

# The Ridges Landowners' Association Newsletter

Number 23  
Winter 2002

*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.*

## BOARD NEWS

The Ridges Board of Directors held its first meeting Friday, the 4th of January. All members were present. Elected positions on the board were as follows:

|               |   |
|---------------|---|
| Steven Cary   | Member  |
| Dave Kingston | President and Roads   |
| Michel Marx   | Vice President (also<br>Chairman of Architectural<br>Comm.) |
| Estee Roll    | Secretary and Treasurer                                     |
| Carlos Trucco | Member  |

On December 31st all landowners were mailed the following: Minutes of the December 5th 2001 annual meeting, a copy of the 2001 map of The Ridges, showing occupant names and telephone numbers and the assessment requests (Annual: \$300, Special: \$2000). If you have not received your letter, contact Carolyn Cochran (982-4374).

The present status of the natural gas project was discussed at the board meeting. We have the PNM proposal for the project, where they have confirmed that they have lowered the contract to the original price quoted to us last spring of \$166,268.75. The special assessment for the gas project is due on the 28th of February 2002. The board has contacted PNM and informed them that we should have the money for the project in hand and be ready to sign the contract sometime after March 1, 2002. It should be noted that properties with yard lines already installed **WHEN THE CONTRACT IS SIGNED** (not when line construction is finished) will receive early rebates when line construction is finished. All lines installed after the contract signing date will receive rebates one year later.

After the contract is signed, PNM will need 1 month plus to prepare for the job and then work will begin. The board has formed a committee of Steve Cary, Dave Kingston and John Brown to liaison with PNM to keep abreast of preparatory developments. This

committee will also make up a step-by-step list for all landowners on how to install yard lines and change out or replace propane appliances for natural gas. This list should be available in March or April of 2002.

At the same meeting, the Board passed the following:

### Resolution

Propane tanks in homes currently under construction or beginning construction before September 1, 2002 will not have to be fenced or otherwise hidden from view if the owner(s) plan to connect to natural gas by that date. All propane tanks must be obscured from view from that date onward.

*Contributed by Dave Kingston*

## THANK YOU

The Architectural Control Committee has been very busy with the task of enforcing the covenants and restrictions to make the community a place we can all be proud to live in but to try to do it in a friendly way. We have had the cooperation and help of these new neighbors and this will be an opportunity to thank them for their patience:

Michael and Patricia Turpen (lot 3), George Zrilic (lot 12), Victor and Yolanda Hesch (lot 13), Bob and Becky Small (lot 16), Carl Taylor and Saburo Morioka (lot 31), Jeff and Suzanne Scripps-LaFlamme (lot 32), Gerald and Karen Fornell (lot 74), Kenneth Ferjancic and Andrea Maxwell (lot 76) and Arthur and Judith Reeder (lot 77).

*Contributed by Michel Marx*

In addition to the new homeowners mentioned in Michel Marx's article, we wish to welcome Carol Wilson (lot 25) and Michael and Joyce Kominski (lot 27). Lot 49 has been sold to Michael Wighton and Roger Salazar (466-3662). The map you received shows otherwise.

If we have overlooked you, please inform the editor or Eva Kingston (466-4078) for inclusion next time.

## LIGHTS OUT, EVERYONE

Recently, there have been a few complaints about outdoor lighting in the Ridges.. Everyone should review their outdoor lighting to be sure they are in compliance with the following Covenants of the Ridges.

**7:11 Lighting.** No lights mounted on a pole or otherwise suspended more than ten feet (10') above the ground and designed to illuminate an area from dusk to dawn may be placed on a lot unless it is adequately shielded to prevent being a nuisance to surrounding landowners, as determined by the Landowners' Association, and can be turned off at night by the resident. No mercury, sodium vapor or similar bright lights shall be allowed.

**9:02d Standards.** No exterior floodlights or street lamps shall be installed, operated or maintained on any lot in such a manner that light therefrom shall directly illuminate lands other than those of the owner thereof.

In addition, Article

**7.13: Nuisances.** No noxious or offensive activity can be carried on upon any lot, nor shall any thing be done thereon which may be or may become an annoyance or nuisance to the residents of the Subdivision. This provision shall be liberally construed to include activities which are offensive to reasonable persons such as the disposal or retention of trash, retention of junked vehicles, carrying on of loud activities, the conduct of any activity which produces interference to ordinary TV reception such as improperly tuned HAM or CB reception or transmission stations, etc.

Also there is a New Mexico State Law (The Night Sky Protection Act), which restricts outdoor lighting.

The Board requests that all homeowners in The Ridges check their outdoor lighting to make sure it is in compliance with the Covenants and does not shine on their neighbors. Ray Olson makes the suggestion that outdoor bulbs should be only 25 watts. We don't need 60 or 100 or greater watt bulbs outside (we do not read outside) and over the long term higher wattage bulbs make higher electric bills. Residents should consider putting 25-watt bulbs in outside lights. They provide adequate illumination at night, are cheaper, last longer and give us a much better view of our beautiful night skies.

Let's all check our outdoor lights and be good neighbors.

*Contributed by Dave Kingston*

## YARD LINE INSTALLATION

Some proposals for YARD LINE/APPLIANCE CONVERSION from propane to natural gas were sent out on May 6, 2001 (in Natural Gas for The Ridges, by John Brown and Ray Olson). These proposals may be summarized as follows:

**YARDLINES:** Installation by various plumbers (dig ditch, lay and test, bury line) no risers (caps) included. Costs ranged from \$2.75 to \$6.50 per foot. Most had a dollar or footage amount minimum.

**APPLIANCES:** These prices were quite variable and included: (1) buying new water heater for natural gas, (2) boiler conversion, (3) gas range conversion, (4) gas dryer and (5) fireplace conversion, if necessary. The best plumber cost estimate for the whole job with a fairly short (100-150 foot yard line) was quoted as \$2000 to \$2200.

After continued search, we recently located another installation company you may prefer, Flores and Associates Inc. (471-6873). Mr. Martin Flores worked 17 years for PNM installing gas and other utilities. He put in all the gas lines for Eldorado. Mr. Flores retired from PNM and now has his own company, with all licenses and equipment.

He is interested in doing yard lines and appliance conversions (either one or both) for homes in the Ridges, and can begin anytime soon. To get a cost comparison with that of the plumbers above, I had him evaluate my house at 15 Agua Viviendo as follows:

- |   |           |
|---|-----------|
| 1) Install yard line 100 feet length (dig ditch, lay line, mercury test, cover line, no minimum footage or dollar cost) @ \$2.75 per foot | \$275     |
| 2) Install 2 risers (caps) at either end of the line @ \$35 each  | \$70      |
| 3) State permit (he will get it)  | \$90      |
| 4) Buy new high altitude and efficiency water heater (75 gal. my house)   | +/- \$500 |
| 5) All conversions in house (gas stove, boiler, water heater etc.) up to \$300 maximum  | \$300     |
| TOTAL= \$1,235  |           |

Mr. Flores will do yard lines only or conversions only, or both for any customer. It will be pay as you go. We believe that Flores and Assoc. are the best installers for yard lines, etc. that we have been able to locate in Santa Fe.

For those landowners who wish to get their yard lines in early, Mr. Flores will give us the above "group

price" (YOUR final price, of course will vary with the length of your yard line). Any of The Ridges landowners who wish to investigate having their yard line installed by Flores and Assoc. should call John Brown, soonest (466 4817) and leave your name and phone number. Later Mr. Flores will contact the interested parties to give final cost estimates and (if desired) sign contracts.

*Contributed by Dave Kingston*

*Regardless of which company you may choose to have any work done for the natural gas (or any other work of this kind) a check with the Better Business Bureau (988-4747) would be a good idea, - Ed.*

## 285 NEWS

In the January 16<sup>th</sup> meeting of the 285 Coalition Mary Anne Kenny, the new Water and Sanitation representative, informed the Coalition about the prospective purchase of El Dorado Utilities, Inc. by an Illinois company, Utilities, Inc. An agreement has been signed and approval of the sale by the PRC is likely. A series of public meetings will be held to address the concerns of those who have reservations about out-of-state ownership of our water utility. To follow the latest developments about this matter and learn the times and places of the public meetings, one may access the site of the Water and Sanitation Board which as of January 21<sup>st</sup> will have up-to-the-minute information: [eldoradowaterdistrict.com](http://eldoradowaterdistrict.com).

At the same meeting veterinarian Dr. Murt Byrne presented his preliminary plans for the expansion of the Eldorado Animal Clinic. The plan drawn up by an architect who specializes in veterinary establishments calls for an addition of 3000 square feet with kennels and soundproofing. Inasmuch as the projected water usage will not exceed the amount originally approved by the county, this project should go forward in the spring.

Jeff and Estee Roll have generously agreed to be The Ridges representatives to the Simpson Ranch Contemporary Community Planning Committee which actively engages in community planning along the 285 corridor from Old Las Vegas Highway to Lamy.

*Contributed by Mary Gill*

## REMINDER

Once again, a reminder that there are two assessments due February 28, 2002: the annual assessment of \$300.00 and the special assessment for natural gas of \$2,000.00.

## JUNIPERS IN THE RIDGES

We in The Ridges live in a piñon-juniper ecozone, which, as you ascend further toward the mountains, gives way to a taller evergreen forest dominated by ponderosa pine. One local myth is that the piñon-juniper woodlands are a "weed infestation" that moved in after our Spanish predecessors here depleted the land by overgrazing with sheep and cattle. Not true. Pedro Castañeda, writing in the 1550's as a designated chronicler for Francisco Vasquez de Coronado, noted that, "There are junipers and pines all over the country, which they used in making large brushwood fires, the smoke and heat of which melted the snow from two to four yards all around the fire."<sup>1</sup>

Three types of junipers can be seen in The Ridges: the one-seed juniper (*Juniperus monosperma*), Rocky Mountain juniper (*J. scopulorum*) and the alligator juniper (*J. deppeana*). As a class, junipers can be recognized by their scale-like aromatic leaves and their hard, blue, pea-size berries. The one-seed variety, dominant in our community, is identified by its shreddy bark and the single large seed encased in its berry. Rocky Mountain berries usually contain two seeds, and alligator has the characteristic checkered bark resembling the animal. Rocky Mountain junipers generally grow at higher altitudes where there is more water; alligator junipers are rarely seen here unless planted as part of a landscape plan.<sup>2</sup>

Only female one-seeds produce the blue berries, while the males produce pollen in the late winter and springtime, giving them a brownish appearance and giving us runny noses.

The annual berries formed a food staple in ancestral Puebloan diets. Even during severe droughts the berries served as a "famine food." Eaten raw or stewed, the berries continued to be harvested regularly by Pueblo Indians up until quite recent times. Today, however, their use is largely restricted to seasoning meats and stews.

Puebloans also used the berries for making a diuretic tea as well as to treat colds, stomach disorders, constipation, and rheumatism. Strong tea was sometimes used as an emetic. Virtually all Pueblo women have a tradition of drinking juniper sprig tea either during labor or immediately after giving birth. A "tea" made from juniper bark has been used topically to relieve itch. As recently as the 1940's, San Ildefonso mothers crushed and shredded juniper bark to place around the bottoms of their infants to keep them dry and sweet smelling.<sup>3</sup>

Junipers, although hardy, are subject to spider mite, bark beetles, Western cedar borer and mistletoe. Established indigenous junipers do not need watering.

<sup>1</sup>Castañeda, Pedro, “*Account of the Expedition to Cibola in 1540*”, [in “*The Journey of Coronado*”, written 1550’s, translated and edited by Parker Winship, 1933], Dover Publications, New York, 1990

<sup>2</sup> Cain, Bob, NMSU Extension Forest Entomologist, “*Common Conifers in New Mexico Landscapes*”

<sup>3</sup>Dunmire, WD and Tierney, GD, “*Wild Plants of the Pueblo Province*”, Museum of NM Press, Santa Fe, 1995

*Contributed by Ray Olson*

## NEIGHBORS

We are fortunate here in The Ridges to have many talented and interesting people. If you know of any honors, milestones or other newsworthy events in a neighbor’s life, please inform the editor so it may be included in a future publication.

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

| <b>NAME</b>   | <b>OFFICE</b>           | <b>TELEPHONE</b> | <b>COMMITTEE CHAIRMAN</b>       |
|---------------|-------------------------|------------------|---------------------------------|
| Dave Kingston | President               | 505-466-4078     | Roads                           |
| Michel Marx   | Vice President          | 505-466-9038     | Architectural Control Committee |
| Estee Roll    | Secretary/<br>Treasurer | 505-466-2827     |                                 |
| Steve Cary    | Member                  | 505-466-6360     |                                 |
| Carlos Trucco | Member                  | 505-466-4306     |                                 |

Newsletter by: Marilyn LaRowe 466-1864