

Timberlake Times

November 2014



Timberlake Ranch Landowners' Association

President's Ponderings

By Steve Wills

Hope everyone had a great summer. I would like to thank all of you for your support on the early summer fire ban and for your patience on closing the well at the Ranch House, due to this summer's drought conditions. I just wanted to talk about a couple of things.

First, I would like to remind some of our visitors that brought their camping trailers for the summer, that the CC&R's allow a cumulative 5 months per year for campers being parked on recreational lots. Please do not leave your camper on your lot over the winter. Besides being in violation of the CC&R's, rodents move in for the winter and freezing weather is hard on most campers. Please refer to Article III, Section 2 in the latest CC&R's.

Also, I would like to remind landowners that are planning on building a residence or adding on to existing buildings on their property, they should submit an *Architecture Approval* form, along with a plot plan and a set of drawings that would be used for requesting a New Mexico CID building permit. Please refer to Article V, Section 1 in the latest CC&R's.

Second, I would like to share with you about the amount of work that was done on our roads over this past year. I was amazed when Don Parry provided me with the list below. Thanks to both him and Jack Mansperger for heading up all this work.

1. Two new cattle guards installed at the turn on Timberlake and the entrance to Timberlake South. Gates and fencing were added to block out livestock and allow equestrians to pass through.
2. Rebuilt washout on Bobcat by installing new larger culvert, adding large rock and compacting fill. Rock should minimize washout and larger culvert will handle larger rain runoff during our major summer storms.
3. Culvert installed, bar ditches graded, prepped and graveled on Cedar from Yucca to Timberlake.

(Oh wait...there's more - see page 2)



Ranch House Bunny

Upcoming Events



October 31, 2014 - Bath House Closes for the Season- Reopens April 1, 2015

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

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

April 1, 2015 - Bath House Reopens for the Season

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

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



Welcome Sharon Axtell

TRLA's Board of Directors has a new member - Sharon Axtell. Sharon fills the one open position on the Board, with a term ending in 2016. *Welcome Aboard!*

(President's Pondering - continued from page 1)

4. Bar ditches graded and roadway reshaped and graveled on Timberlake between mailboxes and cattle guard. Goal is to bring this section of road up to Grade C and have Cibola take over maintenance.
5. All culverts were cleaned out as last year, which helps reduce flood damage on our roads.
6. Bar ditches graded, prepped, and graveled on Conejo from Halcon to Timberlake.
7. Removed trees, prepped road and ditches and graveled Aspen Loop North.
8. Graveled with base course on Aspen Loop South.
9. Installed culvert, prepped roadway and graveled on Juniper/Cuervo.
10. Graveled with base course on Cliffside and Deer Run.
11. Prepped roadway with over 250 ton of fill and then partially graveled on East part of Black Bear.
12. Spot graveled with base course along Culebra.
13. Installed 5 culverts and prepped bar ditches and road for gravel.
14. Installed new culvert and cleaned areas out around 3 other culverts to handle flooding, and graveled Shore Cliff
15. Installed new culvert, prepped bar ditches and graveled Sunrise.
16. Road to north side of lake graded and repaired.
17. Cleaned area around culverts on Timberlake at S-curve to prevent further flooding across road during monsoons this summer.
18. Dug out bar ditch along "flats" on Timberlake to help prevent heightened flooding.
19. Roadway prepped and graveled on East Lobo.
20. Culvert installed and parking area graveled at CCT74. This area allows landowners designated parking when visiting the local ruins.
21. Timberlake from mailboxes to Highway 53 was bladed weekly using Kubota and box drag.
22. All side roads were bladed at least 3 times this summer using Kubota and box drag.

Thanks for "listening".



On August 23rd at 8am, the New Mexico Pilot's Association backcountry pilots had their 2nd annual fly-in to Mystic Bluffs airstrip. The Fly-in was a Huge Entertainment for Locals. Over a dozen planes landed on the airstrip bordering Timberlake Common Land. 50-70 people enjoyed the arrival as the morning fog was lifting with the sunflowers and cliffs as backdrop. Special enjoyment was watching the "flour drop" to see who would win the prize for hitting the target. Thank you Perry Null and Cindy Crawford - great family fun!



Architectural & Maintenance Report

By Steve Wills

- 3 new residence plans approved
- 1 new garage plan approved
- 1 new ramada plan approved
- 1 new portable shed plan approved



Timberlake Commons Report

By Don Parry

The year 2014 has slipped away and a New Year is coming!

- There were two fire danger signs purchased (one by the Volunteers) and frames were made and the signs installed.
- The fence between TRLA Commons and Bond's land was totally rebuilt. It was damaged and laying down due to wind, cows and elk. A total of thirteen H-stiffeners were installed.
- The Pavilion at the Ranch House was painted and water and electric was run to it.
- The Crafts/Volunteer room had the floor refinished, walls patched and textured. The Volunteers provided paint and painted. The windows were repaired and new lights installed. New base board installed.
- The road to the North side of the lake is being graded.
- The fence around the Commons side of the Ranch House was scrapped and repainted. THANKS to Tom and Darlene Merritt.
- The fence from the South cattle guard was rebuilt.
- The COWS have Not entered TRLA land for the first time in many years.

THANKS!!!! to all who helped on our many projects!!!



ROADS REPORT

by Don Parry and Steve Wills

Great news!! Cibola County did heavy grading on their section of Timberlake Road. They then rocked a big portion of the road. McKinley County graded their portion and the Road Supervisor said he will try to rock portions of their road this Spring.

THANK YOU!!! to all who called the counties and Vida Volkart who published an article in the Gallup Independent newspaper about the countys' lack of maintenance.

- We had to do a lot of road repair due to heavy rains, sometimes three days in a row and dragging the road three times in one week.
 - We had to un-plug several culverts to prevent flooding and erosion of Timberlake Road.
 - We removed a plugged culvert on Shorecliff Drive and installed a 36" culvert. We removed a plugged culvert on Sunrise and re-purposed the 24" we took out from Shorecliff. We re-rocked both areas where we did the culvert work.
 - We graded Timberlake Road from the "Y" to Wolf Road by the mail boxes and widened it, then we put down 295 tons of gravel.
 - We put 3 loads of gravel on Roadrunner.
 - We graded the road to the North side of the lake area.
 - Jack ran the drag on most of the side roads and Tom Merritt did Sagebrush, Black Bear and Pinion.
- Jack continues to run the drag once a week on Timberlake Road.



Volunteers at Work 



Alerts!

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.



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.



Annual Association Dues should be sent to the bookkeeper at:

TRLA
PO Box 264
Corrales NM 87048

Do not send dues to TRLA's mailbox in Ramah.



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



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



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



Can you see me?...

Photos by Steve Railsback

How about me?...



A Huge Thank You

Bill Kangas has become the official "TRLA Lawnmower Man". He graciously volunteered to keep the Ranch House grounds groomed over the summer. Rumor has it that he thinks he is having déjà vu moments of his time spent in jet cockpits. Also, Tom and Darlene Merritt have been seen scraping the peeling paint off the red fence. A big thank you!



Law Enforcement Forum

In September, TRLA Directors, Linda Shoppe and Don Parry, sponsored an informative meeting to improve and build Timberlake's relationship with local law enforcement agencies. Lt. Ramon Terrazas, New Mexico State Police District 6 Gallup and Lt. Harry Hall and Officer Dobbs from the Cibola County Sheriff's Department presented information and answered questions to approximately 35 local landowners. McKinley County and Navajo Police could not make the meeting, so another forum will be planned for next year

Mary Jo Wallen documented information from the meeting and those minutes are posted on TRLA's web site. Please review the document at <http://www.trnews.info/140909%20LawEnfForum.pdf> for critical emergency phone numbers and agency contact information.



Support Our Local Law Enforcement Agencies



Timberlake Bereavement

Larry Mansperger, long time resident and known by many of us, passed away in September. Services and a touching memorial was held at the Timberlake Ranch House. Our thoughts are with Pam and Jack, and sister Linda Shoppe and their families.

Timberlake Neighborhood Volunteers

Quilted Ornaments
Susan Ackermann



Embroidery
Judy Haverstick



**Share
Your
Passion**

**Hematology -
White Blood Cells**
Linda Pedersen



Drumming
Kathy Boller &
Barbara Duncan



Appetizers -Yum!
Nancy Wills
Linda Pedersen
Kris Railsback
Pat Burnam
Nancy Ramm



Labor Day Picnic 2014



Timberlake Neighborhood Volunteers

It was another successful summer with the annual Yard Sale, Inspiration Series, Game Nights and Labor Day Barbecue/Silent Auction. We are often mistaken as being part of the Association and Board of Directors. We are a **separate entity**, but enjoy the relationship with TRLA and their representative Directors. By using the money we raise through donations of time and materials is the Volunteers' commitment to give back to the community. Our joy this summer was the completion of the Craft Room. Unfortunately, we were unable to finish it early enough to have more than one craft project with limited enrollment, due to space and materials. We are sincerely appreciative to all community landowners who contributed to the Yard Sale and Silent Auction.

How are we giving back to the community? Here is our "Horn Toot" since our beginning in 2007:

- Repair and Repainting of Timberlake signage and purchase of road and Neighborhood Watch signs
- Adopt a Mile
- Community Bulletin Board
- New Folding Tables
- New Picnic Tables
- Library Shelving, Spinkeepers and Staffing
- Flag Pole and flags
- New Ranch House stove
- Window treatments for Ranch House
- Display case for Historic Room
- Kitchen supplies to accommodate large dinners
- 2 New Stainless Steel Gas Barbecues
- Fire Danger Sign
- \$1000 donation for renovations of Craft Room/Alcove



					Budget
2014-2015	AUGUST	SEPTEMBER	OCTOBER	YTD	2014-2015
TOTAL INCOME	8,926.38	3,597.22	10,197.32	127,744.60	160,068.00
EXPENSES					
Board	416.00	2,483.94	9.80	3,070.12	7,610.00
Communications	200.00	0.00	0.00	200.00	600.00
Financial	1,226.21	2,711.50	860.50	8,878.23	13,591.00
Legal	1,035.62	1,501.61	1,188.04	-2,440.06	18,000.00
Insurance	8,464.00	169.00	850.00	9,483.00	9,600.00
Wages	198.00	874.00	539.50	1,815.00	11,000.00
Taxes	50.40	61.18	47.75	159.33	642.00
Buildings & Commons	991.17	232.54	636.14	2,818.16	18,500.00
Equip Maint. & Repairs	96.89	42.53	0.00	206.25	6,000.00
Fuel, Oil & Grease	61.82	130.20	181.00	373.02	6,200.00
Roads	6,928.17	14,179.66	9,308.72	50,233.96	65,000.00
Utilities	880.42	132.20	881.75	2,069.00	3,978.00
TOTAL OUTFLOWS	\$20,548.70	\$22,518.36	\$14,503.20	\$57,570.26	\$160,718.00

TREASURER'S NARRATIVE REPORT FISCAL YEAR 2014-2015

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

Income: \$10,197.32

Expenses: \$14,503.20

Bank Balance as of October 17, 2014 = \$232,806.92

Significant Expenses for October 2014

- **6190.01** Gravel - \$8,368.78 - gravel for Roadrunner and Timberlake Rd (mailboxes to cattle guard)
- **6110.01** Legal - \$1,188.04 - lawyer working 3 foreclosure issues

Subaccounts Over Budget

- **6100** Insurance-Liability & Bond - over \$184.00- 2014-2015 Budget underestimated change in annual fee
- **6300** Mileage Employees - over \$50.40 - no money budgeted for this subaccount- mileage paid for delivering legal documents

COLLECTIONS: October 2014

Incoming Association Dues received - \$ 9,219.31

YTD collections for prior years going back to 2008 amounts to \$506.10

\$15,807.49 is still owed for prior years.

Total number of liens in place - 22

Three foreclosures with the lawyer

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



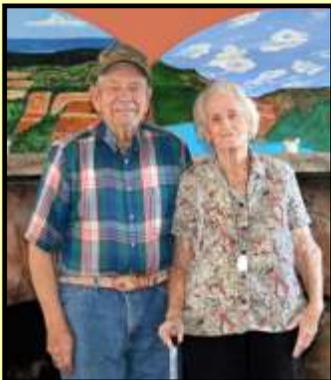


TCC Ranch House Historic Room Attracts Visitors

Several people took time to stop by this summer and recall their memories of the Dent Ranch. Three women, all descendants of the Hamblin family, shared stories of visitations in Timberlake as children. They were able to trace how they were related to Duane Hamblin who built the original wood framed Ranch House.

Daryl and Elsie Clawson with the help of their daughter Glenda also visited and recalled the time that he helped Kirk Clawson make all the adobe blocks for the 6' high corral along with the addition to the Dent Ranch House and construction of Upper Ranch House. Daryl said they made a thousand a day. There was only one form that held three blocks.

Louis L Dent's grandson, Skip Dent, was going to stopover in Timberlake this September, but had to cancel plans at the last minute. We look forward to meeting him next summer.



Have You Ever Asked?

Questions and Answers About Timberlake

Q: I'm a part time resident and I plan to come to Timberlake in the winter. What do I need to know about the roads and the possibility of snow?

A: Of course, in advance of your trip, you'll need to check on the weather to ensure safe travels. If you believe there will be snow, you can notify Don Parry (temporary Roads Chairman) of your travel plans and property location and he will make arrangements for the roads to be plowed, if necessary. Contact him at 505.783.4588.

Q: Who maintains TRLA's roads?

A: The road from Hwy. 53 to Timberlake's stone pillars is the responsibility of McKinley County, the BIA and Cibola County, though Timberlake often "drags" the road to level out the wash board effect. (FYI- the washboard effect happens when vehicles drive too fast on a dirt road - so, please slow down.)

Timberlake Road is actually a county road, beginning in Cibola County and switching over to McKinley County near the mailboxes. Since it is a county road, TRLA is not allowed to grade Timberlake, add gravel or work on the bar ditches, though we do have permission to drag Cibola County's portion of the road, which is done on an almost weekly basis. From the mailboxes to the Box S, McKinley County has asked us not to drag the road. The far north end of Timberlake Road crosses over to Box S, which is not the responsibility of TRLA.

The side roads, that are part of the Ranch, are maintained by TRLA. This includes grading, gravel, bar ditches and dragging. TRLA also provides snow plowing for full time residents when the depth is great enough. TRLA does not snow plow landowner's driveways.

Not all side roads around the Ranch are actually on Ranch property. Roads such as Quick Draw, Forest Road 157-McGaffey and the roads in the Woodland Subdivision are not Timberlake Ranch roads and are not maintained by TRLA.



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HC 61 Box 767
Ramah NM 87321-9611



Your 2014-2015 TRLA Board of Directors

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