

# The Ridges Landowners Association Newsletter

Number 31

Winter 2004

*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.*

## Winter Board Meeting

The first Ridges Board meeting for 2004 was held at the home of Dave Kingston at 7 pm on January 7, 2004.

All members were present and the officers elected for the coming year were as follows:

Olin Van Dyck	President and Roads
Carlos Trucco	Vice President
Judy Whiteley	Treasurer
Brent Bonwell	Secretary
Dave Kingston	Member; Natural Gas Rebates

The Board decided for long-term continuity purposes that there should be a roads committee with one person in charge, lasting for a period of 5 years and renewable if desired by the Board. This committee would look after the roads, make emergency repairs and additions, consider new paving, schedule new sealant every 3-5 years, repair Alma Drive as necessary and use our preferred contractor for the small jobs. The head of this committee would be a landowner in The Ridges but not necessarily a Board member. The Ridges Board elected Olin Van Dyck to be the Chairman of the Roads Committee for the next 5 years.

The Board also decided to have someone in charge of the natural gas rebates. This job is to keep track of which lots have installed natural gas in each year and make sure the rebates from PNM are received and sent to those who have paid the original installment at the time the gas was put in. The five year time limit for PNM rebates will be over September 1, 2006. The Board elected Dave Kingston to oversee natural gas rebates until the termination date in 2006.

Michel Marx submitted the names for the 2004 Architectural Control Committee as follows:

Michel Marx	Chairman
Ron Loch	
Henry Lanman	

Jerry Fornell  
Victor Hesch

The Board approved all names as submitted.

Other business discussed at the meeting was as follows:

- 1) To remind all horse owners to remove all manure in a timely manner.
- 2) To replace the ALMA road sign on the highway at the entrance to The Ridges.
- 3) To keep speed bump markers repaired.
- 4) To make a list of past legal obligations that The Ridges may have, to be given to the incoming Board members.
- 5) Three houses are presently being constructed in The Ridges. These are Lot 77 (Reeder) presently nearing completion, and Lots 22 (Socea) and 37 (Becker) just beginning construction.

The meeting was completed and adjourned at 8 pm.

*Contributed by Dave Kingston*

## Assessment Collected

During the budget discussion at the Annual Meeting, Steve Cary explained that the \$300 in the "Uncollectible Assessments" line item was because a landowner had been sued for foreclosure by the mortgage holder and it was unlikely that the Association would collect the 2003 assessment on the property. Subsequently, the home was sold before the foreclosure took place; the title company collected the money to pay the assessment and release The Association's lien on the property and remitted it to us. So the \$300 has been deposited in The Association's account.

*Contributed by Carolyn Cochran*

## Entran II

If your home was built with radiant heating in the early 1990s there is a possibility it has Entran II in the slab. While there have been no problems with the product in most homes, there are the unfortunate owners who have had costly repair bills and much inconvenience. Currently there is a class action lawsuit being handled locally by Holland and Hart. Jennifer Peppers (988-4421) is the person to contact if you have Entran II. Even if you have had no problems with Entran II, you are advised to contact Jennifer to add your name to the list.

Ed. Notes:

For much more on Entran II litigation, see the web site at <http://entranhose.com/>.

Entran II was manufactured by the Goodyear Tire & Rubber Company from 1989 until 1994. Goodyear sold Entran II to a distributor, Heatway Radiant Floors and Snowmelting which has since declared bankruptcy. More than 21 million feet of Entran II hose was sold for use in North America.

## Termites in The Ridges

An infestation of termites has recently been reported in one of the houses in The Ridges. This is the second known case that we have had in the past ten years. Termites are not commonly found in New Mexico, but they are here (the only state in the Union with no termites is Alaska). Residents should look for signs of termites in their walls and floors. Alternatively put down a piece of cardboard on the floor or garage slab. Termites prefer that and will consume the cardboard before they go to work on your woodwork. Happy Hunting!!!

*Contributed by Dave Kingston*

*The most recent worker termites are described as being tiny, white wingless insects, about the size of a small ant. The two incidences of the termite infestations occurred widely apart from each other, at different times, and appear to have been brought in with construction materials. In any case, it is wise to check for the insects from time to time. – Ed.*

## And more on pests

Residents have informed me that they have had an infestation of tiny white to off-white moths, about 1/4<sup>th</sup> inch long, in their clothes closet. The larvae from these moths appear to prefer wool as the fabric of choice, but will also devour silk and cotton. Several items of clothing were damaged by these insects before they

were discovered. The exterminator called to address the problem stated that mothballs containing naphthalene or paradichlorobenzene should be effective in controlling the moths but if one can smell the mothballs after usage, too much has been applied. As always, read the instructions and use caution when dealing with such products. - Ed.

## Thank you, Dave

To outgoing Association president Dave Kingston, a sincere thank you for all the work he has done for us. And to Olin Van Dyck, best wishes for your term as new president. We often take our Board members for granted and do not realize the amount of work sometimes required, especially by the president.

## What's living in The Ridges

Once last winter and numerous times this winter we have seen a Western Screech Owl on our property. This little owl with about a 20 inch wingspan has been roosting in a nest and roosting box intended by Wild Birds Unlimited for large woodpeckers.



**Western Screech Owl**

In the late afternoon, the owl sticks its head out for some time to check out the area and looks much like a small cat's head. As shown in the picture, the earlike feather tufts and big eyes make the head look much like a gray tiger cat from the front. Note that the "color" in this grayscale print is quite close to the original.

I have approached it within about 15 - 20 feet while attempting to take pictures. The picture here however was scanned from the National Audubon Society *Field Guide to North American Birds* — Western Region.

This appears to be the Mexican color and marking variant that the books say we should expect to see in this area.

*Contributed by Jack LaRowe*

## **Bears in The Ridges**

During the past several months, some residents have noticed piles of reddish-brown animal droppings containing juniper berries. According to Bill Waldman, our resident wild animal scatologist, these are from bears. Other signs noted are bent-over metal bird feeder poles, bear tracks in the sand and one possible sighting. Trash containers left out of doors may also become targets. Residents should keep in mind that bears do visit our area in spring and fall when they are hungry and food is scarce. Black bears are not much good at hunting, being mostly vegetarians and scavengers. They will usually run from dogs. By midwinter they should all be back in the mountains, hibernating.

*Contributed by Dave Kingston*

## **Rover gone missing? Yet another The Ridges wildlife story**

Also on the subject of scat: Doing my periodic sweep up of the area on our property where coyotes seem to gather, among the piles (not all of which are from the coyotes) what should I see but scat including, along with the usual fur and some berry remains, a roughly three inch tip of blue nylon dog or cat collar and a 1 1/2 inch canine tooth. How big was a dog or cat with an inch and a half canine?

*Contributed by Jack LaRowe*

## **Keys Found**

Two rings of car keys have been found on The Ridges roadways. Both keys are for GM cars and one has a

black plastic attachment with the name Neiman Plip engraved on the box.

Anyone who has lost these keys may contact Dave Kingston at 466-4078.

*Contributed by Dave Kingston*

## **“Other side of Eldorado” studio tour**

Interested in Artists Studio Tour on the other side of Eldorado? If you are an artist and are interested in the possibility of participating in a studio tour for those of us outside the Eldorado development, please contact Sandy Keller, a neighbor who lives in the next development south at: 466-9734.

*Submitted by Judy Nelson-Moore  
(aka The Paper Clay Person)*

## **Our neighbors**

To residents Kim and Valerie Dressel and Mary McIntyre, we extend our sympathy in the death of father, father-in-law and husband, Lt. Col. (ret) Robert (Bob) McIntyre.

Soon we'll be seeing some new faces in The Ridges. Mark and Lynn Glaze (466-3250), who currently reside in Cimarron, have purchased the home on Lot 36/1 Agua Viviendo. They will be moving in after renovations take place.

And as noted in the board report, there are also three houses currently being constructed.

On Tuesday, February 3<sup>rd</sup>, there is a Santa Fe Public Schools renewal levy before the voters. As a renewal, there is no increase in taxes, but a continuation of an already-existing tax. It is renewable every five years.

***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>
Olin Van Dyck	President	505-466-2492	Roads
Carlos Trucco	Vice President	505-466-4306	
Judy Whiteley	Treasurer	505-466-4138	
Brent Bonwell	Secretary	505-466-4177	
Dave Kingston	Member	505-466-4078	

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