

# The Ridges Landowners' Association

## NEWSLETTER

Number 10  
Summer 1997

In an effort to keep all landowners in The Ridges informed of the development of the community and issues that may affect you, we are distributing this quarterly newsletter. We hope that you enjoy this periodic update and find it useful.

### **ANNUAL MEETING**

This year's Annual Landowners' Meeting will be held on October 22, at Peppers' Restaurant; so mark it on your calendar if you plan to attend. An official notice, along with proxies for those not planning to attend will be sent out in September.

### **FIRE! FIRE!**

A grass fire burned portions of lots 62 and 63 the last week of July. A few small trees were scorched, but little damage was done, and no buildings were involved. The prompt arrival of the Eldorado Fire and Rescue (volunteers) prevented any spread of the fire into the large trees, and they had the fire under control in short order. The fire chief has indicated that the cause of the fire was unknown, but it possibly could have been kids shooting bottle rockets. It is my understanding that homeowners (including Los Vaqueros) located near the site of the fire have been questioned as to its origin.

We should treat this event as a wake-up call here in the Ridges. All residents should review what they would do in case of a brush fire, first to prevent it and then to preserve life and property. We have sent a thank you note to the Eldorado Fire and Rescue service commending them on their prompt and efficient action.

### **DOGS**

Time for our continuing reminders about dogs running loose (which violates both our Covenants and the County Regulations). Dogs have barked at and intimidated pedestrians, and in one case, someone has been bitten (though not severely). The Ridges Board of Directors would like to remind dog owners of county ordinance No. 199 1-6, Animal Control, which is summarized as follows:

- All dogs must be vaccinated against rabies and registered with Santa Fe County.
- Dogs must be confined on owners' property or under control (on a leash) when off the property.
- if a dog bites (draws blood) on a person off the

owners' property or on a public access road, the dog will be considered vicious and will be destroyed by Animal Control. The owner of the dog will be fined.

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For your convenience, the number for SF County Animal Control is 986-6260.

### **ROADS**

The roads in the Ridges have had a worsening "washboard surface" problem this year, despite intermittent grading. As more people move in and traffic increases, the bumps will also increase. Road surface wash-boarding is caused by "foot on the gas" acceleration over the bumps - driving too fast. Lets keep within the speed limit (25 MPH) and compliment the Road Committee for their efforts (against all odds) in our behalf

Some residents have suggested that we pave the road with asphalt pad way into The Ridges to get rid of the worst of the DIRT, DUST, and WASHBOARDING problems. You may remember the Board looked at this in 1995 and decided against it at that time. However, it may be time to look at it again. The Board will obtain cost estimates for the job and make these known at the Annual Meeting in October. We can discuss the issue at that time.

### **HOME BUILDING STATUS**

Two new homes are going up in the Ridges. Lot No. 47, John and Marilyn LaRowe, and lot No. 63, Nigel Walsh and Deborah Hayden. Both parties hope to be in by year's end Good luck!

#### **NEW RESIDENTS**

We would like to welcome several new residents who have moved into houses in the Ridges.

Meg and Stillman Brown Lot #34

Stan Diamond/Francis Tavich Lot #28

Virginia Morris Lot #19

### **WATER AND SANITATION DISTRICT CREATED**

On July 1 qualified voters in the US 285 area went to the polls and approved the formation of a

water and sanitation district. There were 497 votes cast (out of approximately 1200 eligible voters). Of these, 427 were in favor, with just 55 against. The District was formally created on July 3 by order of the NM First Judicial District Court. It thereby becomes a "quasi-municipality" under state oversight.

The first Board of Directors for the District was also elected to terms of staggered length. Ray Nichols will serve until Jan '99, Don Dayton until Jan '01, and Dick Chenault until Jan '03.

The District's initial activities will center on establishing a working relationship with other state and county agencies. The Board will then turn its attention to investigating the possible purchase of El Dorado Utilities.

All property owners within the District will notice a special tax added to their next tax bill in Nov. This is the way in which the District raises money to fund its operations prior to purchase and operation of the water company. If and when the utility is under District control, operating expenses would come out of the utility's revenues. Although not completely set yet, the tax will probably amount to about \$0.75 per \$1000 taxable value, which is 1/3 of assessed value.

The Board has a small office within the ECIA complex at 1 Hacienda Loop in Eldorado. Regular

monthly meetings are held at 7 PM on the second Wednesday of each month. An agenda is posted outside the building at least 24 hours before. All meetings are open to the public and attendance is encouraged

### **INCREASE OF WATER PRESSURE**

El Dorado Utilities has finished hooking up The Ridges to the water main on the other side of 285. Water pressure in The Ridges is now in the 60-90 psi range.

### **SECURITY SERVICE**

VISTA SECURITY SERVICES is offering to provide vacation house checks, as well as pet and plant care, to residents in the US 285 area. If you are interested, their number is (505) 466-1056. This is a private service and is in no way associated with The Ridges Landowners' association.

### **SAD NEWS**

Bob Klopp had an apparent heart attack and passed away on Monday the 8th of September. We all extend our sincere condolences to his wife, Yvonne. In accordance with Bob's wishes he will be cremated, and there will be no memorial service. Those who wish to send flowers should send them to Yvonne at home (9 Hijo de Dios).

The Board of Directors and the Association officers are listed for your information. Please feel free to call for assistance or information.

<u>NAME</u>	<u>OFFICE</u>	<u>TELEPHONE</u>	<u>BOARD</u>	<u>COMMITTEE CHAIRMAN</u>
Dave Kingston	President	505-466-4078	x	
Rick Ricalde	Vice President	505-466-8264	x	Roads (Co-Chair)
Joe Thompson	Secretary	505-466-6002	x	
Steve Cary	Treasurer	505-466-6360 or 982-4078 Ex 19	x	Architectural Review
Mary Gill		505-466-3569	x	Roads (Co-Chair) Nominating