

# The Ridges Landowners' Association Newsletter

Number 14  
Fall 1998

*In an effort to keep all landowners in The Ridges informed of the status 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 27 at Peppers' Restaurant on Old Pecos Trail, so mark it on your calendar if you p/an to attend. An official notice, along with proxies and candidates for the Board for 1999, will be sent out soon.*

*Candidates for the Board are:*

<i>Dave Kingston (3rd year)</i>	<i>Lot 43</i>	<i>466-4078</i>
<i>Karen Embertson (2nd year)</i>	<i>Lot 80</i>	<i>466-2486</i>
<i>Jim Shannaberger (1st year)</i>	<i>Lot 75</i>	<i>466-6906</i>
<i>Nigel Walsh (1st year)</i>	<i>Lot 63</i>	<i>466-9026</i>
<i>Barry Weinstein (1st year)</i>	<i>Lot 72</i>	<i>466-6223</i>

*Additional nominations from the floor will be allowed*

## **RIDGES CLEAN-UP**

*The Board would like to thank all residents who participated in the clean-up in June. It's always discouraging to see how quickly it gets dirty again, but/f we all try to keep the areas along the roads near our houses clean, maybe it will help. Thanks again!!*

## **DOGS CREATING NUISANCE**

*Letting your dog(s) run loose in the neighborhood violates both The Ridges Restrictive Covenants and County regulations. Loose dogs have barked at and intimidated pedestrians on our roads, have attacked dogs being walked on a leash by their owners, and have been declared a nuisance by the Board of Directors. Owners of such dogs have been notified by letter to correct the situation.*

*The area of The Ridges is not completely safe for loose dogs. During the past year two dogs have disappeared (presumed killed by coyotes), and two dogs have been shot; one killed and one wounded*

*For your convenience: SF County Animal Control phone is 986-6260.*

## **HOME BUILDING STATUS**

*Two more new homes are under construction. These will bring the total number of homes to 53.*

*The 1998 map of The Ridges, showing lot numbers, present owners, and phone numbers will be mailed to residents soon. This map is for your convenience and to support our Neighborhood Watch program.*

## **HAPPENINGS IN THE US 285 A REA**

*Roadwork on US 285. The State Highway Dept will soon be starting a project to widen 285 from two to four lanes from I-25 southwards to Lamy. Phase 1 (I-25 to Spur Ranch Road) will probably begin in Spring 1999. There is a citizens committee of residents from the area working with the State and the County to try to make the widening as painless as possible. So far the plan is to have a concrete divider from I-25 to Avenida Vista Grande, due to the high traffic density, and a 10-15 foot wide planted median from Vista Grande to Lamy. Pedestrian and equestrian overpasses/underpasses are being considered but will be extremely difficult (read "expensive") to put in. You may call Rose Marie Bagioni at 466-0755 for more information, but please don't give her a hard time. She's working for us!*

*Service Station at 285 and Avenida Vista Grande. An application to build a service station in the northeast quadrant of the intersection was approved by the County Commission in August. The station will be owned by Joe Miller, but will be operated as a major supplier (e.g., Shell, Chevron). The 285 Coalition, assisted by our own resident architect Michel Marx, was instrumental in getting some restrictions placed on the station. Its looks will be improved, its visibility from 285 will be reduced; and its lighting will be subdued and extinguished when the station is closed. Although the station will include a convenience store, there will be no liquor sold, no loud music or outside speakers, and no overnight parking. There will be a diesel pump, but it will not accommodate 18 wheelers. Joe Miller will stop selling gas at the Country Store when this station opens. For more information (but not much) call Dick Chenault at 466-1622.*

*New First National Bank Building. The bank, which currently occupies a space in the Agora shopping center, will soon be building in the new Agora area east of the current center. After discussions with the 285 Coalition (again with help from Michel) and other Eldorado area representatives, the bank building design has been modified so that it will fit in better with the architecture of the area and look similar to the Agora.*

Library Coming to the 285 Area. Funded by a \$250,000 grant from the 1998 Legislature, a local branch library is in the planning stages. It will apparently be located on an available tract of land near the Eldorado Elementary School.

County Park Coming to Lamy. SF County is planning to create a park on about 40 acres along the road leading into Lamy. The park would be oriented towards natural activities (picnics, farmers' markets, etc.). Lamy residents are involved in the planning with the County.

**WHAT'S HAPPENING WITH WATER??**

The Eldorado Area Water and Sanitation District commissioned a study of El Dorado Utilities, Inc. (EDU) by an engineering firm in Albuquerque. The study report was delivered on September 10. A summary was featured in the September Eldorado Sun (available free at the Agora center), but highlights are provided here:

- Existing EDU water resources are able to meet current users' water needs now but will be marginal during drought conditions.
- With the exception of the Lamy well, wells are pumping more water than is being replenished naturally, and this results in a decline in well yields over time.
- Existing water rights are adequate for current use but will not be sufficient to support fully projected population growth in the area.
- The current market value of EDU is lower than might be expected due to some unused or nonessential assets, an over-valued physical plant, improvements

needed, and inadequate future water production capacity to support future growth.

Using these study results, the District Board plans to meet with AMREP (EDU's owners) in Rio Rancho to discuss a possible purchase, contingent upon community support. If suitable terms can be agreed upon, the District will present those terms to the water users in the Eldorado area communities for discussion and community input. At that time the Board expects to distribute written material, to conduct at least one public meeting, and to solicit written input as to whether the water users support the Board's proposal.

The District Board believes that if the utility can be purchased at a reasonable price, the District as a government body, will be in a better position to resolve the issues concerning water availability and water rights than would EDU. The Board also firmly believes that a utility owned by the residents, directed by a full-time professional manager, and overseen by an elected Board composed of members of the District offers the best chance for preserving a viable water future for the area.

A copy of the report is available for reading at the Eldorado Community Center. You may get your own copy of the study report by calling the District office (466-2411) and leaving your name and phone number. Each copy costs \$10.00 and will be available about one week after it is or-

**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 Cary	Treasurer	505-466-0860 or 982-4078 Ext 19	Architectural Review
Karen Embertson	Member	505-466-2486	