
Timberlake Times

Timberlake Landowners' Association
A Deed Restricted Community
HC 61 Box 767, Ramah, NM 87321

© August 2009

Web site: www.trnews.info

PRESIDENT'S PONDERINGS

We Did It!



Several words or metaphors surface when I look back over these last two years – elephant in the room, fences in the mind, 800 pound gorilla, dreamer and doubter, potholes, detours, roadblocks, nay-sayers, nit-pickers, and for goodness-sakers. I am referring to the historical background and lengthy process of writing and adopting the new covenants for Timberlake Ranch.

When the final count was successfully finished on July 31st, there was a deep sense of finality. That afternoon I continued this closure by digging through and cleaning out a stack of papers two feet high that had accumulated over 24 months – the three drafts, landowner's feedback, E-mails, personal notes, research, legal papers, etc. I couldn't help rereading some of it to take a small refresher course and a jaunt down memory lane.

This break brought new thoughts and phrases such as "more is not always better" and "less is usually more" when I compared the first draft with the final version. A Chinese proverb "the journey of a thousand miles begins with the first step" referring to the formation of the Revision Committee three years ago; and the best way out is always through staying the course. It has been a long, slow process, and often seemed nearly impossible to accomplish.

There are many individuals who are responsible for this success story. Many thanks to the following:

Committee members – Josh, Linda, Nancy, Duane, and Stu. You can now take a well deserved vacation as you persevered and stayed the course. It was a privilege and honor to work with you.

Those who gave feedback after each draft and steered the document content so that less was more, and that quality doesn't mean quantity. It is with gratitude and thanks that I recognize the following people who gave so much.

Roger and Tim, (editors of www.TRNews.info Web site) for their supportive articles and constructive assurances.

Jo, Stu, Eileen, Nancy, Pat, Frank, Kathy, Linda, Don, and Duane – the dedicated counters who certified at the end of six sessions that procedures and rules were followed and verified the accuracy of the count. Jo and Nancy for doing it all over again at the end of the voting period to recheck for any possible errors.

Those who personally encouraged landowners to vote in the final two months of June and July include – Claude, Judy, Roger, Josh, Tim, Kelly, Wayne, and Kirch. Each vote you were able to acquire was precious.

To all the landowners who took the time to vote, and to those of you who included special handwritten notes on your returned ballots giving your trust, thanks, and appreciation – it was inspiring and thoughtful; and to Fran for that special arrow prayer in your kitchen one day.

The elephant is now gone and he took the gorilla with him. The fences in our minds have been set aside for another day.

So for now it is farewell from Timberlake where the deer are good looking, the volunteers are strong, and the thought "*When we have done our best, we can await the results in peace,*" are especially meaningful words.

Linda Pedersen



Financial Report

Eileen Domer, Treasurer

Treasurer's Report for FY 2008-2009, July 24, 2009

Eileen Domer, Treasurer

Collections: At the start of this fiscal year (2008-2009) there was an outstanding amount of \$10,525.54 owed for previous years dues going back to 2001/2002. This year we are starting with an unpaid amount of \$8,347 going back to 2004/2005. Finance charges collected were \$2,706.00, down from \$3,563.65 the previous fiscal year.

Expenses for the past couple of years have been kept to the minimum by researching cost for all large purchases and using volunteer help to care for the roads and maintain the common lands. The cost of fuel was less than predicted. Our property tax has been kept down due to protesting rate increases for the common lands. Our lawyer costs were down because a policy change makes the delinquent landowner responsible for legal fees. The only line item that went over budget was the cost of gravel. The combination of all these efforts resulted in our being able to end the year \$49,261 under budget.

TRLA will have the funds to continue to purchase gravel, take proper care of the side roads, Ranch house and common land, upgrade the septic, plumbing and electricity at the Ranch house, start replacing equipment and have a full financial audit.

Some landowners have asked why the dues were raised during the national recession and increased joblessness and if the dues will continue to increase in the years to come. Unfortunately, our costs continue to rise with increases in gravel, delivery fees, and other cost incurrence reasons. Just like groceries, everything keeps going up. We have no control over the cost structure of what we purchase.

The budget is built each year on what has been spent for each line item in the past and what the cost will be, based on current cost. The Financial Committee also calculates costs without the help of the volunteers, the cost of heavy equipment replacement, and the cost to maintain the County roads during bad weather.

The dues reflect the cost of running the Association and the level of volunteer labor donated to the Ranch.

The Board is charged with enforcing the CC&R's and the Bylaws of the Association. Within those parameters the well being of all landowners must be considered. The Association has emerged from the financial hole in which it found itself four years ago, but it will be a constant job avoiding previous mistakes.

Membership should not be seen as us (the Landowners) against them (the Board), but rather a pooling of resources to support and enhance the Ranch. The Board would like to thank the landowners who have paid their dues on time and those who have brought their dues to a current status. ■



PROPERTY TAXES

Timberlake's Contribution to McKinley and Cibola County

Thanks to the investigative work of Dan and Kathy Boller, we now have an accurate assessment of how much land owners contribute to the tax base of both counties.

These statistics will hopefully prove beneficial in the future when campaigning for better services in Timberlake.

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See pie charts for income and expenses for the month of May, June 2009 and year end totals. The spread sheets may be viewed on our Web site: www.trnews.info, by clicking on the official site link in the upper left hand corner.

Summary:

Income:

- **May: \$1,587.02**
- **June: \$2,440.65**
- **Year End: \$160,450.80**

Expenses:

- **May: \$6,099.00**
- **June: \$12,506.00**
- **Year End: \$101,041.84**
- **Year-end balance: \$59,408.96 (unobligated funds)**

Significant expenses were:

- Dump Truck Service/maintenance \$427.00
- Grader Service/ maintenance \$746.00
- Common land Maintenance: water testing, paint, small repairs \$349.00
- Painted Community Center's roof and building and fence \$7,788.00
- Repaired walls of storage shed \$850.00
- Notes payable = \$1750.00/mo
- Balance owed on Grader: \$17,138.90

Two landowners owe greater than \$1000.00 in fees. ■

Property Taxes, continued from next column

Cibola County portion of Timberlake: 261 lots; 53 homes with 3 under construction.

- Taxes paid in 2003 - \$52,564.37
- Taxes paid in 2008 - \$96,016.15
(83% increase in five (5) years and 1.3% of total county tax collected).



McKinley County portion of Timberlake: 480 lots; 73 homes with five (5) under construction.

- Taxes paid in 2003 - \$73,507
- Taxes paid in 2007 - \$111,104 (59% of the total comes from only 79 lots containing buildings)

Both McKinley and Cibola County have a large proportion of federal lands including U.S. Forest Service, Bureau of Land Management (BLM), and the National Parks Service, that is nontaxable land.

Funding from the Federal government for counties that struggle with this lack of tax base are given PILT funds (Payment in Lieu of Taxes). That money has to be renewed in Congress each year.

In Fiscal Year 2008-2009 McKinley County received \$586,126. and Cibola County \$1.1 million. ■



TRLA Board of Directors 2009-2010

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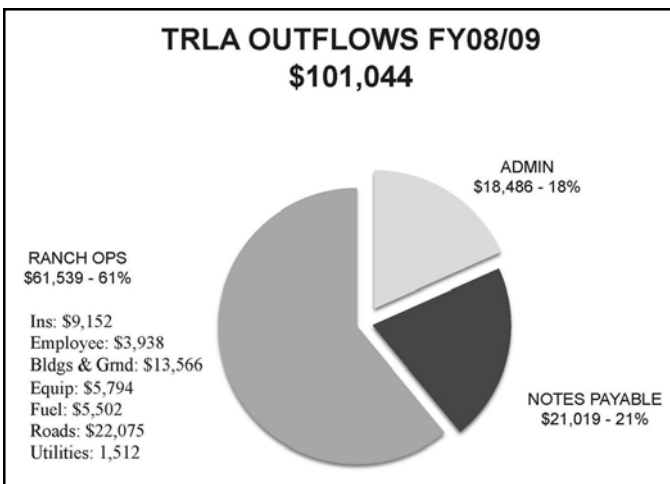
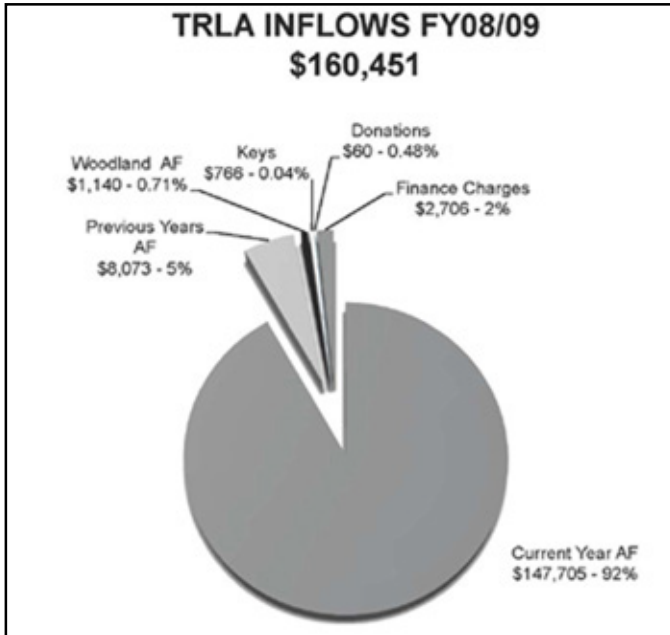
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Timberlake Facts

- Area: 7000 acres, surrounded by 342,000 acres of Cibola National Forest.
- Lots: 743 (about 1/3 in Cibola County and 2/3 in McKinley County).
- Commons:
 - 1237 acres (18% of the ranch)
 - 1/3 in Cibola Co. and 2/3 in McKinley Co.
- People:
 - 543 landowners; 42% Arizona, 35% New Mexico, 9% California, 24% other states; one in Canada and one in Switzerland.
- Residences:
 - 140 lots contain residences; 43% full-time. ■

Amended and Restated CC&Rs Adoption Validated

The Revision Committee for the CC&Rs has presented to the TRLA Board of Directors the following document.

We, the undersigned members of the CC&R Revision Committee, hereby certify that the below tally of votes is accurate and were corroborated with a second count on July 29, 2009.

The affirmative votes tallied have been validated as coming from Members in Good Standing for FY 2008/2009.

All procedures for counting votes were followed on May 1 & 29, June 15 & 28, and July 16 & 31, 2009 per legal advice.

Votes were counted on each date by a minimum of two Board Directors and 3-6 landowners representing various subdivisions with observers on three occasions.

- Cloh Chin Toh 77 Yes (68 needed to pass)
- Timberlake South 25 Yes (23 needed to pass)
- Cibola 1 50 Yes (47 needed to pass)
- Cibola 2 63 Yes (53 needed to pass)
- McKinley 1-10 376 Yes (344 needed to pass)

Linda Pedersen, Chairperson, Board of Directors, landowners Duane Barbano, Stu Dutcher, Linda Shoppe, Joshua States, Nancy Wills. ■

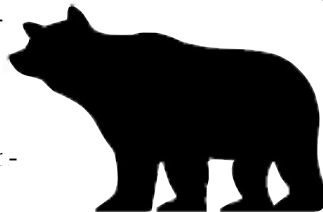
Black Bear Range

You can find black bears in all forested areas in New Mexico (14.6 million acres), and sometimes wandering far afield from their typical mountain habitat. Females usually maintain a home range of five to seven miles. Males on average occupy an area of 25 square miles, although they can extend their territories to as much as 50 square miles if habitat quality deteriorates.

Under ordinary conditions black bears tend to avoid each other rather than engaging in territorial aggression. A subadult female's territory will overlap that of her mother's range. Subadult males sometimes disperse greater distances, which helps maintain the gene pool by reducing inbreeding. When habitat becomes limited or degraded, subadults may be forced into marginal areas near human populations.

This 'movement' of bears has happened several times to communities near bear habitat. During drought conditions, as many as 25-subadult bears have wandered into Albuquerque and surrounding communities in late summer and fall in search of food.

The bear captured here last summer was seen in several areas of Timberlake before being tranquilized, examined, tagged and moved by Mark Brunden of New Mexico Game and Fish Department last year. ■



A Fed Bear is a Dead Bear

Bears should never obtain human food, pet/livestock feeds, or garbage. Bears that receive these "food rewards" may become aggressive towards humans or cause property damage. To protect people and their property, these bears may have to be destroyed.

Wild bears have a natural fear of humans and will attempt to avoid people and developed areas. Fed bears do not!

Wild bears rely on natural foods such as berries, fish, acorns and prickly pear. Fed bears will abandon vital food sources for human foods and garbage, and will quickly become conditioned to handouts and will teach their cubs to do the same.

Game and Fish operates on the "three strike rule." First time a bear is caught, it is tagged. The second time, it is moved. The third time, it is destroyed. ■

Courtesy of New Mexico Game and Fish Department.

Courtesy of New Mexico Game and Fish Department

New Board Members

At the May Annual Meeting three landowners were elected to three-year terms on the Board of Directors.

- Don Parry is a native Arizonan and became a Timberlake landowner in 2003. He and his wife, Joleen, built their cabin in 2004. Don has a wealth of background experience in electrical construction, and is currently running the tool room for the Electrical Line Division. His union title is Journeyman Construction & Maintenance Man. He has served on various career committees and taught night classes for the Salt River Project Apprentice Program. His carpentry and heavy equipment skills will certainly come in handy following a hopefully imminent retirement.
- Dale Spencer originated in Mesa, AZ but grew up in a quiet forested community on the east coast. His background extends from banking, financial manager, to teaching computer science and robotics. He currently resides in Las Cruces, NM as an Assistant Professor at New Mexico State University teaching Accounting and Economics. He and his wife, Maureen, bought their lot in Cloh Chin Toh a few years back and plan to build in the future. Dale hopes to be of assistance with financial matters such as managing down some of the accounting obligations or arranging financing of periodic capital expenditures such as the grader we purchased in 2006.
- Linda Pedersen has resided in Timberlake with her husband, Danny, since 2003. She is starting her fourth year on the Board. ■

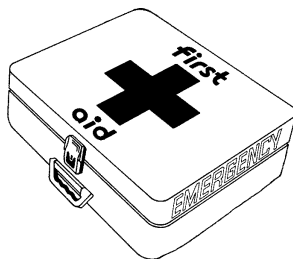
Calling 911 in Timberlake “Emergency Services”

This article is meant to answer several questions and provide important information.

When calling 911 with a cell phone, you must specify where you are in Timberlake. If you are in the Cibola County area, ask for McKinley Metro. The Ramah/Timberlake Volunteer Fire Department will be dispatched. This prevents any unnecessary delay.

The Ramah/Timberlake Volunteer Fire Department will assess the situation. If the conditions are life threatening (i.e. amputation, stroke, significant burns, pediatric crisis, etc.), they can (a) transport to Zuni Hospital or a hospital in Gallup, (b) meet the Pine Hill Ambulance or Zuni Ambulance and they will transport, or (c) call for helicopter evacuation. The two ambulance firms are paid operations and the Volunteer Fire Departments cannot interfere with their business functions.

If the situation is non-life threatening, the Volunteer Fire Dept. will stabilize the patient and wait until Pine Hill or Zuni arrive to transport if necessary.



In option (c) above the helicopter is equipped with both a paramedic and Registered Nurse. This option depends on weather and the weight of the patient. If the patient is over 300 pounds the helicopter may not be used. Albuquerque is the closest Trauma 1 Center and the cost for transport can be \$10-\$20,000 and up depending on the circumstances and distance. There is always the possibility that a patient may have to be flown by a fixed wing aircraft from Gallup or Albuquerque to another trauma center with a possible additional cost of as much as \$10,000 or more.

Anyone interested in joining PHI Cares which is an air ambulance service that covers Timberlake and other parts of New Mexico, Arizona and California should contact Paul Enz at the Ramah Volunteer Fire Department.

This air ambulance service includes both helicopter and fixed wing and the group premium is only \$40/year per household – not individual. Please note that neither Paul Enz nor the Ramah/Timberlake Volunteer Fire Department have any fiscal interest in PHI Cares, it is being promoted solely as a community service. ■

Culverts, Driveways and Roads Road Report

County Road

- From Hwy 53 to the entrance of the Box S is 11.4 miles.
- Mile 1 McKinley Co. (Recreational Rd)
- Mile 2 BIA
- Mile 3 to 6.3 Cibola Co. (Recreational Rd)
- Mile 7.5 to 11.4 McKinley Co. (Class C Rd)
- 188 vehicles/day (Survey results from 2005)

In the last 18 months TRLA has had to supplement county maintenance for the first 6.3 miles because of the severe washboards. Counties are required to perform maintenance only twice/year on recreational roads.

- Cibola County Roads Dept. 505.285.2570
- McKinley County Roads Dept. 505.722.2303

TRLA Side Roads

- 38 total miles
- 50' Easements (Roads are not always centered in the 50' easement due to terrain and trees.)
- Maintenance funded totally through association dues (grader, fuel, labor, equipment repair, and gravel).
- Road preparation (bar ditching, road crowning, wing ditches) is necessary before gravel application.
- Gravel base depends on soil type – clay, loam, loamy sand, sandy clay loam.

Culverts/Driveways

Mark edges of culverts with reflector markers or orange tipped stakes. (Snowplows cannot see culverts when buried with several inches of snow and markers will assist in preventing damage to the culvert.)

Contact Roads Chairperson when installing culvert to new driveway for advice on depth and size of culvert needed. Maintenance of driveway culverts is the responsibility of the landowner. Landowners can be held liable for road damage that results from a blocked or undersized culvert. ■

No Man's Land

No Man's Land has been used to refer to the mile stretch of road that extends from the cattle guard to the Fire Station. It connects the Cibola portion of Timberlake Road to the McKinley portion and is part of Cibola County. TRLA has had to use its resources over the years to keep the road passable as neither county claimed it.

In May 2008, the Board of Directors sent letters to the Cibola County Commissioners dedicating the road to Cibola County per their Road Dedication Policy. Included with the letters were pictures along with copies of the maps obtained from McKinley County and Cibola County.

McKinley's map definitively shows the road, but Cibola's map showed a different road that hasn't existed in many years. The Board received no response and in November sent another set of letters including one to the County Manager and County Road Superintendent. Again there was no response.

Another set of letters was sent to newly elected Commissioners in January and one responded, but he couldn't be of help as he did not represent our district. It was decided at the March Board of Directors meeting that a Board member should attend the Commissioner's meeting in April and speak regarding this issue. Following this April meeting it was determined that more documentation was required to satisfy the Commissioner's questions.

In May 2009, a Board representative readdressed the Commissioners after obtaining a map from Ted Broderick which showed that the Cibola Unit 2 subdivision was accepted by a Valencia County Commission in 1978. It is the Board's opinion that this acceptance of the subdivision included the recreational road and that this map was lost after Valencia divided and Cibola was formed.

During these last few months, there has been extensive work by our grader operators on this road in a good faith effort to clean the 70' easement while making a 24' minimum crowned improvement with bar ditches a minimum of 3' wide and a minimum depth of 1'3" below the crown height per the Road Dedication Policy.

We have been told in recent weeks that this road has not been placed on the Cibola County's agenda for at least two years. Cost estimate to put gravel on this road could reach \$25,000.

At the public July Board meeting, it was decided to contact TRLA's attorney and request direction and possible solutions or legal avenues to solve the impasse.

We ask for your patience while trying to bring this to a proper conclusion. ■

The Red Cliffs of Timberlake

by Linda Pedersen

Entering Timberlake for the first time, one is awestruck by the majestic beauty of the Zuni sandstone cliffs that border Timberlake to the west and southwest.

The cliffs have been referred to as hogbacks, but are actually cuestas. These asymmetrical ridges tend to form when there is a tilted and eroded series of alternating resistant and soft beds. One side of a cuesta has a long, gentle slope determined by the angle of inclination of the resistant bed; the other side is a steep escarpment formed at the erosional edge of the resistant bed where it is undercut by erosion of a weaker bed beneath. Cuestas differ from hogbacks in that the resistant rock layers forming the hogback intersect the surface at much steeper angles, creating steep slopes on both sides of the intrusion.

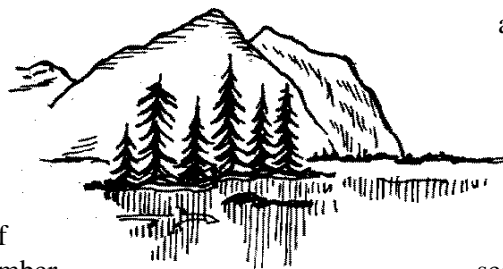
Ramah lies between two (2) cuestas that circle the Zuni Mountains. A Cretaceous cuesta to the south and a Jurassic one to the north – Ramah Lake lies in the gorge of the carved salmon-striped Zuni sandstone cuesta. Deposition of the varying layers of Zuni sandstone occurred during the Mesozoic Era – specifically the Jurassic period and the Cretaceous period. Northern New Mexico was covered by a sea of sand 144-208 million years ago (Jurassic period) similar to the Sahara desert of today. Briefly a vast sea covered parts of New Mexico 66-144 million years ago (Cretaceous period) as North America broke away from Europe and started to drift westward.

So why is there varying pink and cream-colored layers to the Zuni sandstone and what was deposited by water or wind? The reddish color is due to tiny grains of hematite - an iron oxide that we normally think of as rust. Iron oxides in different amounts imparting many shades of color to sedimentary rock ranging from yellow, pale pink to deep red tones.

Capping the cliffs of the Zuni sandstone is a hard resistant layer called Dakota sandstone. It is the oldest Cretaceous sedimentary layer deposited along the western shore of an advancing Cretaceous sea. The Dakota sandstone is about 30 million years younger than the Zuni sandstone and was deposited on its eroded upper surface.

One can now envision hundreds and hundreds of years of blowing sand (some mixed with hematite) and then a sandy layer deposited by the Cretaceous sea. The beauty of these cliffs at sunrise or sunset, after a rainstorm or a winter snowfall gives one a breathless moment and only reinforces that Timberlake is a very special place. ■

Data for the above researched in the following resources: *Roadside Geology of New Mexico*, Holka Chronic, 1987; *Understanding Earth*, 3rd Edition, Press & Siever; *Earth*, 3rd Edition, Press & Siever.



Timberlake Community Center Ranch House Renovation Begins

by Linda Pedersen

A major face-lift to the Timberlake Community Center (TCC) Ranch House began the first week of June. The metal roof was inspected by a local contractor for areas that needed to be repaired. Following those repairs, certain areas were primed with a rust inhibitor and then the entire roof was primed before a direct to metal paint was applied. It took ten days to remove and replace rotting wood, scrape old peeling paint from the exterior wood and stucco walls, caulk, repair, frame windows, mask and tape and prime the entire area before applying the paint. Briefly the entire ranch house was pink.

During this period and following, the picnic tables and fence were also scraped and painted. About 300 hours of volunteer time were logged. This project would not have been possible without the expertise of Herb Gray along with his paint application equipment and incredible stamina. He rallied the troops.

Dick Knowles added a finishing touch when he applied the ZIA symbol to the face of the Ranch House. For those who may not know, this symbol is found on the NM state flag and is the Pueblo Sun Symbol representing perfect friendship.

The rear shed is now going through a similar process but is requiring more intensive work to shore up walls, add additional roofing tin, remove roof jacks, and inhibit the further crumbling of adobe and repair/replace rotting wood. This building is probably the oldest in the Timberlake area and we have reason to believe that it was part of the logging mill. It is thought that Mr. Hamblin probably lived in it during the building of the ranch house in the early 1900s.



The following individuals were instrumental in accomplishing this project: Herb Gray, Pat and Allen Burnam, George Dobbs, David Lowrie, Danny Montoya, Dick Knowles, Linda Pedersen, Perry Cole, Dorn Crowe, Luanne Burgin, Nancy Wills, Laura Dufresne and Eileen Domer. Kathy and Dan Boller and Tim Amsden are adding their time to help save and repair rear shed.

The Board is now researching bids for placement of a toilet and bathroom sink in the Ranch House after removal of interior partition walls.

A Bit of History Discovered

During removal of rotting Ranch House rafter coverings, an aged pale yellow paper floated to the ground. It appears to have been attached to the hidden rafters (exposed with the work in progress) for a very long time.

Several have had the opportunity to try and decipher it, but presently there are still a few words that remain illegible. However, the document speaks for itself. It was written by D.V. Hamblin in May of 1918 and appears to be about the purchase of building materials.

This helps to determine the actual age of the ranch house as Mr. Hamblin was the original owner. The Board plans to have this treasure framed with UV protective glass. It will eventually hang along with other photos taken during the Louis L. Dent period when Timberlake was called the Cloh Chin Toh Ranch. ■



Why Fish Kills Occur

by Fran Barbano

Many people I've heard discuss this topic come up with so many "reasons" why a fish kill occurs. Some are downright bizarre, so I'll explain what causes it, when it can be expected, and how natural phenomenon a fish kill is overall.

Most man-made lakes can suffer from a fish kill. It is a universal event in small and large lakes alike. We must remember that most man-made lakes' primary function is water containment for irrigation purposes. While most lakes are stocked by Game and Fish Departments nationwide, recreation is a secondary benefit that allows the public the availability of personal and recreational enjoyment.

Having worked with Game and Fish personnel and biologists across the nation for years, a fish kill is never going to be a major concern because the compounds are primarily used to store water for irrigation. Recreation is a side benefit allowing the general public to use the facility to fish and relax.

Three events occur prior to a fish kill. They are: ⁽¹⁾ a lack of moisture, either rain or snowmelt. The lake soon becomes low

because of irrigation needs. ⁽²⁾ The water is being used daily but not resupplied, especially in drought conditions.

As summer arrives, and with it escalating temperatures, other factors affect the survival of the fish. ⁽³⁾ When temperatures reach the 90s or higher, and stay that way daily for several days or more, a huge algae bloom occurs in the lake. This algae bloom exhausts the amount of oxygen in the remaining body of water and the fish actually suffocate due to lack of oxygen.

Any man-made lake is affected if enough water is drained and not replaced, and the lake level falls below what is sustainable for fish to survive. It is a natural phenomenon. I hope this helps to explain the "mystery" behind a fish kill. ■

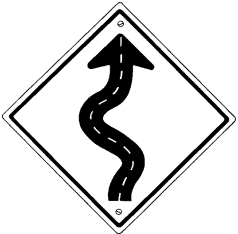
Bio: Fran Barbano is a writer, with decades of experience writing for numerous outdoor markets, Game and Fish publications and many others. Specializing in fresh water fishing when writing on the outdoors, she has written comprehensively on the subject, covering fishing, lake conditions, occurrences in lakes, and myriad other topics. She and her husband, Duane, have an extensive background in all facets of the publishing industry.





RETURN SERVICE
REQUESTED

TRLA
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PLEASE SLOW DOWN

The rapid decline of road conditions after grading is due in great part to speeding. Our posted speed limit is 30 m.p.h.. When was the last time any of us drove on Timberlake's Roads at that speed limit?

In addition to causing road conditions to rapidly deteriorate, the ever increasing dust caused by speeding causes health problems for many. **PLEASE SLOW DOWN!**

A little consideration for your fellow travelers, your neighbors, and our road workers would be sincerely appreciated. ✓

Editor

