

## TRLA 2023-2024 Survey Results-(2/2/24)

### How long have you been a landowner?

155 responses

- 44% More than 10 years -
- 37% Less than 5 years
- 19% 5 to 10 years

### Why did you purchase property in Timberlake?

153 responses

- 43% Future Retirement Home
- 40% Recreational use
- 31% To live and work here permanently
- 3% Strictly for investment

### I currently live in Timberlake:

153 responses

- 39%- full time
- 34%-recreational
- 12%-part time

### When you bought and moved here, did you want:

151 responses

- 44%- seclusion
- 22%-to meet and know your neighbors
- 13%-to participate in social functions
- 11%-to help by being a volunteer
- 40%- all of the above

### Were you given enough information to prepare you for living in our rural location when purchasing property? Please explain in the other box.

148 responses

- 55%-yes
- 16%-no

### Where do you go to get Timberlake information?

151 responses

- 70%-Trnews.info
- 38% facebook
- 24%-from a board member
- 48%- from another land owner

## What do you prefer as a source for timely alerts affecting Timberlake?

153 responses

92%-email  
22%-phone  
18%-facebook  
25%-trla website

## What Services would you like on a roster posted to the TRLA website?

143 responses

39%-potable water delivery  
62%-handyman roster  
24%-cleaning service  
41%-household garbage pickup  
16%-none of the above

## board priorities in terms of action and budgeting listed from highest priority to lowest

1. Trla roads
2. BIA section
3. Mitigation of commons, support landowner mitigation, snow plowing
4. Trespassing issues
5. Ranch house, trails

## Please feel free to add any comments regarding this survey.55 responses

Please add [joshstates@gmail.com](mailto:joshstates@gmail.com) to the distribution list

Our biggest concern and gripe would be the roads

The most important issue we deal with are the roads and would love to see major improvements.

The lack of snowplowing during the winter is a major concern as well.

I wish people had more education about living here and how to be a good neighbor, for example: why not to drive their ATV off road where it is not permitted; not to leave their trash at the lake (I'm pretty sick of picking it up); off-leash dog etiquette; a proper vehicle for these roads or don't complain about the roads; the value of our night sky and how constant night lights ruin that; why it is a bad idea to feed the wild mammals; etc...

Good survey!!

CC&R education/review/enforcement

I hope this is not the only survey coming . There is noting listed regarding loose dogs or people riding off road vehicles at high speeds and without a helmet. There was no mention of the culverts and their maintance. Several of the existing culverts are quite deep. Should a car slide off the road and

into one of the deep culverts, someone could be killed. I personally am more interested in having the culverts maintained than having trails constructions. Another area that needs to be addressed is landowners blocking off the easement by joining two or more lots together. The easements are there for emergency vehicles use and should remain open.

Put oil on Timberlake Rd or some other form of dust control

1. There is no column 9. 2. You should give more details around the question of Trespassing.

Please do these more often. Many younger landowners don't feel the board and it's priorities represent our own :)

WELL DONE The association and volunteers are much appreciated.

Some of the items above are equally important to me

Wildfire should be our main concern since Timberlake is located in the middle of the Tinderbox. We love the new trails being built. Thank you!

Would like names of Electricians, plumbers, handyman to help build a deck that you would recommend, and that would come to Timberlake Ranch

Thank you for your interest

Thanks all!

Thank You

A couple of other priorities to consider, although pricey- a common water well for landowners to use (beyond the 100 gallon allotment from ranch house); amenities at the lake, such as a dock. Most people come down to the lake and stay only a few minutes because there aren't any amenities there. We could increase our enjoyment of the area tremendously by amenities at the lake.

It would be nice to remind people to stay off other peoples property when they are not around, especially with their ATVs and vehicles.

Thanks for doing this. I look forward to seeing the results.

Hope this helps you! Carol Rodda

NO RAISING OF HOMEOWNER DUES!!! Road maintenance only when absolutely necessary. NO GOING OVER BUDGET! Snow plowing of Timberlake Rd only! NOT side roads (unless it is an absolute emergency). Landowners need a capable vehicle to get in and out. TRLA Board to stay within budget on all line items! No going over for any reason. Borrow from one category to pay another. Set a budget and stick to it. Pet projects can be paid for with donations.

The Board and volunteers do great job of keeping all iunder control

Glad to see the Board asking for input!

things you have done to TRLA are great!

Not meaning to be selfish here but we don't live on a side row--we certainly support the slowing/maintenance of side roads in the interest of other community members. Thank you all for all your hard work--it is very much appreciated!

Board Meetings Zoom component needs to have questions from Zoom attendees able to speak them during the meeting. No focus has been put on this and attending by Zoom is nearly worthless in terms of getting heard. Board members need to be miked for all their spoken roles and need to repeat questions from in-person audience, since they are never heard by Zoom audience. Board should not limit the length of the landowners' portion of the meetings, as there is never a full airing of the questions in-person and from Zoom. Written "chat" questions from Zoom are almost without exception never shared with the board in the real-time in which they are asked. Board and audience should have the Zoom "chat" portion and un-muted questions from Zoom attendees visible on the large screen behind the board live during the meetings.

My answers to this survey, especially the last question may not be beneficial or relevant. I also did not know what the BIA section of main road mean.

I realize we are at the mercy of the counties and the bia for the main road maintenance, but we really need to make that a consecrated effort as more people move here permanently. Throwing a little gravel down that vanishes into the dirt the first second it rains is just throwing good money after bad. Perhaps we could form a committee to pursue a real road in working with both counties.

Thank you for asking and for your service!!!

I think that surveys sent out by email to encourage and allow homeowner participation and input are a fantastic idea. Many cannot or do not want to take part in community meetings.

We moved here to enjoy the wilderness not to have people allowing their dogs running loose chasing deer or fighting with dogs who are leashed. We are not in favor of trails that give even more access to wildlife refuge spots. Please stop this trail improvement!

I don't live in Timberlake proper but I do pay annual association dues. Lakeview Drive resident

I don't have a key to the gate to the boat ramp or bath house. Have no idea how to get one as I don't live nearby.

I am not sure what all is entailed in the wildfire mitigation of commons, so that was the reason for the low rating. Thanks!

The future of Timberlake Ranch is at stake here unless you come up with an agreement with BIA, Cibola, McKinley and Timberlake to keep the only entrance open at all times. When a prospective buyer comes into our subdivision and they see impassable roads, Are they going to buy here? No. They will go elsewhere. What about ambulance service during periods of downtime on our roads.

Does Timberlake want to be sued if someone dies? I don't think you do but you, as the board, have been missing the point. Quit squabbling and pointing the finger and grow up.

Spending money to upgrade the Ranch House and particularly 3k for grass is obscene. The safety of the residents (roads) should be a priority. Volunteers that say "it's not their job" "it's the counties responsibility" is NOT OK. We don't pay fees for new grass!!

We love Timberlake ranch. As part time residence we would like to feel our input is as important as full time residence. Thank you for fixing them showers in the bath house!

The Timberlake HOA Board members that do not live here 12 months of the year should either not be allowed to be an HOA Board Member.

it would be nice to reduce landowners fees for those owning two or more properties so that they can pay for only one property. that might motivate more landowners to want to annex more lots to their main lot and that would in turn protect some land from development which in turn can also reduce traffic. in the past few years the number of trucks hauling dirt, gravel, modular homes, etc has increased significantly. this increase has also created a problem with the roads, which are now full of potholes, washboards and ruts

less is better

We think a good main road in to Timberlake that is not affected by weather is very important.

I feel there needs to be an aggressive commitment by our board of directors to reinforce Timberlake Road and to maintain it. Cibola County has not laid new rock on the road for a long time, and neither has McKinley County. That should be addressed also.

Grumpy neighbor, conflict resolution

Need creative solution to THE BIA road mess. We need all weather entrance for safety of residents. It would be useful to post a separate information page on the website t

Sorry i was completey on phone & it wont let me uncheck to do it properly but the road is #1 for me

Trla does a great job maintaining their roads. The bia is not within their purview but is a problem.

Dues should bot be raised for a non hoa concern as many outside the hoa use that road.

Communication to landowners MUST be improved. Too many things fall thru the cracks. The bathhouse and ranch house should yave been separated out as two separate things. The bath house is important for recreational users while the ranch house is not accessible for anyone but the board therefore mostly useless.

My limited time spent in Timberlake Ranch means my 1-8 rankings in the question above should be taken with a grain of salt.

We would like to build and move permanently but the roads in and out are of great concern. of great concern

We appreciate all the efforts of the board members! We love the natural beauty of the area and look forward to continuing to enjoy it. Due to the location a minimum square footage requirement is the only thing that I would say is unimportant. While the board should continue to approve plans to maintain the esthetics, square footage is hardly important. The unique beauty of small retirement cabins would only enhance Timberlake ranch and encourage owners to develop custom homes rather than need to defer to modular designs to meet square footage requirements on a limited budget.

Thanks for taking the time and energy to solicit our opinions. Jay Ulrich

We love living here. Keep up the amazing job !

Between me and family we have owned property for 40 years and the bath house still looks in the same condition as when i purchsed andd i must say the condition is ranked POOR. I pay assessments like many others and there is a total lack of caring to improve the bath house. Water closet has never been replaced, faucets and sink aer poor outdated and the lack of hygiene is evident. I never find paper towels, the showers are in poor condition. The board never addresses those problems. WHY?? Why doesn't the board negotiate with the game and fish and start restocking the lake.with trout like before. This fishing is what brought most of the people to Timberlake in the first place. Timberlake was sold as a get away not as a full time place to live.

Thank you Board members! Sorry for delay I thought I send this in

### Age range- approximation

24- 70 or older

70- 60 to 69

33- 50 to 59

24- 40 to 49

20- 30 to 39

8- 20 to 29

24- less than 20