

Timberlake Times

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

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Web sites: www.tnnews.info and www.tlrloa.com

PRESIDENT'S PONDERINGS

"Eating Live Frogs"



I read once that there are four things one can never recover: the stone after it is thrown, the word after it is said, the occasion after the loss, and the time after it is gone. All of us can relate to the first two with humiliation and embarrassment. The last two have significant meaning to me as I near the end of my three-year obligation to the landowners and Board of Directors. In 2006 three of us stepped up to the plate with energy, conviction, purpose, and goals for the time we knew we had. When putting together TRLA's End of the Year Report presented at the Annual Meeting in May, I marveled at how many tasks the Board and the volunteers accomplished.

Setting task priorities to achieve goals and committing to their accomplishments is tough. Mark Twain once said that if the first thing you do each morning is to eat a live frog, you can go through the day with the satisfaction of knowing that it's the worst thing that is going to happen to you all day long. The live frog for me is that huge important priority and deadline, the one I am most likely to procrastinate on if I don't do something about it. Whenever the Board completes a task of any size or importance, there is a surge of energy, enthusiasm, and self-esteem. The more important the completed task, the happier and more confident we feel about our dedication to Timberlake. Some of us have set individual goals for our time on the Board, but they intertwine with the aspirations of the whole, as "the whole is no better than the sum of its parts."

Frog #1: Adoption of a reasonable and enforceable set of Codes, Covenants and Restrictions (CCRs) covering all the subdivisions of Timberlake Ranch before the occasion is lost or the time is gone. It will require the approval of 75% of all landowners. This is a HUGE endeavor. We need volunteers from Tucson, Phoenix, and Albuquerque who are willing to contact landowners in their area and convince them how important this is for Timberlake. Very few of you have the time or have taken the time to sit and read how overbearing

and ambiguous the different sets of CC&Rs truly are. Boards over the years made attempts to change them and failed. Consequently they had to keep enforcing the ones put in place by the Developer. This has cost TRLA dearly in lost revenue and time.

Frog #2: Renovation of the Ranch House so families can gather for reunions, weddings, anniversaries, picnics and other social activities. A Ranch House with running water, upgraded electrical outlets and safe electrical lines throughout, cooking capabilities, and sleeping facilities is an asset. There is so much history between those old adobe walls; we dare not let it fall into disrepair and abandonment, because when it is beyond repair the occasion is lost.

Frog #3: Recruitment of new Board members. TRLA is not on life support. There should be no hesitancy for landowners to step forward. There are volunteers in the wings to help and a whole lot of people that say thank you. Everybody has a talent and it is most gratifying to have the opportunity to share it for the common good.

In closing I would like to take a line from an interview I had with Bob Myers before he left Timberlake for the last time a few years back. He and his wife Sarah lived here for over 20 years and Bob was very active with TLA and TRLA. When asked what gave him his greatest satisfaction living in Timberlake for 20 plus years, Bob replied immediately, "trying to help people." It reminded me of what William Penn wrote, "I shall pass through this world but once. Any good, therefore, that I can do or any kindness I can show to any human being, let me do it now ... for I shall not pass this way again." This reinforces that we can never recover the occasion after the loss or the time after it is gone.

So, for now, it is farewell from Timberlake, where the volunteers are strong, the deer are good looking, and it is wall to wall green carpet in the Timberlake valley. ♦

~ Linda Pedersen

TREASURER'S REPORT

by Eileen Domer

| | May 2008 | Jun YTD | FY 07-08 | FY 07/08 Budget |
|---------------------------------------|-----------------|-----------------|---------------------|-----------------|
| INFLOWS | | | | |
| 5009 Assessment Fees | | | | |
| Previous Yr | 1,591.30 | 2.73 | \$ 12,648.92 | 17,525.45 |
| Current Yr | 1,398.87 | 323.15 | \$153,591.55 | 159,745.00 |
| 5915 Key Income | 387.00 | 1,022.00 | \$ 1,543.70 | |
| 5920 Donations | 20.00 | 6.00 | \$ 891.00 | |
| 5930 Finance Charges | 161.00 | 409.00 | \$ 3,563.65 | |
| TOTAL INFLOWS | 3,558.17 | 1,762.88 | \$172,238.82 | |
| OUTFLOWS | | | | |
| Board | | | | |
| 6050 Election Costs | 563.00 | 308.00 | \$ 871.00 | 1,000.00 |
| 6103 Insurance-Directors & Officers | | | \$ 1,957.00 | 2,153.00 |
| 6120 Meetings / Socials | (550.00) | | \$ - | 350.00 |
| 6140 Office Supplies & Exp | 258.00 | 729.00 | \$ 3,226.37 | 2,500.00 |
| 6160 Postage | 49.00 | (39.00) | \$ 2,240.09 | 1,250.00 |
| 6215 Subscriptions and Dues | | | \$ 10.00 | |
| 6290 Mileage - Board Members | | | \$ - | |
| | 320.00 | 998.00 | \$ 8,304.46 | |
| Communcations | | | | |
| 6130 Newsletter | 14.00 | - | \$ 333.00 | 1,000.00 |
| 6170 Website | - | - | \$ 534.38 | 800.00 |
| | 14.00 | - | \$ 867.38 | |
| Financial | | | | |
| 6010 Accounting | 640.00 | 640.00 | \$ 8,220.09 | 8,230.00 |
| 6020 Audit | | | \$ 2,993.00 | 1,500.00 |
| 6030 Bad Debts | | | \$ - | |
| 6032 Finance Charges Write off | | | \$ - | 70.00 |
| 6250 Taxes - Real Estate | | | \$ 1,524.00 | 635.00 |
| 6260 Taxes - Income | | | \$ 7,436.00 | 9,500.00 |
| | 640.00 | 640.00 | \$ 20,173.09 | |
| Legal | | | | |
| 6110 Legal | | | | |
| 6110.01 Legal - Casutt | 323.00 | 236.00 | \$ 7,356.43 | 17,500.00 |
| 6111 Lien & Notary Fees | 25.00 | 54.00 | \$ 189.00 | 500.00 |
| | 348.00 | 290.00 | \$ 7,545.43 | |
| RANCH OPERATIONS | | | | |
| Insurance | | | | |
| 6090 Insurance - Workers Comp | - | - | \$ 269.00 | 1,100.00 |
| 6100 Insurance - Liability & Bond | 1,397.00 | - | \$ 7,967.87 | 9,400.00 |
| | 1,397.00 | - | \$ 8,236.87 | |
| Employee Wages & Taxes | | | | |
| Wages | | | | |
| 6310.01 Grader Time | - | 748.00 | \$ 4,132.00 | 5,800.00 |
| 6310.02 Brushhog Time | | | \$ - | |
| 6310.03 Snowplow | | | \$ - | 1,950.00 |
| 6310.04 Supervisor/Ranch Manager | | | \$ - | 5,400.00 |
| 6310.05 Clerical | | | \$ - | |
| 6310.06 Sanitation & Janitorial (W-9) | - | 340.00 | \$ 1,230.00 | 1,890.00 |
| 6310.07 Ranch Hand | - | | \$ 3,115.00 | |
| | - | 1,088.00 | \$ 8,477.00 | |
| Taxes | | | | |
| 6220 Taxes - FICA | - | 57.00 | \$ 538.43 | 860.00 |
| 6230 Taxes - Federal Unemployment | - | 6.00 | \$ 56.70 | 105.00 |
| 6240 Taxes - State Unemployment | - | 37.00 | \$ 395.05 | 710.00 |
| 6300 Mileage - Foreman & Employees | - | - | \$ - | |
| | - | 100.00 | \$ 890.18 | |
| Total Wage *Tax | - | 1,188.00 | \$ 9,467.18 | |
| Buildings & Commons | | | | |
| 6150 Operating Supplies | - | - | \$ 504.84 | 1,250.00 |
| 6180 Building Maintenance & Repairs | | | \$ - | |
| 6180.01 Ranch House | 8.00 | - | \$ 50.00 | 1,000.00 |
| 6180.02 Bath House | 131.00 | - | \$ 771.83 | 1,000.00 |
| 6181 Land Maintenance & Repairs | 2,053.00 | 183.00 | \$ 5,024.10 | 1,500.00 |
| 6200 Sanitation & Janitorial Supplies | - | - | \$ - | 250.00 |
| | 2,192.00 | 183.00 | \$ 6,350.77 | |

Treasurer's Report June 2008 by Eileen Domer

See spread sheet and pie graphs

Cash flow for the month of May and June 2008:

Income:
May = \$3,558.17
June = \$1,762.88

Outflow (expenses):
May = \$10,858.00

Significant expenses: gravel \$3,983, land maintenance and repair \$2,053, insurance \$1,397, our notes payable = \$1,751.

Outflow (expenses):
June = \$33,151.00

Significant expenses: gravel \$20,241.00, equipment repair and maintenance \$7,613.00, wages \$1,088.00, and notes payable \$1751.00.

Summary Year to Date

Income: \$172,239 - from dues, sale of keys, donations, and finance charges.

Note - we collected 96 percent of dues owed for FY 2008 and 72 percent of previous year's outstanding dues.

Outflow: (expenses): \$145,028 - including notes payable.

Note - Seventy five percent of the Association's expenses went to Ranch Operations.

Difference:
(+) \$27,211 ♦

Year to Date (Fiscal Year 2007-2008) Treasurer's Report

We were over budget by \$2,517 due to the purchase and spreading of extra gravel. We also experienced a large increase in the cost of fuel, equipment, land maintenance and taxes. The overages had a minimum effect on our financial solvency because of the contingency fund of \$10,000. built in as a line item in the budget.

The Board would like to sincerely thank the landowners for paying their association dues in a timely manner and thank those landowners who reconciled their past dues. The income allowed the Association to apply over 1,355 more tons of much needed gravel on the side roads and to grade Timberlake road.

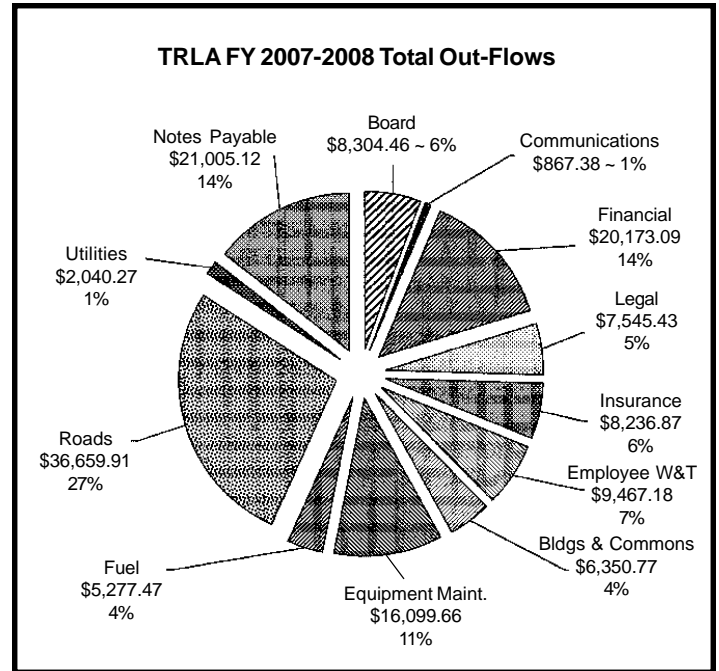
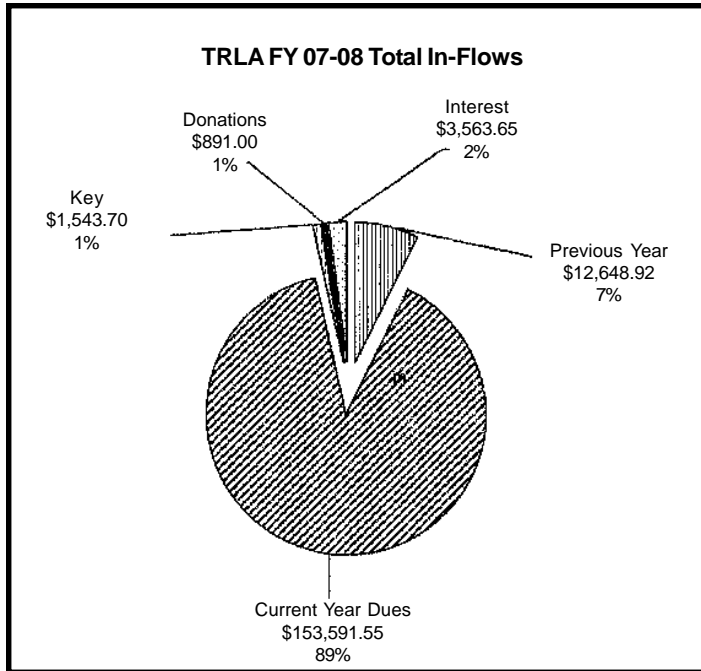
The Association dues increased to \$225.00 (4.65%) this year, in

an effort to meet the cost of running the Association. In order to keep expenditures down the Board undertakes careful cost comparisons for all purchases, is maintaining equipment locally and is relying on volunteer help to maintain the roads and common land.

Part of the financial plan for the coming fiscal year is to save the majority of the (+) \$27,211 in a reserve fund. A reserve fund will allow the Association to have money for heavy equipment replacement, infrastructure upkeep including extra gravel and to pay for a full audit next fiscal year.

Thanks again for helping the Board care for your property. ♦

Eileen Domer, TRLA Treasurer



Cont'd Outflows

Equipment Maintenance & Repairs

| | May 2008 | Jun YTD | FY 07-08 | FY 07/08 Budget |
|--------------------|--------------|-----------------|---------------------|-----------------|
| 6070.01 Dump Truck | - | 156.00 | \$ 1,369.62 | |
| 6070.02 Grader | - | 5,661.00 | \$ 11,126.67 | |
| 6070.03 Pick Up | - | - | \$ 413.55 | |
| 6070.04 Tractor | 11.00 | 1,796.00 | \$ 2,142.23 | |
| 6070.05 Other | - | - | \$ 1,047.59 | |
| TOTAL | 11.00 | 7,613.00 | \$ 16,099.66 | 7,000.00 |

FUEL

| | | | | |
|---------------------|--------------|---------------|--------------------|----------|
| 6311.01 Gasoline | 48.00 | 122.00 | \$ 1,351.42 | 1,000.00 |
| 6311.02 Dyed Diesel | - | - | \$ 3,926.05 | 1,500.00 |
| TOTAL | 48.00 | 122.00 | \$ 5,277.47 | |

ROADS

| | | | | |
|---------------------------------|-----------------|------------------|---------------------|-----------|
| 6040 Culverts & Driveways | - | - | \$ 2,025.00 | |
| 6190 Road Maintenance & Repairs | 3,983.00 | 20,241.00 | \$ 37,634.91 | |
| TOTAL | 3,983.00 | 20,241.00 | \$ 39,659.91 | 20,000.00 |

UTILITIES

| | | | | |
|-------------------------|---------------|---------------|--------------------|----------|
| 6270 Telephone | 5.00 | 111.00 | \$ 639.68 | 1,000.00 |
| 6280 Electric & Propane | 149.00 | 15.00 | \$ 1,400.59 | 1,800.00 |
| TOTAL | 154.00 | 126.00 | \$ 2,040.27 | |

NOTES PAYABLE

| | | | | |
|-----------------------|-----------------|-----------------|---------------------|-----------|
| 2210 Copier | 136.00 | 136.00 | \$ 1,629.00 | 1,632.00 |
| 2215 Grader | 1,391.00 | 1,399.00 | \$ 16,238.30 | 15,875.00 |
| 6105 Interest Expense | 224.00 | 216.00 | \$ 3,137.82 | 3,500.00 |
| TOTAL | 1,751.00 | 1,751.00 | \$ 21,005.12 | |
| 6315 Contingency Fund | - | - | | 10,000.00 |

TOTAL OUTFLOWS

| | | | | |
|-----------------------|------------------|------------------|---------------------|---------------------|
| TOTAL OUTFLOWS | 10,858.00 | 33,152.00 | \$145,027.61 | 142,510.00 ♦ |
|-----------------------|------------------|------------------|---------------------|---------------------|



TRLA QUARTERLY BOARD MEETING
TIMBERLAKE COMMUNITY CENTER RANCH HOUSE 10 AM
JULY 19, 2008 ~ Eileen Domer, Acting Secretary

ATTENDANCE:

Board members Eileen Domer, Duane Barbano, Jeff Court and Linda Pedersen. Excused absence: Gary Blum and Jerry Toellner. Seven landowners present.

Linda Pedersen, President, called the meeting to order at 10 AM. Quorum established.

Introductions: Jeff Court was introduced. Jeff was elected to the Board at the Annual Meeting in May. He will be assuming the duties of Chairperson for the Commons.

Announcements:

Board Member Ted Rodda resigned effective July 17th.

Timberlake Neighborhood Volunteer (TNV) Salad Luncheon at the Ranch House July 20th,

TNV Ice Cream Social on August 3rd 2-4pm, and Move Night at the Ranch House on August 16th.

Eileen Domer, acting secretary, read the minutes from March 15th. Duane moved to accept the minutes. Jeff seconded. Minutes approved.

TREASURER'S Report:

Eileen Domer presented the following:

Income: May = \$3,558.17

June = \$1,760.15

Expenses: May = \$10,858.00

Summary YTD: Collected \$172,236 from dues, key sales, donations and finance charges. YTD Operating expenses \$145,027. Projected difference: +\$27,209. Percentage of dues going to road maintenance and repair: approximately 71%.

ROADS Report:

Linda reported for Jerry Toellner the following:

- Two new blades installed on spreader/grader
- 600 tons of gravel spread on Sagebrush
- Portions of Roadrunner, Culebra and Quail have been prepped and are awaiting gravel.
- C&E raised their prices a few months ago 3% and will be going up again the end of August.

ARCHITECTURAL and Maintenance Committee Report:

Duane reported the following:

- Plan for a garage has been approved.
- There is an anticipated basement approval coming.
- Shed issues still remain very problematic and will continue to cause problems until we get the proposed CC&Rs passed which can be a long time as seventy-five percent (75%) approval by landowners needed.
- The two CC&R violations that were pending at the Annual meeting have been rectified.

COMMUNICATIONS Report:

Duane reported that deadline date for next newsletter is August 1st and as yet has not received material from the Board. He will be attempting (space permitting) to do interview with Mark Bundren (Game and Fish Warden) and Andy Wilson (Fire Dept. Chief) to include descriptions of what the responsibilities are for the first responders. Also, Ramah Postmaster may want to insert a small reminder for people to pick up their packages in a timely manner.

OLD BUSINESS:

PROGRESS Report - Replacing Locks and Keys:

- Duane reported that all the locks have been replaced (brush pile, bathhouse, lake gates, and well). Lock boxes have been placed at the lake gates for the Fire Dept. Bill Wolford volunteered to paint the lock box red to indicate to landowners that it is a "fire department lock box."
- Duane worked several hours to correct problems with the bathhouse outer door. Tom Merritt installed a handle on the interior part of the door for additional safety to prevent people from getting locked in.

- Eileen reported that we have recouped the original cost of locks and keys and are whittling down the cost for the second 200 keys as more key requests are filled.

NEW BUSINESS:

Shed Issues:

If written complaints are received, the Board must react. Eileen suggested that a small article go in the next newsletter to inform landowners that requests must be in writing and approval must be in writing.

A retired landowner and commercial painter will be coming at 11:30 to give the Board an estimate on how much it will cost to prevent further rusting of the metal roof on the Ranch House by applying a series of rust inhibiting Devco High Performance Coatings. He has also volunteered to paint the bathhouse with some leftover paint that will give it a stucco appearance at no cost to the landowners.

Well Issues:

Following discussion of Board's questions to John Hays (attorney for TRLA) and his feedback, Eileen moved that the Board investigate the cost of a meter. If less than \$200, purchase one and install it. Jeff seconded the motion. Motion passed. Jeff will use his expertise in the upcoming weeks to complete this project.

Removal of Junk Pile:

Jerry is investigating what landfills will take the junk behind bathhouse. Options appear to be Gallup or Thoreau. Duane moved that if Jerry has no problem in disposing of the metal material, we give it away. Eileen seconded. Motion passed.

TNV is requesting the use of the Ranch House for August 3rd from 2-4 pm for ice cream social. Board approved. Calendar to be placed in Ranch House so approved events are recorded.

Eileen reported that she has been unable to get anybody from US Forest Service or NM Game and Fish to replace the faded out directional McGaffey 157/Timberlake road sign. She will go ahead and order one from Dynamic Signs. Several people in the last few years have turned onto the McGaffey Road thinking they were entering Timberlake.

Duane suggested the Board approve placing the Timberlake Neighborhood Volunteer Events in the Times and Board agreed. Board will get professional opinion on whether to continue using latex paint on fences or switch to another kind before funding money and requesting volunteer labor from TNV.

Eileen requested project priorities (Ranch House plumbing, electrical upgrades, etc.) as to how much we can do with fewer Board members and finances. A work session is needed with input from Gary and Jerry.

LANDOWNER INPUT

Landowner reported, McKinley County Sheriff issued a "No Knock" Warrant two weeks ago today concerning the break-ins in Timberlake and it has been executed.

Landowner reported that they counted 102 "For Sale" signs in Timberlake which appears to be slightly higher than the national average, but they also noticed increased amount of gravel being placed for RV pads and driveways.

Landowner counted the number of minutes to get his RV from Hwy 53 to Timberlake. He said it was the fastest he has traveled the 8 miles to reach his lot. However, the stretch from cattle-guard to Fire Station remains problematic. The Board responded that the paperwork to have this section dedicated to Cibola County per their instructions was mailed on May 27th to the commissioners. No response has been received as of July 19th.

Eileen moved that the meeting be adjourned.

Duane seconded.

Motion carried.

Meeting adjourned at 11:30. ♦

COMMONS REPORT

by Eileen Domer & Jeff Court

NEWKEYS:

As reported at the Annual meeting and in the Timberlake Times mailed out in May, the locks on the gates to the lake, bathhouse and outside water faucet have been changed.

Since the commons report at the Annual meeting Ted Rodda and Duane Barbano installed the new locks in the bathhouse, gate to the burn pile, outside faucet and both gates to the lake. Cost for the locks and 400 keys: \$2,912.95. Cost for misc. parts, bolts, chains, and lock boxes on the gates to the lake for the Fire Dept: \$186.83, plus postage \$43.66. Total \$3143.44.

One-hundred-ninety-six landowners have purchased 323 keys. Only members in good standing may still purchase one or two keys by sending in the green Key request form that was mailed out with the ballots for the annual meeting or contacting Eileen Domer, Treasurer. Cost \$5.50 @key plus 0.75 cents shipping and handling.

LAKEGATES:

Support cables were placed on the gates. Please do not stand on the gates when you are opening them; though it may be fun, the added weight will break the cables. Plan to paint the gates as well the lock boxes. *Your new key will not open the Lock Boxes.* The Locked Boxes are for the Fire Dept volunteers to gain access to the lake in case of an emergency.

BATHHOUSE:

Landowner, Herb Gray, a retired professional painter will donate paint and his time to paint the exterior walls of the bathhouse. We will need volunteers to prep the walls. We hope to also do the shower floors this fall.

RANCHHOUSE:

The Board is looking for an architect or designer who would be able to go through the Ranch house and assess what could be done to maximize its use. The building needs new plumbing, electrical wiring, insulation, porch and redesign of the interior rooms. With a

five year plan projects could be prioritized and budgeted. The plan for the renovation would then be in place for future Boards to follow. If there are any landowners who have this expertise, we are hoping you will step forward.

Currently volunteers have cleaned the old Ranch manager's office and moved the desk from the library and items donated for yard sales into this area. The room inside the Ranch house where the items were stored will be painted using left over paint. This will provide a secure area for the file cabinets containing Association records along with a refurbished computer desk and an old computer. We are also getting an estimate for primer, sealer and paint for the Ranch house's metal corrugated roof. The roof is rusting and badly needs to be preserved before it starts to leak.

ROADSIGNS:

Six new 4" x 4" x 8' and two 6" x 6" x 8' posts were purchased to replace old and rotting sign posts. Landowner, Dan St Charles volunteered to make nine street signs. The post and signs will be stained and the new post set by the Timberlake Neighborhood volunteers. Cost: \$90.88 plus cost for paint. Will order and install a new directional sign for the Timberlake Road / Forest Route 57 intersection. Cost: \$75.00 +tax.

JUNKPILE:

Will be obtaining cost of moving the junk pile as it now sits on private property. Need to locate a landfill that will take the culverts and trash.

As you can see we have an ambitious agenda for the Common grounds and the Ranch house. We are hoping to restore the Ranch house to its once very useful purpose of providing a place for landowners to gather to meet their neighbors, renew acquaintances, to rest and clean up while building and to just have a quiet, cool place to contemplate while listening to the birds.

Please contact the Board if you wish to volunteer for any of the above projects, we'd love to have you join us! ♦



JEFF COURT ELECTED

Jeff Court received 123 votes at the Annual Membership meeting on May 24th and was elected to the Board of Directors.

Experiencing rural life (born and raised on a cattle ranch in Southern Alberta, Canada) is an asset to living and working in Timberlake.

Jeff is past business owner and was Vice President of Operations for a large plumbing corporation completing large projects in various states and cities.

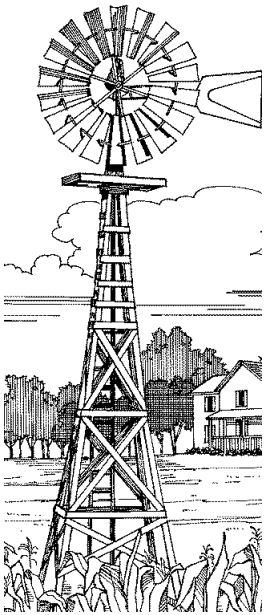
His 32 years of experience as a plumber will be valued as the Board tackles the future renovation needs of the Ranch House and Bathhouse. ♦

TED RODDA RESIGNS

The Board sadly accepted the resignation of Ted Rodda effective July 17, 2008. Ted has been a loyal and effective member since May of 2006. He was Chairperson for the Architectural/Maintenance Committee in 2006 and added the increased duties of the Commons Chairperson in 2007. He is personally responsible for helping with snow removal, researching a new locks/keys system to the Commons, repairing the North Lake Gate, updating the fixtures and repairing the interior/exterior to the Bathhouse, replacing the frost less faucets at Ranch House. He also had the tremendous job of communicating and documenting CC&R violations while reviewing and approving new building requests. We wish him well in his travels and say "Thank You for a Job Well Done." When you see Ted, thank him for his unselfish dedication. ♦

RANCH HOUSE WELL

Original Intentions and Usage



As we get more and more people moving into Timberlake, we are getting more demands on our little well at the Ranch House.

If the water from the well is used for significant domestic use, we could face legal requirements that ensure that the well meet all the regulatory requirements for water sampling, treatment, and certified operators that apply to a public water supply system.

In addition, heavy usage is an expense for the Association, may violate our allowance under the Zuni River Basin litigation, and creates significant wear and tear on the well and the equipment that keeps it running.

Your Board needs to make some decisions about usage of the well. *Currently it is not intended for domestic water supply*, so we are not required to test it for potability. TRLA could ultimately be mandated to perform routine testing of the water and incur more costs and liability.

The questions for your Board and landowners follows:

- 1) Do we want to allow landowners to use the common well for their only domestic water supply, and become involved in the cost and regulatory burden of becoming a public water supplier?
- 2) What about other large volume water users?

On July 19th, the Board decided to purchase and install a meter on the well. A decision will ultimately need to be made on whether the well can support homeowners who decide not to drill wells, those who have under-producing wells, or those whose wells produce only non-potable well water.

In order to determine whether or not the well can support such a strain would require more investment dollars simply to have a certified person investigate the volume, the condition, and all the criteria involved in making an intelligent decision regarding all the issues at hand. This is an old well and there is no guarantee that water will always be available.

If we decide to simply restrict the well to its original purpose “to provide small amounts of water to landowners for miscellaneous uses and support the bathhouse in the summer,” these issues will not be forthcoming.

Currently, there are no funds for repairing the well, let alone having to drill a new well if we become a public water supplier.

The Board would appreciate your thoughts and input on these very important issues. ♦

SHED ISSUE



The current Codes, Covenants and Restrictions (Article III Section 1) do not allow for sheds to be built before the primary residence. Small well houses will be allowed in the absence of the primary residence per Board policy in 2000 and published in the Timberlake Times Nov. 2000.

The CC&R Revision Committee has attempted to address this hot issue in Drafts 1-3. However, these are drafts and have not been approved by seventy-five percent (75%) of the landowners and until their passage the Board **must** enforce the current CC&Rs from 1981.

Requests for sheds are to be submitted to the Architectural Committee in writing and approval must be in writing before you begin construction a shed. ♦



CC&R UPDATES

All landowners will have received Draft 3 of the proposed Revised Codes, Covenants and Restrictions for Timberlake Ranch by the time you receive this newsletter.

This will be the last chance for landowner feedback to the committee and they encourage all of you to compare this Draft to the CC&Rs you were given when you bought property in Timberlake Ranch.

The deadline for feedback is August 30th. As stated in the cover letter with the Draft 3 document, feedback will have to significantly change the intent or content to justify Draft 4 and if it doesn't, Draft 3 will be sent to TRLA's attorney for legal opinion. ♦

CIBOLA COUNTY



The Board filed the appropriate “Petitions for Protesting Values” on April 16, 2008 to Cibola County Assessor's Office. This was in response to raising Common Land valuations from 6,000% to 20,000%.

The Board filed the appropriate paperwork per Cibola County Road Dedication Policy to dedicate the stretch of Timberlake Road running east/west from the cattle guard to the Fire Station to Cibola County for public use and to be maintained by the county. All documents were mailed to the five Cibola County Commissioners on May 27, 2008.

As of July 23, 2008 the Board has not received any communication from Cibola County on the above matters. ♦

**NM SA 1978
30-14-1. Criminal
Trespass (1995)
(1979)**

A. Criminal trespass consists of knowingly entering or remaining upon posted private property without possessing written permission from the owner or person in control of the land. The provisions of this subsection do not apply if:

(1) The owner or person in control of the land has entered into an agreement with the department of game and fish granting access to the land to the general public for the purpose of taking any game animals, birds or fish by hunting or fishing; or

(2) A person is in possession of a landowner license given to him by the owner or person in control of the land that grants access to that particular private land for the purpose of taking any game animals, birds or fish by hunting or fishing.

B. Criminal trespass also consists of knowingly entering or remaining upon the unposted lands of another knowing that such consent to enter or remain is denied or withdrawn by the owner or occupant thereof. Notice of no consent to enter shall be deemed sufficient notice to the public and evidence to the courts, by the posting of the property at all vehicular access entry ways.

C. Criminal trespass also consists of knowingly entering or remaining upon lands owned, operated or controlled by the state or any of its political subdivisions knowing that consent to enter or remain is denied or withdrawn by the custodian thereof.

D. Any person who enters upon the lands of another without prior permission and injures, damages or destroys any part of the realty or its improvements, including buildings, structures, trees, shrubs or other natural features, is guilty of a misdemeanor, and he shall be liable to the owner, lessee or person in lawful possession for civil damages in an amount equal to double the value of the damage to the property injured or destroyed.

E. Whoever commits criminal trespass is guilty of a misdemeanor. Additionally, any person who violates the provisions of Subsection A, B or C of this section, when in connection with hunting, fishing or trapping activity, shall have his hunting or fishing license revoked by the state game commission for a period of not less than three years, pursuant to the provisions of **Section 17-3-34 NMSA 1978**.

F. Whoever knowingly removes, tampers with or destroys any "no trespass" sign is guilty of a petty misdemeanor; except when the damage to the sign amounts to more than one thousand dollars (\$1,000), he or she is guilty of a misdemeanor and shall be subject to imprisonment in the county jail for a definite term less

NO TRESPASSING!

Board Members have been contacted regarding incidents where hikers and horses are walking across private property. The Board would like to caution landowners to be aware of the following: **NMSA 1978 30-14-1**

- No Trespassing signs must be printed legibly in English.
- They must be at least 144 square inches in size.
- They must contain the name and address of the person under whose authority the property is posted.
- They must be placed at each roadway or apparent ways of access onto the property, in addition to the posting of the boundaries.
- If the property is not fenced, such notices shall be posted every 500 feet along the exterior boundaries. ♦

No Trespassing

**NM SA 1978
30-14-6.**

No trespassing notice; sign contents; posting; requirement; prescribing a penalty for wrongful posting of public lands. (1979)

A. The owner, lessee or person lawfully in possession of real property in New Mexico, except property owned by the state or federal government, desiring to prevent trespass or entry onto the real property shall post notices parallel to and along the exterior bound-

aries of the property to be posted, at each roadway or other way of access in conspicuous places, and if the property is not fenced, such notices shall be posted every five hundred feet along the exterior boundaries of such land.

B. The notices posted shall prohibit all persons from trespassing or entering upon the property, without permission of the owner, lessee, person in lawful possession or his agent. The notices shall:

- (1) Be printed legibly in English;
- (2) Be at least one hundred forty-four square inches in size;
- (3) Contain the name and address of the person under whose authority the property is posted or the name and address of the person who is authorized to grant permission to enter the property;
- (4) Be placed at each roadway or apparent way of access onto the property, in addition to the posting of the boundaries; &
- (5) where applicable, state any specific prohibition that the posting is directed against, such as "no trespassing," "no hunting," "no fishing," "no digging" or any other specific prohibition.

C. Any person who posts public lands contrary to state or federal law or regulation [regulation] is guilty of a petty misdemeanor. ♦

No Trespassing

Cont'd NMSA 1978, 30-14-1.

than one year or a fine not more than one thousand dollars (\$1,000) or to both such imprisonment and fine in the discretion of the judge.

G. This section, as amended, shall be published in all issues of "Big Game Hunt Proclamation" as published by the department of game and fish. ♦

EMERGENCY EVACUATION PROCEDURES & NEIGHBORHOOD WATCH

by Mary Jo Wallen

Our primary objective is to set up a quick response time to emergencies such as evacuation for fire, missing persons, or suspicious activities in the Timberlake area.

I'd like to thank everyone who has volunteered to be a Coordinator for this very important project. In the event of an evacuation, search & rescue of a missing or hurt person or in the event of a burglary, etc., we want to be able to effectively communicate with all of the full time and part-time residents of our beautiful area in Timberlake and surrounding areas.

Once the Ramah Fire Dept. and/or local law enforcement executes an evacuation, all Coordinators will be notified and, in turn, will notify everyone possible that we have identified in a Phone Tree. The map of the area (by zone) will be posted on the bulletin boards by the Volunteer Fire Dept and the Ranch House.

We're also hopeful to have it posted on the Timberlake – Ramah News Web site (www.trnews.info).

The list of Coordinators is included with this article. If you would like to help us, we're still looking for Coordinators for Zone 3, 6 and 8 (backups).

Communications are essential, so please provide us with changes. It's also important that we are aware of any special needs that you may have, such as medical problems or transportation of animals. This type of information can be provided to us by filling out the "Emergency Evacuation Data Sheet," form which you can obtain from either me or one of the Coordinators.

Hopefully, you've noticed that we have placed six Neighborhood Crime Watch signs along Timberlake Road. In any emergency, you should call 911 first and then the Timberlake Volunteer Fire Dept. at 505-783-4221. The Fish and Game Warden's phone number is 505-783-4882. Additionally, as the primary Coordinator I want to try and keep track of all the "incidents" that are reported to any of the local agencies. Please call Mary Jo Wallen at 505-783-4207, or send me an E-mail – mrsdw19@aol.com.

Since the McKinley and Cibola County law enforcement personnel are quite a distance from the Timberlake area, it is important that we all work together to observe, report and dissuade crime in our area. I would encourage all of you to watch out for your immediate neighbors so we can keep our neighborhood safe.

We'll have helpful tips and updates throughout the year. Any suggestions or comments will be greatly appreciated. ♦

TIMBERLAKE RANCH & SURROUNDING AREAS ZONE COORDINATORS

7/23/08

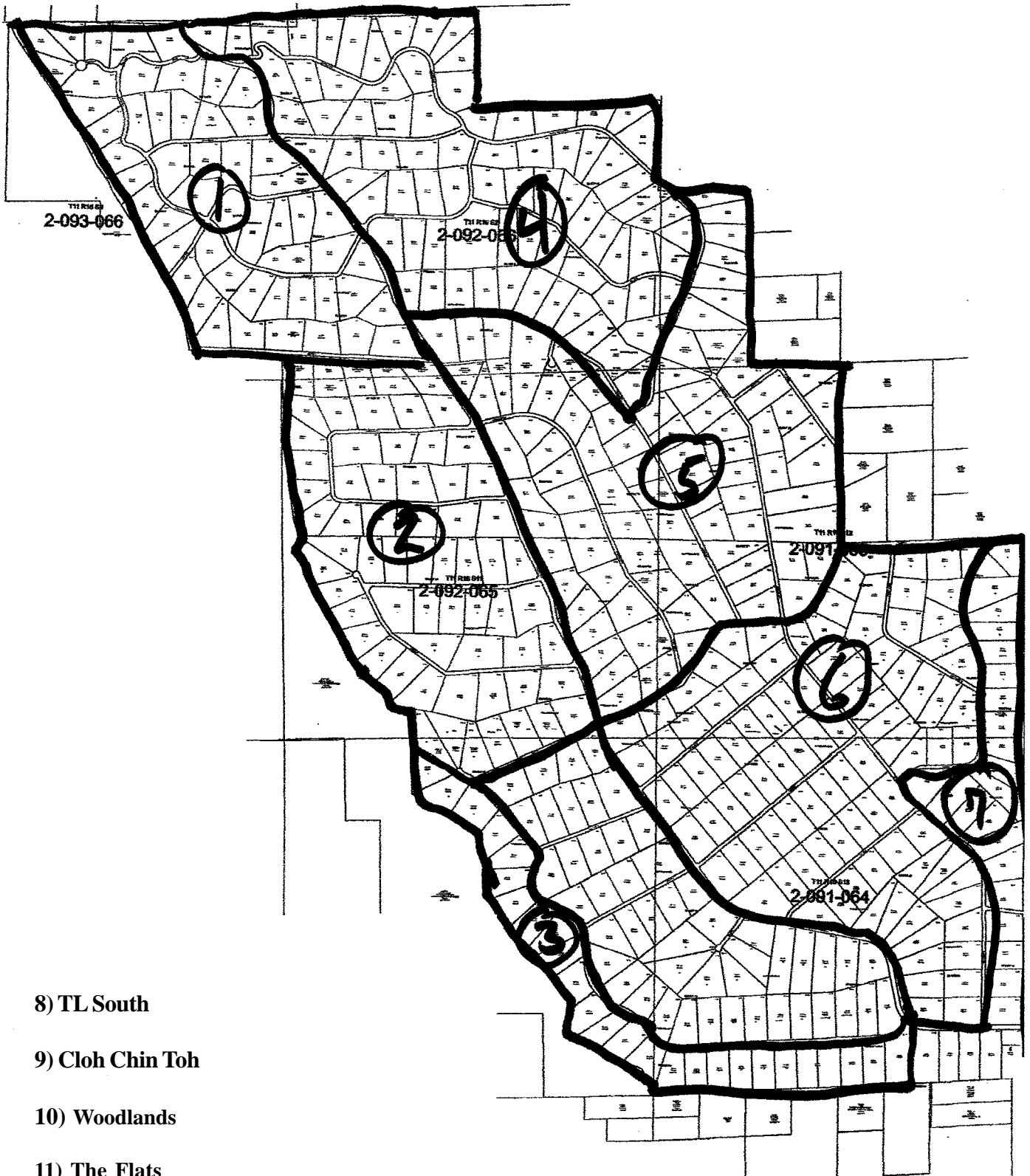
| ZONE | COORDINATOR | PHONE # |
|------|---------------------------------------------------------|----------------------------------|
| • 01 | Mary Jo Wallen Eileen Domer | 783-4207 783-4045 |
| • 02 | Jo Garcia | 783-4056 |
| • 03 | Andy Wilson | 783-4704 |
| • 04 | Linda Pedersen Pat Burnam | 783-2465 783-4439 |
| • 05 | Jerry Toellner Dick Knowles | 783-4373 783-4900 |
| • 06 | David Skinner | 783-4411 |
| • 07 | Harriett Lawrence Ted & Carol Rodda Frank Lambert | 783-4441 783-4590 783-4949 |
| • 08 | Pam Mansberger | 783-4434 |
| • 09 | Barbara Kelley Mary Gibson | 783-4003 783-4686 |
| • 10 | Woodlands Mary Barry | 783-4494 |
| • 11 | The Flats Alice Bybee | 783-4500 |

REGULAR EMERGENCY NUMBERS

| | |
|-----------------------------------|----------------|
| • For ALL Emergencies | 911 |
| • Timberlake Vol. Fire Department | 783-4221 |
| • Fish and Game Warden | 783-4882 |
| • McKinley County Sheriff | 505-722-7205 |
| • Cibola County Sheriff | 505-287-9476 |
| • Poison Control | 1-800-222-1222 |



EMERGENCY ZONES
EVACUATION CRIME ALERT



8) TL South

9) Cloh Chin Toh

10) Woodlands

11) The Flats

(These four “zones”
Not Shown on Map)



RETURN SERVICE
REQUESTED

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

FOR SALE

New construction home and land for sale
Approximately 8 acres
Walk to lake & woods
Two-story home, 3 BR, 3 BA, fireplace hardwood
floors. Call owner Fitz Maurice 949-436-2231.

NOTICE!

**NO Construction Materials are to be dumped at
the burn pile. If dumping of this material is not
stopped, we will have to change locks & regulate
the burn pile by hours and days with a "custodian"
to let you in and check your load.**

The Board

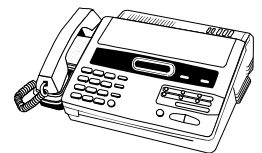
FOR SALE

Private party selling clean 2004 Chevy Suburban.
New all terrain tires, roof rack, running boards,
sun roof, Bose sound system, and all power.
Call Fitz Maurice 949-436-2231.

**HELP WANTED: POSITIONS NOW OPEN
TRLA Board of Directors Positions Now Open**

Position: Director

- Qualifications: Member in Good Standing. No previous directorship experience needed.
 - Job Description: Seeking a member to fill a vacant one-year position on the TRLA Board of Directors.
 - Demonstrates a congenial attitude, a sense of optimism/humor while adapting to adverse circumstances. Must be willing to help make a difference in Timberlake Ranch and promote a positive direction.
 - Willing to work with men and women of various ages and backgrounds.
 - Pay: Thanks and applause.
 - Hours: Random
 - Co-workers: six
- Contact: L. Pedersen, 505.783.2465. ♦



Committee Pool / Position:

Committee Volunteers (architectural, commons, etc.)

- Qualifications: Able to lift a shovel, drive a vehicle, review blueprints, add numbers, perform maintenance on mechanical devices, take inventory, do odd jobs and general cleanup.
 - Whatever your expertise and talent, there is a position waiting for you.
 - Pay: Thanks and applause • Hours: Random
- Contact: L. Pedersen, 505.783.2465. ♦