

Note: Since there were two issues of the Newsletter numbered 16 and dated Summer 1999, I have taken editorial license and combined them.

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The Ridges Landowners' Association Newsletter

Number 16
Summer 1999

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.

WATER ALERT: STAGES I AND 2

In May, a water alert, Stage 1 sign was posted at the entrance to The Ridges, and several weeks later, the sign was replaced by one declaring that we had entered Stage 2. These signs are to notify residents of the specific restrictions imposed in each stage.

Specifically, in Stage 1 water users are to adhere to the following: 1) Water on odd or even days, depending on your street address. 2) Water only before 8 am. and after 6 p.m. 3) Postpone new outdoor planting until Stage 1 is removed. 4) Turn off all decorative water devices, such as fountains and waterfalls. And, 5) Do not add water from your home to swimming pools, spas, ponds, etc.

In Stage 2, the following restrictions apply, in addition to those outlined in Stage 1: 1) Catch rainwater and save bath, shower, and washing machine water. This "grey" water may be used in accordance with state regulations for watering outside plants. 2) Water lawns, trees, and shrubs only enough to keep them from dying. Water only by hand. 3) Do not wash vehicles.

In addition to the above restrictions, there is a proposed rate change that will apply to residential and commercial water users. For usage up to 6,000 gallons, the usage rate is \$5.13 per 1,000 gallons, with a rebate for usage of 4,000 gallons or less. The rate increases to \$10.00 per 1,000 gallons for water usage between 6,001 to 10,000 gallons. Usage in excess of 10,000 gallons will be billed at \$20.00 per 1,000 gallons.

Welcome to Newcomers: Several newcomers recently have moved into The Ridges—Mr. and Mrs. Paul Dehaas, lot 53 and Jeremy and Bernadette Forman, lot 83. The Board of Directors wishes to

extend our welcome. If the newcomers have any questions about The Ridges, they may contact Nigel Walsh (466-9026) or Dave Kingston (466-4078).

Vandalism: Lot 36 (Thompson) had their mailbox knocked over and dented on a mid-afternoon in early June. Lot 53 (Dehaas) had their outdoor light fixtures broken on their monument at the road. This occurred late at night in early June. An empty 12 pack of beer (Corona Light) was found nearby, along the road, perhaps indicating a random drinking party. * On rare occasions in the past, we have had minor acts of vandalism (defacing the road signs, etc.) that seem to take place in the summer. We do not know who might be responsible for these events and ask that the neighborhood watch be vigilant and to report, and help prevent, such acts in the future.

Water Theft: Lot 21 (Roll) had an apparent water theft from their property in April or May. No one was on the premises at that time. The owners subsequently received a water bill for more than double their normal usage. Both indoor and outdoor water systems were checked for leakage, and none were found. There was evidence of recent activity around the outdoor faucet at their horse barn, across the road from the house. They concluded that someone may have filled up a tank truck, possibly at night. Locks have been placed on the outdoor faucets to prevent a repeat theft. According to county officials, water theft, especially in the summer, is not an unusual event in this area. As a precaution against water theft, residents of The Ridges who have outdoor water faucets, especially near the roads, may wish to place a lock on the pumps.

*In an effort to try to identify who may have drunk the case of Corona Light, an inquiry was made to The Ridges resident beer expert, Nigel Walsh. His reply

was, "No one in The Ridges would drink that stuff," indicating that the perpetrators probably were outsiders.

New Construction: Three new houses have begun construction on lot numbers 5, 65, and 66.

Building? Remodeling? Adding a New Addition? Many new building sites currently are active in The Ridges. Lot owners who are building or adding onto or remodeling now will be required to keep trash dumpsters and outhouses on their property and not on the roadside. The wind causes debris from dumpsters to blow into others yards, as well as in the roads and wilderness areas. It is suggested that dumpsters be covered with a tarp to keep trash and debris contained. This will help to be mindful of neighbors as well as to keep our subdivision litter free.

Firework Ban: Lighting fireworks has been banned for the Fourth of July holiday season. Both police and fire departments will be patrolling residential areas in the city and county and issuing initial warnings followed by citations to violators. Citations will carry fines between \$50 and \$300 in addition to jail sentences of up to thirty days.

Dogs. Dogs. Dogs: An issue of the Ridges Newsletter would not be complete without the perennial issue of dogs in The Ridges being addressed. Now that summer has arrived and folks are keeping windows open, dog owners are asked to pay special attention to and keep their pet's barking to a minimum. In addition, a concern recently was voiced over the quantity of "doggie droppings" on the roads. One resident requested that Principe de Paz be renamed Principe de Poop. It would be greatly appreciated if owners would guide Fido to areas off the road for their (the dog's) daily ablutions

HAVE A SAFE AND HAPPY FOURTH OF JULY

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>
Nigel Walsh	President	505-466-9026	
Karen Embertson	Vice President	505-466-2486	
Barry Weinstein	Secretary	505-466-6223	
Jim Shanaberger	Member	506-406-6909	Roads
Dave Kingston	Treasurer	505-466-4078	
Steve Cary	Non-member	982-4078 Ext 19 or 505-466-0860	Architectural Review

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DROUGHT and FIRE DANGER HIGH

Because of the lack of precipitation this winter, the likelihood of drought conditions and fire danger is already very high. All landowners are urged to do their utmost to conserve water and to take actions to prevent fires and to protect their homes against brushfires.

FIRE DANGERS

As resident members well know, Santa Fe and the surrounding areas are a/ready extremely dry. Without significant rainfall soon, we will be in a dangerous situation, as in 1996. In that year several brush fires showed us how dangerous any fire can be and how quickly one can get out of control.

In general, landowners should clear away dry grass, brush, and bushes from around structures. Creating a no-fuel area at least 10 feet wide is a good goal /n addition, you should have sufficient hoses outside to a/low you to put water quickly on a fire while it is still small or at a sate distance. This may require some extra length of hose. The hose should be easy to find and to access, since it may be up to your neighbor to try to stop a fire when you're not home.

For resident members we have enclosed a brochure pointing out many ways to help fireproof your home and what to do in case of fire. Please read it carefully and take action now.

TWO FIRES IN THE RIDGES

In February two separate fires occurred in our community. The first was on Lot 49. It started in the garage area one morning when no one was home. Although neighbors noticed the fire immediately and called the Eldorado Fire & Rescue, the house was markedly damaged, with the garage being a total loss.

The second started about 10 PM in a scrap

material pile near the house being built on Lot 85. This was put out by the Fire & Rescue without damage to the house.

The causes of the fires have not as yet been determined.

DROUGHTAROUND THE CORNER

There is likely to be a situation this year similar to 1996, when all water users were asked to institute severe conservation measures. The small snow run-off expected, combined with a lack of precipitation causing homeowners to use more water outdoors than usual, may sometimes make it difficult for El Dorado Utilities (EDU) to produce water as fast as it will be used

The good news is that this year the utility EDU is better prepared and the Eldorado Area Water & Sanitation District will be assisting in community relations. Some of the problem in 1996 was lack of warning and poor communications from EDU.

The District and EDU have prepared a Drought Management Plan to deal with the situation. This plan provides for EDU to draw on additional water sources and to implement temporary special water rates designed to reward those users who conserve and to penalize those who don't.

The plan will be distributed by the District and EDU in mid-March for public comment and will most likely be adopted in early April.