

The Ridges Landowners' Association Newsletter

**Number 19
FALL 2000**

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 HOMEOWNERS MEETING

Our annual meeting will be held on Wednesday, October 18th at Pepper's Restaurant on Old Pecos Trail. People will begin to gather at 5:30 p.m. for an hour of socialization and meeting new neighbors. Dinner will be served at 6:30 and the meeting will follow. The agenda for this year's meeting includes highlights of the year, a discussion and vote on a requested change in the restrictive covenants and election of a new board member. If you are interested in serving on the Ridges board of directors, please contact Ray Olson, 466-1202, prior to the meeting.

BARK BEETLE ATTACK

This past year bark beetles killed numerous trees in The Ridges. Piñon and ponderosa pines as well as other conifers that have been damaged by lightning or harsh weather, stressed from transplanting, or logging slash and recently cut firewood are prime candidates for bark beetle colonization. Even healthy trees can be killed when populations of bark beetles are high.

Symptoms of a beetle attack include: foliage high in the tree begins to fade, turning from green to yellow or red; boring dust, which is a sawdust-like material, can be found around the base of the tree or on tops of branches where they intersect the trunk; and woodpecker activity on the trunk can be a good indication that the tree has been infested. Infested trees cannot be saved and should be removed and burned or buried as soon as possible to protect surrounding trees from attack. Bark beetles often are transported to an area through green firewood. All firewood should be carefully inspected. If you purchase firewood in the summer, stack the wood in direct sunlight and cover the entire pile with clear plastic. Bury the edges of the plastic in the ground to create a greenhouse effect. After two to three weeks of sunny weather, the beetles should be dead. Black or opaque plastic will not work because sunlight does not enter. (From *Conifer Pests in New Mexico* by Robert Cain et al.)

THANKS FOR A JOB WELL DONE

Steve Cary has served as chairman of the Ridges' architectural review committee for the past six years. His role has been to assist in reviewing plans for building new homes as well as additions to existing homes. This review process has assured that all structures meet architectural standards set forth in the covenants. Steve has resigned from the committee effective at the end of this year. Thank you Steve for volunteering your time and expertise and for helping us maintain a neighborhood of which we all can be proud.

Appreciation is extending to Jeff Roll and Michel Marx who have volunteered to serve on the review committee.

VOLUNTEERS NEEDED FOR 285 LANDSCAPING

Planting of the 285 corridor will take place the first three weeks in October. Volunteers are being recruited to plant trees and shrubs that will be donated by the Department of Agriculture. Residents are being asked to sign up for a two hour planting shift. The work will consist of placing trees and shrubs in holes that already have been prepared and back filling the holes with dirt. Vests and safety helmets will be supplied, however, volunteers should bring gloves and water. If you would like to help, please contact Deborah Hayden at 466-9026.

UPDATE ON THE RESTRICTIVE COVENANTS

In July all residents were asked to review our restrictive covenants and submit proposals for suggested amendments or rewording to Ray Olson by September 1. Only one suggested revision was received, and this will be discussed and voted on at our October annual meeting. The implication that can be made from the lack of response to the July request is that homeowners are satisfied with the covenants and

do not want them to change. The issue before the board of directors at this time is how to enforce the existing covenants. Again, it is strongly recommended that each homeowner read and comply with the restrictive covenants.

GRIEVANCE PROCEDURE

The board of directors has proposed the following procedural steps to be taken by residents in the event of a complaint against a neighbor:

- 1) First, try resolving it directly with the neighbor by one-on-one discussion at least twice.
- 2) If unsuccessful after two attempts, report the problem to a member of the Ridges' board of directors.
- 3) If the issue does not involve a covenant violation, the President will delegate a board member to act as a neutral third party in an attempt to bring the involved parties to resolution.
- 4) If the grievance involves a covenant violation, the board will issue a letter to the offending neighbor directing compliance.

NOTICE TO ALL RIDGES' LANDLORDS AND RENTERS

If you have rented or are renting a home in the Ridges, please contact Carolyn Cochran at 982-4374 so that a current list of all residents can be maintained. In addition, all renters are accountable for adhering to the restrictive covenants. If you are a homeowner who is renting your home, make sure your renters have read and are following the covenants.

LIBRARY FUND RAISER

A fund raiser for the new Vista Grande Public Library will be held Sunday, October 1 from 2 to 5 p.m. at the Eldorado Community Center. The event will include an ice cream social, entertainment and a silent auction of items donated by individuals and various businesses. Tickets for the event are \$5.00 for adults and \$3.00 for children ages 12 and under. Tickets will be available at the door but may be purchased in advance at the Eldorado Supermarket and the Eldorado branch of the First National Bank.

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

NAME	OFFICE	TELEPHONE	COMMITTEE CHAIRMAN
Ray Olson	President	505-466-1202	
Karen Embertson	Vice President	505-466-2486	Architectural Control Committee
Barry Weinstein	Secretary	505-466-6223	
Jim Shanaberger	Member	505-466-6909	Roads
Steve Cary	Treasurer	505-466-6360	Architectural Review