

The Ridges Landowners' Association Newsletter

Number 13
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IT'S DONE!! THE ROAD IS PAVED!!

The asphalt paving of Principe de Paz, the main road in The Ridges, from the entrance near Hijo de Dios up to Pan de Vida, is complete. Turn-offs to side roads have been stubbed out with asphalt but all side roads and the remainder of Principe de Paz will remain dirt. These dirt roads will be maintained by periodic scraping, as before.

All you homeowners are to be congratulated on your courage in voting for the road improvement and for your prompt payment of the special assessment. About 90% of the assessments were paid on time, with only four not paid as of now. Without that promptness, we might have waited many months or, worse, not have had sufficient funds to enter into a contract at all. The Board is also to be congratulated for the vision and tenacity they exhibited in pushing this project to successful completion. We all owe special thanks to Rick Ricalde, Road Committee chair, and to El Presidente Dave Kingston. They worked, worried, and worked some more to make this happen, and they did a great job!!

In addition to the paving, two new speed bumps, near lots 30 and 18, have been put in, and the existing bump at the entrance has been lowered. All three bumps are there to help keep speed under control. The nominal speed limit will remain 25 MPH on all roads. In spite of the smoother surface the road is still narrow and has some fairly sharp curves, which can be dangerous at higher speeds. Also, we still have joggers, dog-walkers, bicycles, and kids on the roads at times.

PLEASE RESPECT THE SPEED LIMIT AND BE A RESPONSIBLE DRIVER.

ITEMS OF INTEREST FROM THE COVENANTS

The Restrictive Covenants for The Ridges are legal "rule " pertaining to the"...limitations, restrictions and uses to which the lots or tracts...may be put..." These covenants are meant to give us all some assurance that our neighborhood and our lives here will be as expected

Most of the covenants are straight-forward and have to do with architecture, land use, and, in some cases, personal activities. To refresh your minds, [here are some of the most important provisions](#), other than architectural

- "Extra automobiles, trailers, boats, etc. ..." shall be screened from view..." to keep the neighborhood looking good
- "...household pets" [dogs, cats, hamsters, and birds] shall not exceed 3.
- All animals should be under control of the lot purchaser at all times. Lot purchasers shall prevent the animal in any way becoming a nuisance either from noises created by the animals, odors or other practice or conduct which may create a nuisance."

- "No...discharge of firearms shall be permitted."
- "Television and other receiver dishes shall be screened from view from nearby lots and roads."
- "All lot owners and occupants shall refrain from excessive water use and waste." As you know, we live in a "semi-desert" area, with rainfall scarce (+/-14"per year). Our water supplier, El Dorado Utilities, does not have an excess of water available. Xeriscape (low water use) landscaping is suggested, and lawns and other high water use items are discouraged. El Dorado Utilities has requested that we use water outdoors on certain days only (Tues/Thur/Sat for odd-numbered lots, Wed/Fri/Sun for even-numbered lots) and refrain from outside use entirely on Mondays. The use of low-flow showers and toilets is highly encouraged

LET'S ALL BE GOOD NEIGHBORS

Every now and then it's a good idea to stop a minute and reflect on whether you're being the best neighbor you can be, and perhaps whether your neighbor is being the best he or she can be. If not, it's time to brush up on neighborliness.

Most of us came to The Ridges to be a little bit

away from the rush of the city, even a small one like Santa Fe. We wanted space, quiet, freedom — maybe even a bit of isolation. As The Ridges becomes more and more populated (we have approximately 50 homes built or under construction), it becomes more imperative to remember why we and our neighbors are here. For some that may imply the freedom to drive as fast as you like or to let your dog roam or bark when and where it pleases. To others it may mean freedom from just that sort of activity.

Each of us can be a better neighbor by respecting a few basic courtesies:

- Keep your dog(s) at home or under your strict control when away from home
- Try to keep your dog(s) from excessive barking, especially from 11PM until 8AM.
- Keep your dog from messing on others' property or the main part of the road.
- Drive slowly when bicycles or pedestrians are in view.

RIDGES CLEAN-UP

• For several years we have had a day designated in the early summer for cleaning up the sides of the roads throughout The Ridges. Last year it didn't happen, and we would like to try another procedure this year. We are asking residents to volunteer to clean specific sections of the roads on their own schedule. The procedure will be that the responsible residents ensure all trash (bottles, cans, paper, etc.) is removed from roadsides in their areas by June 26. They may then dispose of the trash along with their own, or if necessary, call Dave Kingston to arrange

pickup on June 27.

We would like to thank the people who have volunteered to coordinate the clean-up of their areas, and we hope their neighbors will pitch in too.

- Olsens (all of Hijo de Dios)
- Fowler (Principe de Paz from #1(Hijo de Dios '7" to Rey de Reyes)
- J. Thompsons (all of Rey de Reyes)
- Turpens (all of Estrella de la Manana and Principe de Paz from Estrella de la Manana to Rey de Reyes)
- Booms (Principe de Paz from Estrella de la Manana to Agua Viviendo)
- Kingstons (all of Agua Viviendo and Immanuel)
- Chenaults (Principe de Paz from Pan de Vida to Buen Pastor and from entrance to #1(10 de Bios '7")
- Raugust/Rappe (all of Pan de Vida)
- Myers (Principe de Paz from Buen Pastor to cul-de-sac at end)
- Shanabergers (all of Buen Pastor)

W/ELCOME PACKAGE FOR NEW RESIDENTS

The Board is developing a package of information to give new resident. It will contain important selected information from the covenants, a map of The Ridges and a current list of residents and phone numbers, and some information on useful phone numbers and available services. These packages should be available soon. If any current residents would like a package, call Dave Kingston at 4664078.

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>COMMITTEE CHAIRMAN</u>
Dave Kingston	President	505-466-4078	
Rick Ricalde	Vice President	505-466-8264	Roads
Joe Thompson	Secretary	505-466-6002	
Steve Gary	Treasurer	505-466-0860 or 982-4078 Ext 19	Architectural Review
Karen Embertson	Member	505-466-2486	