



# Timberlake Times

March 2015

## Timberlake Ranch Landowners' Association

### President's Ponderings

By Steve Wills

Spring is on its way again; but we still have some more snow days to go through. Hopefully, we will have a bright spring in the not too distant future. With the moisture we have had so far this year, the well should be open this summer. Please still try to be conservative.

Hopefully, everyone will be coming to our three main community events this year; our Annual Meeting; and the Volunteer Group's Ice Cream Social, and Labor Day Barbeque. Keep in mind Game Nights are held at the Ranch House at least once a month through the summer. The Volunteer Group now has their own Craft Room at the Ranch House and has new ideas. Please read the Volunteer Group's article in this newsletter on page 5.

We are looking for another wonderful summer here in Timberlake. Please come join us in this wooded wonderland. Maybe a little too "mushy", but your Board is about community and promoting it as much as possible.

Thanks for "listening".

Photo by Mary Jo Wallen



Photo by Wayne Ramm

## Upcoming Events



**March 21, 2015** - Board Meeting @ TCC Ranch House 10:00am

**April 1, 2015** - Bath House Reopens for the Season

**April 14, 2015** - Book Room Reopens for the Season 1-4pm

**April 18, 2015** - Board Meeting @ TCC Ranch House 10:00am

**May 12, 2015** - Timberlake Neighborhood Volunteers Kickoff Meeting @ TCC Ranch House 12:00

**May 23, 2015** - Annual Landowner's Meeting @ TCC Ranch House - Registration begins at 9:00am

**June 20, 2015** - Board Meeting @ TCC Ranch House 10:00am

**September 6, 2015** - Labor Day Picnic and Silent Auction - Sunday 5-7pm @ TCC Ranch House



## TRLA Annual Meeting

Please join us for TRLA's Annual Meeting, Saturday, May 23rd 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, chips, desserts) would be welcomed. Bring your own comfortable chair, as the seating is limited to picnic benches.



Photo by Nancy Dobbs

## OPEN TRLA BOARD POSITIONS

There will be three open Board position that need to be filled at the TRLA Annual Meeting on **May 23, 2015**. Applicants wishing to run for the vacant three year Board position should contact Clint Burleson at [cburleso@yahoo.com](mailto: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 22nd**, 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 three) 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.

If you would like to help out at the Annual Meeting, please contact Steve Wills.

## Cliff Ruins



Photo by Clint Burleson

## Clo Chin Toh 74



Thanks to the efforts of Don Parry and his crew, the new parking lot for the Indian ruins on the Common Land at CCT74 is nearing completion. A path has been developed from the parking area to the ruins by the cliff and a new fence and gate have been erected to prevent motorized vehicles access to the lot. All that remains is for additional gravel to be spread on the parking area. This should be completed during late spring of 2015.



## TRLA Property Sale

Due to recent foreclosures, Timberlake Ranch Landowners Association has acquired two properties:

### 051022M

6.007 acres on Cottonwood Drive  
McKinley County

### 061909M

5.4566 acres on Culebra  
McKinley County

These parcels are 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 in April with details on the sealed bid process. To update your current mailing address, please send an email to:  
[nancyramm@wildblue.net](mailto:nancyramm@wildblue.net). In April, details and photos will also be available on TRLA's website at [trnews.info/TRLAindex.htm](http://trnews.info/TRLAindex.htm)

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

Photo by Mary Jo Wallen

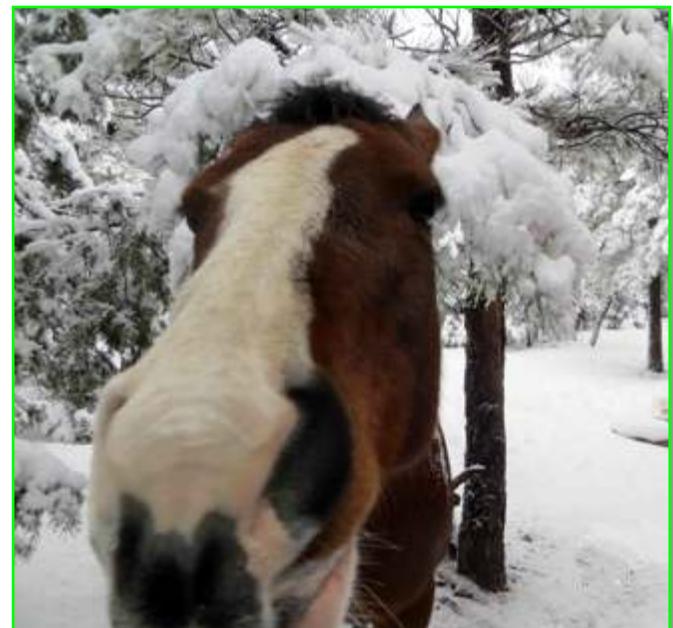


Photo by Mary Jo Wallen



### Advice From A Tree

- Stand Tall And Proud
- Go Out On A Limb
- Remember Your Roots
- Drink Plenty of Water
- Be Content with Your Natural Beauty
- Enjoy the View

*[Handwritten signature]*



Official emails from Timberlake Ranch Landowners' Association will always come from a specific Board member's public email account and be signed by that Board member. TRLA does *not* maintain a generic email account.

To protect your privacy, landowners' email addresses, mailing addresses or phone numbers are NEVER shared with non-Board members.



## 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](mailto:valleyone1@aol.com) to purchase a key.



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



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



TRLA Book Room  
will reopen Tuesday,  
April 14th, 2015



## 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.



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



## 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](mailto: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



Timberlake Times can be viewed or downloaded from [www.trnews.info](http://www.trnews.info)

## Timberlake Neighborhood Volunteers

### Kickoff Meeting

The first Timberlake Volunteer meeting will be held on Tuesday, May 12<sup>th</sup> at noon TCC Ranch House. All are welcome to attend and bring ideas along with snacks. We will be setting the agenda for the summer and discussing "Open Craft Time" similar to the Book Room hours on Tuesdays. This would depend on craft projects and willingness to participate/volunteer.

**SEE YOU THERE!**

### Who are the Volunteers?...

The *Timberlake Neighborhood Volunteers* is a collection of landowners who enjoy our beautiful ranch and want to enhance the Timberlake Ranch "experience". Beautification projects, community awareness and fun special events are planned. All landowners are welcome to participate - a little or a lot. Get involved. Join us and be a part of something wonderful. Everyone is Welcome!

## Share Your Passion

### CRAFT ROOM TO OPEN FOR THE ENTIRE SUMMER

As with any renovation project started by an "over 50 crowd", the completion of the Craft Room was not finished until late last summer. Hence, the Timberlake Volunteers were only able to offer a one day sewing craft project with limited access. However, we are now ready to "open the flood gates" with the recent purchase of 6 adjustable height tables to accommodate more seating and hopefully a plethora of craft ideas.

At the Sept. 12th yearend Volunteer meeting, we discussed potential ideas for this year. It was decided to put the popular Inspiration Series on hold and channel energy towards putting local talent/hands to work in a different way. Possible ideas brought forward so far are glass mosaic projects, cloth wrapped rope baskets, origami and card making. There has to be a multitude of other ideas out there with individuals who have special expertise and would like to "instruct" and share it with others. Our surroundings are filled with pine cones and bark which certainly could be used for something artistic.

We are also in need of craft projects materials and supplies. If you have any craft items and would like to donate them – we would be thrilled. If you have ideas and donation materials, please email [lovintimberlake@hughes.net](mailto:lovintimberlake@hughes.net) .

Also the Volunteers will be having their Annual Yard Sale, most likely being held first weekend of August. So if you are cleaning out your kitchen, storage closets or any other areas that have become overrun with someday items (either from your place here or your winter place). Please donate them to the Volunteers for the Yard Sale. Please contact us to arrange to meet you at Ranch House for your donation drop-off.

[lovintimberlake@hughes.net](mailto:lovintimberlake@hughes.net)

# Timberlake Times

March 2015

Fiscal Year 2014-2015	DEC	JAN	FEB	YTD	Budget 2014-2015
<b>Total Income</b>	<b>3,784.63</b>	<b>24,959.33</b>	<b>8,825.25</b>	<b>168,991.72</b>	<b>160,068.00</b>
<b>Outflows/Expenses</b>					
Board	447.57	87.30	190.27	3,795.26	7,610.00
Communications	199.00	0.00	0.00	399.00	600.00
Financial	864.21	860.50	860.50	15,445.28	13,591.00
Legal	(871.38)	513.44	(1,296.95)	(2,805.39)	18,000.00
Insurance	432.00	431.00	0.00	10,778.00	9,600.00
Wages	597.25	383.50	403.00	3,198.75	11,000.00
Taxes	44.02	33.94	35.67	272.96	642.00
Buildings & Commons	100.40	27.15	76.15	3,505.41	18,500.00
Equip. Maint & Repairs	187.25	994.44	0.00	1,387.94	6,000.00
Fuel, Oil, Grease	210.69	0.00	127.13	2,225.04	6,200.00
Roads	0.00	1,795.45	4,375.98	58,361.28	65,000.00
Utilities	561.51	268.50	(266.37)	2,770.02	3,975.00
<b>Total Outflows</b>	<b>2,772.52</b>	<b>5,395.22</b>	<b>4,505.38</b>	<b>99,333.55</b>	<b>160,718.00</b>

## TREASURER'S NARRATIVE REPORT FISCAL YEAR 2014-2015

**MONTH:** *February, 2015* (see spreadsheet for detailed income, expenses and bank balances)

Income: \$8,825.25

Expenses: \$4,505.38

Bank Balance as of February 11, 2015 = \$242,124.00

### **Significant Expenses for February 2015**

- **6190.02** Road Maintenance & Repairs - \$4,375.98 - snow plowing & culvert purchase and replacement

### **Subaccounts Over Budget**

- **6100** Insurance-Liability & Bond - over \$184.00- 2014-2015 Budget underestimated change in annual premium
- **6300** Mileage Employees - over \$50.40 - No money budgeted for this subaccount- mileage paid for delivering legal documents
- **6250** Taxes, Real Estate - over \$763.78 - Taxes greater than planned (possibly due to foreclosed properties)
- **6260** Taxes, Income - over \$1,651.00 - Higher taxes due to sale of foreclosed property
- **6030** Bad Debt - Over by \$3,030.00
- **6090** Insurance, Worker's Comp - Over \$994.00 -greater number of hours than planned created higher premiums
- **6100** Insurance, Liability & Bond - Over \$184.00- higher premium than expected
- **6190.02** Road Maintenance & Repairs - over \$7,198.18- More work being done by subcontractors

### **COLLECTIONS: February 2015**

Incoming Association Dues received - \$ 6,372.00

YTD collections for prior years going back to 2008 amounts to \$2,173.11

\$9,248.18 still owed for prior years.

Monthly financial reports, including line by line details, can be found on the TRLA website.

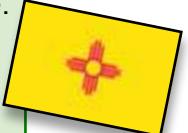
<http://www.trnews.info/TRLAindex.htm>

If you need a copy mailed to you, please send your request to:

TRLA Treasurer

HC 61 Box 767

Ramah, NM 87321



## Coming Soon!

A new look is in the works for the Timberlake Ranch Landowners Association Official Home Page

The Board would like to thank David Skinner, Tim Amsden and Roger Irwin for the *many* years that they have maintained the TRNews website and the TRLA Official Home Page. Their tireless efforts have enhanced, not only the transparency of the Association, but also the spirit of our community.

David, Tim and Roger are stepping down from hosting the website and the Board will soon be revamping the TRLA Official Home Page .

**Watch for the new look in the coming months!**

### Commons and Roads Report By Don Parry

Commons... fence on CCT 74 complete and a trail to ruins started.

Roads... culvert installed on Fox and fill was put on very rough area and road will be prepped for rock. Several culverts were extended on Timberlake Rd. between "Y" and mailboxes.

Snow plowing was done several times on Timberlake Rd. and all side roads several times.



### Architectural & Maintenance Report By Steve Wills

- One set of house plans approved  
(Last three months)

## Have You Ever Asked?

### Questions and Answers About Timberlake

**Q:** Last year, TRLA held a Law Enforcement Forum. Is another forum like that planned for this coming summer?

**A:** Yes. TRLA had such a positive response and large turnout for that meeting, that another is planned for this summer. Organizers are waiting to hear back from the local agencies as to their availability. Once a date and time is locked in, we'll get the information posted to the website.

**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](mailto:valleyone1@aol.com). Keys cost \$5.50 each, with a maximum of 2 keys per landowner family. There is an additional 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 April 14th, 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.



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



## *Your 2014-2015 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](mailto: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](mailto:nancyramm@wildblue.net)

**Clint Burleson, Director**  
(Term ends 2015)  
Box 152  
Organ, NM 88052  
Phone: 575.382.8869  
Email: [cburleso@yahoo.com](mailto:cburleso@yahoo.com)

**Sharon Axtell, Director**  
(Term ends May 2016)  
7611 N Shirley Ct  
Tucson AZ 85741  
Phone: 520.405.0659  
Email: [sharon100949@aol.com](mailto:sharon100949@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](mailto:djparry@q.com)

**Ron Schali, Secretary**  
(Term ends May 2016)  
PO Box 366  
Ramah, NM 87321  
Phone: 505.722.5822  
Email: [rschali@yahoo.com](mailto:rschali@yahoo.com)

**Linda Shoppe, Director of Accounts**  
(Term ends May 2017)  
Box 493  
Ramah, NM 87321  
Phone: 505.783.4105  
Email: [valleyone1@aol.com](mailto:valleyone1@aol.com)

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

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