

The Ridges *Landowners'* Association

NEWSLETTER

Number 2
Summer 1995

In an effort to keep all landowners in The Ridges informed 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.

MEMBERS MEETING - 25 MAY

A Special Meeting was held to approve 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. Both amendments were passed by at least a two-thirds majority. A copy of the Minutes is enclosed with this newsletter.

ROADS

A rather mild winter has been relatively kind to the roads. Principe de Paz, from the entry until just beyond the hill, has recently started to get bumpy and will be graded soon. Unless we have enough natural moisture (unlikely), the contractor will use a water truck. The job should take two days to complete.

It looks like the extensive road improvements of last year have paid off. Unless we have some very bad weather, we should be able to conserve on road maintenance expenditures this year. We are looking at doing some work, perhaps including culverts, to eliminate some areas where water still accumulates during wet periods.

HOME-BUILDING

As of June 1 we have 43 completed homes, with 2 more under construction. Since February 4 have been sold, and as of June 15 there are 4 for sale.

SHOPPING CENTERS

Construction of a shopping center in Eldorado has finally begun. The Agora center on Avenida Vista Grande should be ready later this year. It will have a grocery, pizza, hair salon, video store, and coffee house, plus possibly a daycare center, dry cleaner, restaurant, mall services center, and a bank.

WATER/SANITATION DISTRICT

As reported at the October Association meeting and in the Spring newsletter, our water utility, El Dorado Utilities, Inc., is for sale. An Ad Hoc Committee of residents from Eldorado and surrounding communities served by the utility recommended that user communities form a Water/Sanitation District, buy the utility, and operate it for the general good of the communities. This matter was presented to the residents of the U.S. 285 area for debate and approval in March.

With about 78% in favor, the 612 residents who responded to a survey approved further action to start the actual process of creating the District and procuring the utility. The Committee reorganized into working subcommittees to gather more information about the technical condition of El Dorado Utilities, the financial aspects of buying the utility, and the correct process for establishing the District. Anyone interested in more information or in helping out on a subcommittee, please contact Dick Chenault (466-1622).

NEW RESIDENTS

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

- Jim and Roberta (Bert) Irwin (Lot 82)
- Bruce and Kathy Webster (Lot 35)
- Joe Thompson and Tamsin Bemis (Lot 21)
- Bruce and Diane Galpert (Lot 73)
- Robert and Yvonne Klopp (Lot 9)

Let me also apologize for forgetting new resident Abby Weinstein's (Lot 72) first name wrong in the last newsletter. Sorry Abby.

LOT 76

Barbara Adler, owner of Lot 76, believes that people may be crossing Lot 75 to obtain access to the Eldorado Wilderness Area. She has requested that residents and members of the Association not use her lot as a throughway to the Wilderness Area. The Association would appreciate it if our residents and members would respect Ms. Adler's wishes.

CLEAN-UP DAY

Annual clean-up was held 10 June. About a dozen residents participated in collecting trash from along the main roads. Many thanks to all of them. Several bags of bottles and cans were collected, mostly attributable to contractors, we belle ye. Everyone can help by asking their contractors to refrain from throwing things from their vehicles.

TRANSFER FEES

All current Landowners should be aware that the Restrictive Covenants require the payment of a \$100 "transfer" fee (payable by the new buyer) upon resale of a lot. This fee is payable to the Landowners' Association and can be paid in escrow or separately. If you sell your lot, please be sure the buyer is aware of this fee, and please

notify the Landowners' Association of the new buyer. You can call one of the Board members, or call Carolyn Cochran at (505) 982-4374.

STUDY COMMITTEE RESULTS

In response to a request made at the annual meeting of members last October, the Board of Directors created two committees to study the need/desirability of paving Principe de Paz and of introducing improved security measures. The studies have been concluded, and the results are presented below.

Paving of Roads

The major issue regarding paving is cost, both initial and recurring. The estimated cost of paving Principe de Paz initially from beginning to end (about 2 miles) with asphalt (2-3" thickness, 20 feet wide) is about \$120,000-165,000. If recycled asphalt is used (not recommended by some contractors) The price might come down to \$100,000 for two miles. Estimated annual maintenance costs are difficult to quantify. One contractor insisted that if the job were done properly to begin with, maintenance would not be required for up to fifteen years, at which time the road would be resurfaced, at a much lower cost. However, this seems rather optimistic, and we should probably expect some repairs in the interim.

The cost of construction (\$100,000-165,000) equates to about \$ 1200-2000 per lot Current maintenance costs for the did roads are about \$120 per lot per year. Thus, it could take ten to fifteen years to break even. However, If lot values were to increase in value, the break even point would obviously be reached much sooner.

The committee defined many other subjective factors that affect the desirability of paved roads. Among them are:

- Results in higher speeds
 - Creates less dust
- More comfortable to drive on
 - Less wear and tear on cars
- Doesn't need maintenance as often
- Doesn't freeze as quickly
- Detracts from "country" feel

- May attract more casual traffic
- Property values may increase or not (both arguments can be made)

After considering all the factors, the Board voted not to recommend paving Principe de Paz at this time. Therefore, the Board will take no further action. If you have thought you wish to pass on to the Board, please write them down and send them to Dick Chenault

Security

Two possibilities were considered: gates across Principe de Paz and a security patrol.

Gates:

A sliding or swinging gate could be installed for about \$5000, not including the cost of electrical and telephone, which would be additional. Maintenance costs were not defined, but contact with other homeowners associations indicate that gates can be very difficult to keep in proper working order. The impact of a non-working gate (if closed) can be major.

Subjective issues include:

- Makes it difficult for contractors, deliveries, and guests
- Improves delineation between Cimarron and The Ridges
 - Discourages casual traffic
- Makes residents feel safer
 - Increases or decreases property values (both argument can be made)

Patrols:

Having our own patrol would be very expensive (about \$15/hour). The possibility of having a patrol come over from Eldorado (which has a full-time patrol) periodically (at a lower cost) was investigated, but was not considered feasible because Eldorado uses all of the current patrol personnel fully.

As there has not to date been a serious burglary problem, the Board at this time voted not to pursue the matter of a security gate or a patrol further at this time. As with the road paving question, if you have thoughts you wish to pass on to the Board, please write them down and send them to Dick Chenault

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 | |
| 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 | | |