410

-Cibola County Sheriff Department 1.505.287.9476

Here are some other important numbers:

McKinley County - County Manager, Tom Trujillo and County Sheriff, Felix Begay are at 505.722.3868

Cibola County - County Manager, Scott Vinson and County Sheriff, Johnny Valsez are at 505.285.9431



TRLA
HC 61 Box 767
Ramah NM 87321-9611



Your 2014-2015 TRLA Board of Directors

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