

Timberlake Times

March 2014



Timberlake Ranch Landowners' Association

President's Ponderings

By Steve Wills

Spring is on the way and many of the Timberlake landowners will be returning. We "full timers" are looking forward to another active summer in our community. With that in mind, I have two items to discuss in this "Pondering". The first is the unusual winter we have just had and the second is to bring attention to our Volunteer group.

The winter we had this year is nothing like I discussed in my last "Pondering" in October 2013. We have had unusually warm weather and only about 12" to 14" of snow. We normally get four to five times that much. March may bring more. We can always hope; although, the upcoming forecasts aren't promising. My point here is that the forest is going to be very dry to start out the spring / summer season. Fires will be of high concern until our wet season gets going in July or August. Please plan on not having any campfires on your upcoming visits to the Ranch. If the weather continues as it has so far this year, we will be extremely dry and fire susceptible, even more than last year. I expect we could be at Stage III at the time of our annual meeting. You can refer back to my July 2013 "Pondering" for the definition of those restrictions. Needless to say, they are very strict.

You may also consider cleaning up dead wood piles or thick pine needles built up under trees on your property, and bringing them down to the "Burn Pile" at the Ranch House. Trimming lower limbs is also a good idea, but needs to be done with a handsaw and not a chainsaw, if the restrictions are in place. These actions will reduce the damage done, if we do have a ranch fire. I am sure that Wolf will elaborate more at our Annual meeting.

Now to the Timberlake Neighborhood Volunteers. This group is independent of the TRLA Board and has been very beneficial to building up the local community. They have been responsible for the Labor Day Barbeque, the Silent Auction, the Inspiration Series, the annual TRLA yard sale and numerous contributions to the Ranch House. They plan on continuing the above listed activities again this year. They now have a dedicated "craft" room at the Ranch House to help in doing the things they do. I know the group would like to keep growing and adding more to their numerous activities.

I would like you to think about joining this lively group. I am sure you will be welcomed and they will have no problem in using your talents, whatever they may be. If you are interested, please contact Linda Petersen or Nancy Wills. They can provide you with more information about the Volunteers.

Thanks for "listening".

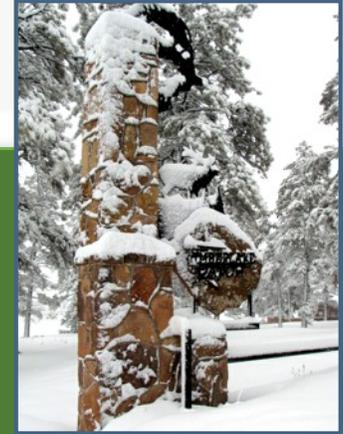


Photo
by
Nancy
Dobbs

Upcoming Events



April 1, 2014 - Bath House and Well reopen for the season

April 19, 2014 - TRLA Board Meeting - Saturday, 10am @ TCC Ranch House

May 6, 2014 - TRLA Book Room Opens - every Tuesday, 1-4pm @ TCC Ranch House

May 14, 2014 - Timberlake Neighborhood Volunteers Kick-off Meeting - Wednesday, Noon @ TCC Ranch House

May 24, 2014 - Annual Landowners' Meeting & Potluck - Registration begins Saturday, 9am @ TCC Ranch House

June 3rd, 2014 - Inspiration Series - begins every Tuesday, 1-2pm @ TCC Ranch House

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



Extreme Fire Danger

2014 Fire Season Outlook

by Eytan Krasilovsky, Forest Guild

Last year, the Forest Guild worked with McKinley County to update the County's Community Wildfire Protection Plan. This plan is a tool for landowners and fire professionals to prepare for and reduce the risk of wildfire.

The dry winter we are currently in is setting the stage for prolonged dry conditions for this year's wildfire season outlook. Despite the current conditions and the fire season outlook, there are many things homeowners and communities can do to prepare for fire season. A new website has been developed for New Mexico, www.fireadaptednewmexico.org, to foster fire adapted communities. There are many low-cost actions landowners can take to reduce risk such as moving wood piles away from structures, screening vents and cleaning gutters and eaves and clearing brush 30 feet away from structures.

The Fire Adapted Community effort is a collaborative approach to reducing wildfire risks throughout an entire community to strengthen a community's resiliency for the next wildfire.



Watch for our new Fire Danger signs



FIRE BAN-NO BURNING



Here is what the *McKinley County Community Wildfire Protection Plan 2013* says about the Timberlake Ranch area:

*"The Wildland Urban Interface (WUI) is centered on the Timberlake subdivision, north of Ramah, with some isolated occupied ranches north of Timberlake. The mapped WUI did capture where infrastructure developments intersect with medium to high fire risk (dense woody vegetation). **A wildfire event in this area will likely be a catastrophic crown fire with significant structure losses.** More importantly, egress is limited only south to Ramah due to locked gates from the ranches to the north, the rough terrain, road conditions, and the design of the housing development. While wildfires can always threaten lives, this egress issue is particularly concerning. An aggressive fuels reduction effort in the community of Timberlake is needed, paired with forest restoration thinning and prescribed burning on USDA Forest Service lands to the south and north of the community. This needs to be accompanied with opening a second egress route from the community, even if a professional mediator is needed to facilitate this. These fuels reduction efforts should be paired with the VFD Volunteer Fire Department..."*

CAUTION

CAUTION

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TRLA Property Sale

Due to a recent foreclosure, Timberlake Ranch Landowners Association has acquired the following parcel: **Unit 5 Block 14 Lot 35**

This large 8.023 acre parcel is being offered for sale by a sealed bidding process to all Timberlake Ranch landowners in "good standing" (*Association dues must be current and no open CC&R violations)

All TRLA landowners will receive a packet in the mail with details on the sealed bid process. To update your current mailing address, please send an email to: nancyamm@wildblue.net. Details and photos will also be available on TRLA's website at trnews.info/TRLAindex.htm

The sealed bid process is quite stringent. Please review the requirements thoroughly.

Property Details

- Property is located in McKinley County, part of Timberlake Ranch, on Aspen Loop.
- McKinley County Tax ID # R204867
- 8.023 acres
- Parcel is wooded and flat with some views of the western cliffs. Electric and phone are available at property line. There are no improvements to the property, such as a structure, well, septic or driveway. There is a culvert at the front of the property adjoining property to Aspen Loop.



Photo by Killarney Martinez

Photo by Linda Pedersen



ROADS REPORT

by Jack Mansperger

Culverts were installed at the following locations;
-Replaced with a larger culvert at intersection of Timberlake Road and Deer Run to the west
-A large one installed off of Cliffside for storm drainage
-A culvert was installed on East Bluebird, just off Timberlake Road

Work is continuing on various roads, due to a late summer storm. Ranch culverts will be cleaned again this spring, as it prevented damage from the large summer storm.

Grader work was done on Juniper, Cliffside, Black Bear, Bluebird and Lobo ... 18hrs total

Gravel was placed on Juniper, Cliffside, Bluebird, Black Bear, Lobo, Woodland and Copperweed.... 32 loads-total of 640 tons.

The Board approved four loads of gravel for a section on the former BIA, due to fine silt/sand causing a dangerous condition.

Bids are being taken for cattle guard installation, repairs and culvert for Bobcat storm damage, and for a culvert needed on a bad area on Cedar.

Architectural & Maintenance Report

By Steve Wills

- One complaint / violation in progress of closing
- Two sets of house plans approved





Alerts!

Protect Our Beautiful Timberlake Ranch

Please use extreme caution this season to protect our forest, grassland and wildlife.
Fire danger is historically high.



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



Burn Pile Notice

If you bring items to the burn pile, please be sure to **close and lock the gate** when you are done. If you do not have a key to access the burn pile, please contact Linda Shoppe at valleyone1@aol.com to purchase a key.



Timberlake Volunteer Fire Department Needs You

OK, so you're not able to run a marathon...or even a mile. And maybe you dread doing a single flight of stairs. That doesn't mean you can't join the Timberlake Volunteer Fire Department. You don't have to be physically capable of actually *fighting* the fires, you just have to be willing to give of your time. There are no physical requirements or demands. You'll only be asked to do what you want and are able to do. You set the boundaries. At a Volunteer Fire Station, there are lots of tasks, including paperwork, even if you're a part-time resident. (Must be at least 16 yrs old)

The Volunteer Fire Department meets Thursday evenings from 7-9pm. Opportunities are always available to become certified as a First Responder or even an EMS, but those certifications are optional. Give as little or as much time as you wish, but **get involved**. For more information, talk to Wolf at 505.783.4112 or any of the Volunteer Firefighters.

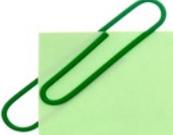
You CAN make a difference.



The Bath House and the Ranch House Well will reopen April 1st



TRLA Book Room will reopen Tuesday, May 6th, 2014



Notes



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.



In Case of Emergency...

Timberlake Neighborhood Volunteers are currently working with the Timberlake Volunteer Fire Station to offer a CPR training course to landowners this summer. If you're interested, shoot us an email at lovintimberlake@hughes.net. Details to follow.



How Did You Get Here?

If you have a great story on how you found Timberlake Ranch, please share it with us at lovintimberlake@hughes.net.

We'd love to hear it!



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

Timberlake Commons Report

By Don Parry

Winter has slowed Ranch House cleanup of storage buildings. Progress was made though, with the former workroom. The old foreman's workroom has now been cleared of all materials and will undergo painting and the wood floor will then be sanded and refinished. The work will be performed by the Volunteers group and the room will be theirs to have their crafts projects or whatever in.

The former Zetor Room is about finished and now that the dirt floor has been replaced with concrete, shelves have been installed and the equipment oils, filters and parts are now in one place. The mower is parked inside there, also.

The former mower storage room has been undergoing a good cleaning and the floor will need repair to keep the rodents out. The BBQ's are kept in this room and there will be room for future project materials.

The middle storage room now has shelves. The maintenance materials such as electrical, plumbing and such has been sorted and put on the shelves.

We are in the middle of a very bad dry spell and have had very little snow this year. The Board has approved the purchase of a two-sided Fire Danger sign to be placed next to the road by the Fire Station/ Mail box area. The Timberlake Neighborhood Volunteers will be purchasing one also. It will be near the Ranch entrance by the rock pillars.

The Board has approved the purchase and installation of two cattle guards, one for Timberlake Road to replace homemade one and the other for Shorecliff Drive.



Press Coverage

Don Parry was featured in a large article for the Gallup Independent newspaper for 1/23/14. The article titled, "Home on the Range", talks about the Timberlake community preserving an Arizona Ranger's ranch house. Way to go, Don!

Timberlake Bereavement

Timberlake has lost one of its own. After a difficult, yet valiant battle with lymphoma, long time Timberlake Ranch landowner, *Laura Dufresne* passed away on Sunday, January 26, 2014. Laura's friends and family of Timberlake will miss her dearly.

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

More on the New Cattle Guards

Don Parry - Commons Chairperson

For years there has been a problem with cattle that come onto TRLA landowners' property. The cattle cause damage to fences, trample gardens and are heavy enough to cause damage to septic systems. We looked at the old cattle guard and saw that the cattle were crossing it. The old one is homemade and is in poor condition. The Board budgeted for 2 new guards, as we needed one also for Shorecliff Drive, as those property owners were having problems there, also.

This Spring we will install the new ones and we will be re-fencing around them. There will be gates, so the horse riders can pass safely. The new guards are also a little wider, approximately 24 feet, which will make it easier for those who pull trailers, RV's and such.

This effort along with the repairs to the fencing across the Commons, should help in the prevention of the cattle coming onto TRLA landowners' property. We *will* need to keep an eye for open gates, as this has been a problem also.

The Board will also speak with Mr. Bond and we will try to get a working agreement with him.

Timberlake Neighborhood Volunteers

2014 TNV Kick-Off Meeting

Noon, May 14th at the Community Center Ranch House.

At this meeting the course of activities for community participation will be discussed – Ice Cream Social, Craft Room Grand Opening, Yard Sale, game nights, dinner night, Labor Day Barbecue/Silent Auction. Ideas for neighborhood stewardship will also be discussed. Whether you can volunteer a little or a lot, please join us!

Many exciting things have been simmering over the winter. The biggest of these is the creation of a Craft Room for the Volunteers by renovating the old work/maintenance room. The Volunteers had allocated \$1000 for this project, along with a covering for the alcove from money raised last year from the Yard Sale and Silent Auction.

The Inspiration Series was a huge success last summer and a few ideas have already been suggested such as gun safety, CPR training, drumming, cooking, hydrology/hydrogeology and influence on well drilling in Timberlake. Craft ideas are welcome and some of these suggestions include glass mosaic flower pots, crocheting, needlepoint, knitting, photography, terrariums, etc. Of course, we hope that enthusiastic people with expertise will surface and be willing to give instruction.

Volunteers would appreciate any craft materials that you may no longer want or use which could be masterly woven/manipulated into a works of art. As always we would be grateful to have your “discards” for the annual yard sale – if you haven’t used it in two years, it probably is just taking up space and we have room to store it until the yard sale in August. No large appliances, please.

If you have ideas for inspiration and/or crafts, please email lovintimberlake@hughes.net



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 sponsored FREE, one hour demos and discussions with our local talented artists, chefs and creative innovators. We’ll be starting up again June 3rd with more inspired people sharing their passions. If you would like to present an *Inspiration* topic, please contact:

nancyamm@wildblue.net



Share Your Passion



Happy Trails.....

By Clint Burleson

Our Trails Project, Easements and Accesses

Some of the current and past Board members have been compiling a list of easements and accesses to TRLA Commons land and to the National forest and hope to have this posted on the website soon. In addition, they have been scouring the south cliffs attempting to find a feasible, not-too-treacherous route up and down. A reasonable possibility has been found. For more information, contact Clint Burleson, cburleso@yahoo.com.



Cliff Dwelling Project CCT 74 on Cliffside Drive

This spring and summer the Board and TRLA maintenance personnel will be making improvements for access to the cliff dwellings on Cliffside Drive. In the past, there was no parking space, even on the road, for those wishing to visit this interesting site on our Commons land. To be developed will be a small parking area, fenced to restrict driving further onto the lot. This will begin as soon as the current drainage and roadwork being done on Cliffside Drive has been completed.

Ramah Trailhead

Adventures Gallup & Beyond and Ramah Land & Irrigation are planning on opening the Ramah Trailhead sometime in April. The new trailhead parking area is on the road to the Ramah Lake dam area. The trail starts to the left of the restroom area and goes up the side of the cliffs. The trail continues to the north towards the old rodeo grounds. It comes down and then crosses the old rodeo grounds (Pasture Hollow area) and goes down thru a deep arroyo. The trail then heads up the side of the cliff to the top of the mesa, overlooking Ramah Lake. During the official grand opening, the surrounding community will be invited to celebrate. Adventures Gallup & Beyond is the gatekeeper and Ramah Land & Irrigation will be responsible for keeping supplies available for the restrooms.

Doug Decker, McKinley County Attorney, is hoping that the official grand opening will be on Saturday, June 7th, which is National Trails Day. Check TRLA's website for a confirmed date and time.



Photos by Nancy Dobbs

TRLA Annual Meeting

Please join us for TRLA's Annual Meeting, Saturday, May 24th at the Timberlake Community Center (the Ranch House). Registration begins at 9am; the meeting at 10am. Hot dogs and hamburgers, buns and soda pop will be provided during the meeting break. Covered plates (salads, beans, relish trays, desserts) would be welcomed. Bring your own comfortable chair, as the seating is limited to picnic benches.



Photo by Nancy Dobbs

OPEN TRLA BOARD POSITION

There will be one open Board position that needs to be filled at the TRLA Annual Meeting on May 24, 2014. Applicants wishing to run for the vacant three year Board position should contact Clint Burleson at cburleso@yahoo.com or any of the other Board members, no later than April 7th. You must be a Member in Good Standing to be considered. Communication skills, ability to work well with others, financial and computer skills are a plus. At least eight Board Meetings are held each year and interim communication is via email or telephone.

A Board member should adhere to the Vision of TRLA, which is *to protect and enhance the value and enjoyment of Timberlake Ranch and to foster community spirit and stewardship of the environment.*

Applicants will receive material to assist in preparing their resumes, along with a list of the duties required of a Board Member. The Board will need applicants' resumes and biographical information no later than April 22, so information can be included in the Annual Meeting packet that will be sent out near the end of April. If the Board has received a sufficient number of applications to fill the open positions (this year, that being one) no further nominations will be accepted at the Annual Meeting.

Nancy Wills, a TRLA landowner, but who is not on the Board, has offered to work with the Nomination Committee providing landowner oversight.

					Budget
Fiscal Year 2013-2014	NOV	DEC	JAN	YTD	2013-2014
TOTAL INCOME	\$ 1,844.33	\$ 2,840.85	\$ 25,216.68	\$ 152,519.87	\$ 160,298.00
OUTFLOWS / EXPENSES					
Board	270.34	39.00	93.00	3,874.87	8,110.00
Communications	0.00	0.00	0.00	399.00	600.00
Financial	2,163.90	1,057.50	889.14	10,101.08	19,355.46
Legal	659.20	472.50	762.87	3,554.61	18,000.00
Insurance	219.00	218.00	789.00	5,742.00	8,800.00
Wages	198.00	1,668.25	0.00	6,092.25	23,024.00
Taxes	0.00	119.78	0.00	439.29	1,176.80
Buildings & Commons	41.19	491.95	292.50	9,789.73	36,550.00
Equip Maint. & Repairs	489.23	2,591.87	106.64	3,752.98	4,400.00
Fuel, Oil, Grease	1,870.52	188.01	32.28	3,216.40	7,400.00
Roads	12,662.30	8,894.08	0.00	38,267.52	56,500.00
Utilities	958.07	255.04	207.01	2,126.50	3,460.00
TOTAL OUTFLOWS	\$19,531.75	\$16,002.26	\$3,172.44	\$87,356.23	\$187,376.26

TREASURER'S NARRATIVE REPORT - FISCAL YEAR 2013-2014

Month: January, 2014

Income: \$25,216.68

Expenses: \$3,172.44

Bank Balance as of February 17, 2014 = \$226,517.33

Significant Expenses for January, 2014

· **6110.01 Legal - Cassutt** - \$762.87- 3 foreclosure issues

-Very low overall expenses this month.

-All subaccounts on track or below budget for the year, except **6180.01 Ranch House** (over \$445.43 due to repair work on equipment storage rooms) and **6190.02 Road Maintenance & Repairs** (over \$3,095.25 due to culvert repairs).

Collections: January 2014

-Incoming Association Dues received - \$ 24,811.36

-No new liens were filed in January

-Total number of liens in place - 21

-YTD collections for prior years going back to 2008 amounts to \$5,251.19

-\$14,026.21 is still owed for prior years

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



Gallup Med Flight

Gallup Med Flight is a regional air ambulance provider that transports patients from rural medical facilities to larger hospitals with specialty care services, 24 hours a day, 7 days a week. They primarily serve northern New Mexico, Arizona and southern California. Headquarters are in Gallup.

Please contact Tiffany at 505.726.0053 for an application, or you can contact Wolf at the Ranch at 505.783.4112. Applications are presently on the bulletin board by the Volunteer Fire Dept./mailbox area. Medicaid enrollees are not eligible.

PHI is also continuing service in our area; however, if either one is not available, they will not honor the other company's membership. Wolf is encouraging everyone to have coverage from both companies.



PHI Air Medical

To become a member of PHI Air Medical, visit the TRLA website for details and the application form. The cost is \$40, under the Group Name of *Timberlake Ranch Landowners Association*.

For more information on PHI go to:
phicare.com



Have You Ever Asked?

Questions and Answers About Timberlake

Q: How do I get an actual street address assigned to my property?

A: To obtain a rural address, call Tim Larsen, GISC Director 505.863.9517. You *will* need the Unit/Block/Lot designation or your property's Tax ID number.

Q: I understand that only the owner of record, in good standing, may vote at the Annual Meeting in May. What does that mean?

A: To be considered an owner in *good standing*, your association dues must be current and there cannot be any open CC&R violations on your property.

The *owner of record* refers to the person(s) whose name appears on the property's deed and is registered with TRLA. TRLA must be notified of all changes. If a property's *owner of record* has recently changed, due to sale of property or transfer or death of owner, the TRLA bookkeeper *must* have a copy of the new deed showing the new owner's names(s). Only with proof of new owner will TRLA's records be updated.

Contact Mary Ray to update an owner of record at:
PO Box 264
Corrales NM 87048

Q: How do I get a key to the Bath House, well & gate?

A: Contact Linda Shoppe at valleyone1@aol.com. Keys cost \$5.50 each, with a maximum of 2 keys per landowner family. There is a fee, if the keys are mailed.

Q: I heard Timberlake Ranch has a great lending library. How does that work?

A: Thanks to generous landowners, Timberlake Ranch has a great Book Room. The Book Room is available for landowners to borrow books, CDs, DVDs, video tapes and puzzles. Beginning May 6th, the Book Room will be open every Tuesday from 1-4pm. Landowners simply come pick out what they want to borrow. There are no fees, sign out sheets or due dates. They just return the items when they are through with them. If you would like to donate any of these types of items, please drop them off at the Book Room.



TRLA
HC 61 Box 767
Ramah NM 87321-9611



Your 2013-2014 TRLA Board of Directors

Steve Wills, President

(Term ends May 2015)
HC 61 Box 836
Ramah, NM 87321
Phone: (505) 783-2457
Email: scw@hughes.net

Nancy Ramm, Treasurer

(Term ends May 2016)
HC 61 Box 782
Ramah, NM 87321
Phone: 505.783.4091
Email: nancyramm@wildblue.net

Clint Burleson, Director

(Term ends 2015)
Box 152
Organ, NM 88052
Phone: (575) 382-8869
Email: cburleso@yahoo.com

Linda Shoppe, Director

(Term ends May 2014)
Box 493
Ramah, NM 87321
Phone: (505) 783-4105
Email: valleyone1@aol.com

Don Parry, Vice President

(Term ends May 2015)
HC 61 Box 826
Ramah, NM 87321
Phone: (505) 783-4588
Email: djparry@q.com

Ron Schali, Secretary

(Term ends May 2016)
PO Box 366
Ramah, NM 87321
Phone: 505.722.5822
Email: rschali@yahoo.com

Jack Mansperger, Director

(Term ends May 2016)
HC 61 Box 774
Ramah, NM 87321
Phone: 505.783.4434
Email: jackamansperger@wildblue.net

Timberlake Times Editor
Nancy Ramm
nancyramm@wildblue.net

