

The Ridges *Landowners'* Association

NEWSLETTER

Number 3
Fall 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.

ROADS

Our road maintenance contractor attempted twice this summer to smooth the main roads, but was unable to complete the job satisfactorily due to the unavailability of a roller. He is planning to try again in the near future.

We have accumulated enough of a surplus in the road budget to finance some needed improvement. We will install culverts under the road on Pan de Vida, Principe de Paz near Pan de Vida, and Immanuel to eliminate some areas where water still accumulates during wet periods. The Board has approved the culverts in principle, but details still need to be worked out. The work is expected to be completed before Winter

HOME-BUILDING

As of September 1 we have 43 completed homes. Two are under construction, one of which is a spec house. There are six other houses for resale. Three lots are for resale by current owners, and the developer (Ron Sebesta) has his last seven lots for sale.

SHOPPING CENTERS

Construction of the shopping center in Eldorado, which was begun earlier this year is nearing completion. The Agora center on Avenida Vista Grande should be ready soon, although no firm date is yet available. It will have a grocery, pizza, hair salon, video store, and coffee house, plus possibly a daycare center, dry cleaner, restaurant, mail services center, and a bank.

WATER/SANITATION DISTRICT

The Ad Hoc Water Study Committee, comprised of residents from Eldorado and surrounding communities served by El Dorado Utilities, Inc. has made significant progress on the potential formation of a Water/Sanitation District to serve the Eldorado/285 area water users. The Committee reorganized into working subcommittees to gather more information about the technical condition of El Dorado Utilities, the financial aspect of buying the utility and the correct

process for establishing the District

Current plans are to hold a Town Meeting in October and then float a petition for signature by 25% of the tax-paying electors. If successful, the petition will be submitted to the Court in January and an election held in June 1996 to vote on the District. Anyone interested in more information or in helping out on a subcommittee, please contact Dick Chenault (466-1622.).

DOGS

ONCE AGAIN the time has come to remind all residents about the law and the provisions of the Restrictive Covenants regarding dogs running loose. The Santa Fe County Animal Control Ordinances require, among other things, that all persons having charge of an animal "...shall keep such animal restrained to prevent damage or harm to people and property..." They further require that "When a dog is off its owner's premises, it must be under leash or under control of the owner 'Control' includes a dog who responds to sound commands of its owner to come to its owner on command The owner of a dog shall not allow it to run at large or create a nuisance on another's property, be it public or private, including entering onto lawns, driveways, walkways... The term nuisance shall include defecation or urination..."

The Restrictive Covenants for The Ridges states "All animals should be under the control of the lot purchaser at all times. Lot purchasers shall prevent the animal in any way becoming a nuisance either from noises created by the animals, odors or other practice or conduct..."

The intent of these regulations is to allow animal owners to enjoy their pets, while at the same time protecting other resident from any undesirable effect of those pets. Most residents in The Ridges are either respectful animal owners or tolerant non-owners, each trying to give the other a little courtesy. However, sometimes it doesn't work quite that way, and someone get upset There have been incident lately of dogs running loose on others' property making excessive noise at bad times (during sleeping hours), and even of being injured (by a car).

You are kindly asked, whether an offending or

an offended party, to please respect the other's rights and follow the law.

ANNUAL LANDOWNERS' MEETING 24 OCTOBER

The annual meeting of members will be held Tuesday, 24 October 1995 in the Banquet Room at Peppers Restaurant & Cantina, 2239 Old Pecos Trail in Santa Fe. As you may know, the Legal Tender closed last year and has not yet reopened. We will have a New Mexican buffet dinner, followed by the business meeting. Please put this date on your schedule and plan to attend. An official notice and proxy for those not able to attend will be sent out in late September.

Main items on the agenda will be approval of the 1996 budget and assessment, election of the Board of Directors for 1996, and discussion of a proposal for bringing natural gas service into The Ridges. (See following item).

NATURAL GAS

The Board has been considering the possibility of extending natural gas service into The Ridges. A detailed discussion of this possibility will be sent with the Notice of Annual Meeting, but the essentials are as follows:

- The gas company requires that the cost of installation (main line extension from Eldorado, then local lines throughout The Ridges) be paid in advance. This will cost about \$170,000 (i.e., about \$2100 per lot).

-Each resident will also have to pay the gas company or a plumber about \$750 to install a meter and line to the house from the street. Propane water heaters would need replacing, but other gas appliances can be converted rather easily. Buried propane tanks would have to be

removed at owners' expense. Total cost about \$750.

-No hook-up fee would be charged; rather the gas company would refund about \$1000 after service is started

- The main reason to shift to natural gas is that it is substantially less expensive than propane; estimates range from 50 to 66% lower cost for the same amount of heat. On a yearly propane bill of \$1200, this could mean an annual savings of up to \$800.

-With an initial outlay of \$3600 (\$2100+750+750), a rebate of \$1000 after connection, and an annual savings of \$800, a resident should break even after about 3-4 years. After that he/she would continue to save about \$800 per year. If the property has not been built on, the only cost is the initial \$2100, and obviously no annual savings would be realized. But whether or not the property has been built on, the value of natural gas service should be quickly reflected in the value of the property.

The gas company requires a petition signed by at least 51% of the landowners prior to executing a contract and undertaking construction. As a community and an association, we would require the approval of at least half of the members (i.e., 43 lots) before we took any action, but any action (and assessment) would apply equally to each lot per the Restrictive Covenants.

NEW RESIDENTS

We would like to welcome as a new full-time resident

•John Fowler (Lot 18)

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		