

The Ridges *Landowners'* Association NEWSLETTER

Number 2
Spring 1995

In an effort to keep all landowners in The Ridges (wherever you maybe living now) informed of the status of the development and issues that may affect you, we are inaugurating this quarterly newsletter. We hope that you will enjoy this periodic update and will find it useful. If not, please let us know. If so, let us know that too.

WEATHER and ROADS

The weather has been very nice, if you like snow. In early January we had about 8" of snow, with the result that several cars went into the ditch on the hill on Principe de Paz near Aqua Viviendo. Just to show we are an egalitarian society, the new president was one of them! Fortunately Daryl Templeton and Michel Marx were able to tow his car out with their 4-wheel drive vehicles. And Gordy and Chris Bourns were kind enough to shelter him while waiting for assistance. Once the grader arrived the next morning to plow all the roads, things settled down. We are looking into putting boxes of sand on the side of the road on the hill, so motorists can sand the hill themselves if it needs it prior to being plowed

You may have noticed in the budget that we have most of our money allocated to road grading and snow removal. Since we maintain our own roads, it costs the Association \$600 (plus tax) each time to have the snow removed. It needs to be removed not only to make the roads passable, but also because the melting snow could cause heavy damage to the roads, probably costing us for additional road grading in the Spring. As the commercial says, "Pay me now, or pay me later!"

As requested by the attendees at the last general meeting ii, October, we are looking into the possibilities for paving or otherwise improving the roads, at least Principe de Paz. We expect to report to the membership, in May.

SECURITY

Another item raised at the October meeting was the possibility of putting in a security gate at the entrance to The Ridges and/or having a security patrol. These are being studied and will be reported on in May also.

HOME-BUILDING CONTINUES

As of February 1 we have 40 completed homes, with 3 more under construction or with plans approved. The Architectural Review Committee continues to ensure that new homes fit beautifully into the natural setting. Also as of February 1, there are 7 houses for sale in the Ridges: several people have for one reason or

another (there is no apparent pattern) decided to move. Bob Margolin, president for the past two years, was the most recent, returning in January to Maine with his wife, Ginny.

BUDGET—1994 and 1995

Last year we undertook extensive road work to keep our roads in good shape. Road crowns were re-established and culverts were dug out. The hill on Principe de Paz was rebuilt, with more base course added, and the turnaround at the end of Aqua Viviendo was improved. The roads were in quite good shape at the end of the year. As a result of this work, however, we were about \$5000 over the estimate for road maintenance in 1994. Underspending in other areas still allowed us to end up the year with a fund balance of about \$1000, approximately \$1800 less than at the beginning of 1994.

SHOPPING CENTERS

Construction of the planned shopping centers in Eldorado has not yet begun, although it was expected to start this summer. Plans call for a center at US 285 and Ave. Vista Grande, with a convenience store, etc.

ELDORADO WATER USERS TO TAKE OVER?

As reported at the October Association meeting, our water utility, El Dora do Utilities Inc., is for sale. An Ad Hoc Committee of residents from Eldorado and surrounding communities served by the utility are recommending that the user communities form a Water/Sanitation District, buy the utility, and operate it for the general good of the communities. This is a complex matter, which has been under intensive study by the Committee for about nine months. It is now being presented to the residents for debate and approval. If approved by them, further action will be initiated to start the actual process of creating the District and procuring the utility. Water users and well users in The Ridges are on the mailing list to receive information and a ballot. You should already have

received yours. When you do, please read it carefully and respond. If you didn't receive a ballot call Jack Mahon of the Eldorado Community Improvement Assoc. at 466-4248

NEW RESIDENTS

We would like to welcome as new full-time residents:

- Dick and Christiane Chenault (83)
- Arthur and Carol Kornhaber (53)
- Rick and Anne Ricalde (32)
- Bill Schmall and Linda Day-Schmall (50)
- Barry and Ellie Weinstein (72)

AMENDMENTS TO COVENANTS

The mailing which had the 1995 assessment notice in it also contained a Proxy form for you to vote on approval of two amendments to the Restrictive Covenants, one regarding walls at driveway entrances, the other authorizing a requirement for a refundable deposit to guarantee proper cleanup after construction. So far we have received __ proxies. This means __ members have not yet returned their proxies. If you have not sent yours in, please do so immediately. If you have questions or need a form, call one of the Board members listed below.

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 MEMBER</u>	<u>COMMITTEE CHAIRMAN</u>
Dick Chenault	President	505-466-1622	x	Natural Gas
Mary Gill	Vice President	505-466-3569	x	Roads (Co-Chair)
Larry Myers		505-466-0816	x	Security
Daryl Templeton	Treasurer	505-466-2771	x	Architectural Review
John Ericson		505-466-6804	X*	Roads (Co-Chair)
Charles Thompson	Secretary	505-982-4374		

* Appointed by Board to replace Bob Margolin