

The Ridges Landowners Association Newsletter

Number 40

www.ridgesla.org

Spring 2006

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.

From the President's desk

Since I last updated you, The Ridges Board of Directors has met twice, February 2 and March 9, and we've accomplished a lot:

- At the 2005 Annual Meeting residents were informed that the road maintenance portion of the 2006 proposed budget was incomplete and as a result the vote authorizing the 2006 assessment would be handled through a mail ballot in lieu of a special meeting. Because the use of mail ballots was not specifically provided for in the Association's Bylaws, the Board recently passed resolutions affecting two Bylaws (Article IX, Section 1(e), and Art. XIII, Sect. 4) and creating a new Bylaw Section (Art. V, Sect. 7) involving use of mail ballots. We believe mail ballots are a useful and convenient tool that may assist the Association in certain tight timing situations in the future. You can view the new Bylaw wording on The Ridges website, www.ridgesla.org. Please notice that we have enclosed in this Newsletter a new mail ballot on the same subject for your consideration and action. As they say in Chicago, "Vote early and vote often."
- The Architectural Control Review Committee created in January by the Board and made up of myself, Jerry Fornell, Henry Lanman and Arthur Reeder, has met twice and done some good work. The purpose of the Committee was to define and improve the process used to identify, apply for, and administer any construction projects within The Ridges that fall under the ACC. We're working to make the application available on the website, so look for that in upcoming weeks. An important goal was to clearly communicate to lot owners prior to and during the process the responsibilities

of their builders and themselves in working with the ACC as required by the Covenants and Bylaws.

- Tina Lanman made a great suggestion about having a Ridges Pancake Breakfast. We're in the planning stages and thinking about a late May date. The Lanmans, Whiteleys and Soceas are currently plotting and planning. If you have suggestions, donations (plastic ware, paper plates, a camp stove, etc.) or would like to contribute prepared food, call us!
- Olin van Dyck and Tina Lanman make up our intrepid website crew and have been doing a fantastic job. Be sure to visit the website, www.ridgesla.org, and check out the many new features. There are links you can click on to:
E-mail the Board, the ACC, the Roads and the Concerns Committees.
A link for The Ridges Newsletter is in the works.
We have also added a complete copy of the Santa Fe County Animal Control Ordinance.
- At a recent meeting the Board established liaisons for various committees within The Ridges in order to improve communication between the Board and the committees. Arthur Reeder has agreed to act as liaison with the ACC; Doug Svetnicka will work with the Document Revision Committee that is currently working hard on our Covenants and Bylaws; and Tina Lanman is liaison with the website group for our Communications Committee. Dick Carlson has kindly agreed to coach our liaisons at the May Board meeting.
- And last but certainly not least, Fred and Nancy Strauss have agreed to help Mary Gill with the 285 South Coalition. This is an organization that is concerned with everything that happens along the 285 South corridor and thus impacts us all.

I'm excited about the evolution our Association is experiencing now and the number of energetic volunteers we're enjoying. We're hoping to do more community-building activities in the future such as the upcoming Pancake Breakfast. If you have ideas or suggestions please call a Board member or e-mail us through the website. We'd love to hear from you.

Judy Whiteley, President

Prepare for wildfire evacuation

Perhaps more likely than a wildfire reaching The Ridges would be an evacuation order in advance of a distant wind driven flame front. In May 2000 White Rock was evacuated although not seriously threatened by the Cerro Grande fire. The 2006 fire season is off to a bad enough start that we should be thinking about our household evacuation plans.

- The evacuation order might be sent by telephone or by an emergency vehicle driving around. Would you hear it in the middle of the night? Did your neighbors get the message?
- Think about what vehicle you'd use, and don't let the gas tank get too low. You can get stuck for many hours in slow traffic. Have bottled water and snacks handy.
- If you have children, know what their school would do.
- Think through what you would do about your pets and horses.

Anticipate loss of utilities and ordinary communication facilities. Even without a critical threat, the cell phone network might be the first to become jammed and unusable.

Remember that the Association has a long-standing policy against open fires and fireworks.

Olin van Dyck

We noticed during a late February - early March trip to Ft. Worth that there were very numerous signs of roadside grass fires ranging from tiny to huge. It was obvious to us that these were caused by the casual discarding of smoking materials from passing vehicles. So, once again, the reminder that just tossing smokes out the window is beyond careless and well into stupid. Please, if you smoke, use your car ashtray and if you have visitors or hired help, make an effort to remind them to be careful.

— Ed.

Spark arrestors

At the last Board meeting the subject of wildland fires was discussed in regard to the danger to our homes in The Ridges. Due to the drought and the high fire danger, all homeowners need to be extremely vigilant when using their fireplaces. The Santa Fe County Fire District requests those who live in the wildland urban interface, as we do in The Ridges, to install 1/4 inch mesh spark arrestors on their chimneys. This includes outside fireplaces as well. They also stated that after August 2001, spark arrestors are required on fireplaces both interior and exterior on all new construction.

If you are planning to use your fireplaces during this dry period, please check to insure that you have spark arrestors on your chimneys, that they are in working order, and if not present have them installed before burning. Be fire safe.

Henry Lanman, retired fireman and Vice Chair, ACC

In checking both on the Internet and in a quick visit to Firebird, spark arrestors are available in a wide variety of sizes and composition. They range from around thirty dollars for a small one to much more for larger ones or those made of copper or stainless steel. No doubt other building suppliers carry them locally, but depending upon the size needed, you may have to order one. I used www.google.com and entered "spark arrestor chimney caps" and found many choices there as well. — Ed.

Winds of change

At its January meeting the Board established an ad hoc Document Revision Committee, directing it to hit the refresh button on the Association's Covenants and Bylaws. The intent is to make these documents more understandable, more easily interpreted by Ridges residents and Board members.

The Ridges Declaration of Restrictive Covenants — essentially our "Constitution" — was created during the community's infancy and is sorely in need of editing for clarity and consistency. At the same time, it is important that the Covenants be updated to better address today's critical issues, from the construction of auxiliary buildings, fencing and landscaping, to paying closer attention to water conservation and fire safety.

The Bylaws speak directly to the operation and management of The Ridges Landowners' Association. These guiding principles could also use a modest revision to better identify and explain such matters as the terms of Board members, the due date for the annual assessment, the process for using mail ballots,

and other affairs aimed at efficiently managing the Association.

To these ends, the Board has formed a temporary, working committee consisting of past Board President Olin van Dyck, Jack LaRowe and current Board Vice President Doug Svetnicka. The committee will be working over the next several months to put together draft revisions for both the Covenants and the Bylaws. The plan is to have draft documents available for review on The Ridges website by mid-summer. Once complete, the Bylaws revision must be scrutinized and acted upon by the full Board of Directors. The Covenants improvement, on the other hand, will be presented to Ridges residents for their approval (a necessary two thirds majority) at the Association's annual meeting next fall. In addition to posting the proposed Covenants revision on The Ridges website, the Board intends to send a copy along with the fall newsletter in advance of the meeting and vote.

If you have questions, concerns or comments regarding the effort to update the Covenants and Bylaws, please contact one of the committee members — Olin, Jack or Doug. All are listed on the map, in the newsletter, and can be reached by e-mail via the web site.

Doug Svetnicka

ACC update

We've had a number of questions lately about what projects qualify for application to the ACC process. If a resident plans to alter the appearance of the existing structure, driveway, major landscaping, storage shed, portales, stucco or anything else that may impact the appearance of the house and property in any way please contact the ACC. You may call the chairman, Jerry Fornell (466-2612), or contact him at ACC@ridgesla.org.

There are approximately eleven lots left for development, not counting our community lot number 11. The ACC has revised the list of requirements that will be issued to all contractors and property owners. To view these procedures and available ACC forms, please go to www.ridgesla.org.

The ACC board members that were recently confirmed by the Board are:

Gerald Fornell, Chairman
Henry Lanman, Vice Chairman
Victor Hesch
Ron Loch
Andrea Ferjancic
Jack LaRowe
Fred Strauss, Alternate

We request that all residents keep a watchful eye out for anyone, especially contractors' employees, who throw out garbage, cigarettes butts or anything else on the road. Please report this to the ACC as soon as possible so we can take the appropriate action

If any resident does not have a spark arrestor on their chimney we recommend that one be installed immediately. This will help reduce the danger of a fire being started from one of our own residences. [See *Henry Lanman's article for more on these.* – Ed]

It has come to our attention that many residents who own dogs are letting them defecate on the roads without removing the waste or moving it off the road. We strongly urge you to at least move it to the side. I'm sure you will agree that it is not a pretty sight to see these piles of dog waste on our roads when we are entering and exiting The Ridges. I can't imagine what kind of impression it must make to guests and others who enter our community. It seems to me that we shouldn't have to address this at all as it should be common courtesy to remove dogs' messes from the road where we all walk and drive every day.

The ACC and the Board of Directors would like to express our gratitude to Michel Marx for serving as Chairman of the ACC for so many years. His leadership and knowledge contributed so much to the subdivision in so many ways and his efforts are truly reflected throughout The Ridges. Again, thank you Michel.

Gerald Fornell, ACC Chair

US HWY 285 South Coalition

Brief report re April 5, 2006 meeting

Water was the main focus and topic of our April Meeting. The representative of the Eldorado Area Water and Sanitation District Board, Mary Hale, in her report to the meeting advised us that the EAWSD has a proposal to restrict water use with penalties including disconnection. For more detailed information concerning the proposal, I should like to direct you to the web site:

<http://www.freenewmexican.com/news/41560.html>

where Erica Cordova of *The New Mexican* in her article discusses the proposal in detail. Also on Earth Day, Saturday, April 22, at the Eldorado School from 9 a.m. to 3 p.m., there will be presentations concerning the water situation (including distribution of the proposal to restrict water usage) and fire protection by members of the EAWSD water board and fire fighters respectively.

As a footnote to our concern about water, in the same meeting we noted that there was very little emphasis on

the availability of water in the presentation of Ted Harrison of the Commonweal Conservancy of his plan to purchase and develop the Galisteo Basin Preserve, a 12,800-acre project into a residential and open space village.

Mary Gill

Roads

Our roads plan for the immediate future:

- Treat the paved roads with crack filling and spray sealing.
- Redistribute the gravel added in December to reduce washboarding.
- Wait for enough precipitation--probably not until the summer—to add brown gravel and to regrade.

*e-mail roads@ridgesla.org
Charlie, Dave, Olin, Robert, and Tim*

Animal control

In response to questions we asked concerning the law and animal control, Andrew Jaramillo, Supervisor, Santa Fe County Animal Control, had these answers:

1. Must dogs and/or cats be licensed in the county?

Only dogs need to be licensed.

2. What requirements and definitions exist for a dog being "under the owner's control?"

When a dog is off its owner's premises, it must be under leash or under control of the owner. "Control" includes a dog that 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, places of recreation, or amusement parks. The term "nuisance" shall include defecation or urination.

3. Must dogs and/or cats be neutered or spayed? If yes, when not (licensed breeders)?

No.

4. What are the legal penalties for violations?

See the Ordinance on The Ridges web site.

If you have any questions or have to make a complaint, contact the Santa Fe Animal Control number at 505-992-1621.

Jack LaRowe

More about animal control

When you walk your dog(s) on streets or trails within our subdivision, you are at all times on private property. Many of us are aware that as property owners here in The Ridges we actually own out to the mid-point of the streets which border our individual lots. Some of us actually own the entire street where it runs through our lots, as it does to three lots on Rey de Reyes. These streets and trails are not public land. Some of us continue to disregard the rights of all of us by refusing to leash our animals when walking them within our subdivision. Additionally, we are responsible for not allowing our animals to roam unleashed off our property.

We continue to receive calls regarding animal control issues and in every case direct the complainants to call Santa Fe County Animal Control at 992-1621, and file a report.

SF County Animal Control personnel assure us they will respond to any report filed with them.

Santa Fe County Ordinance #1991-6, Animal Control, has been posted on The Ridges website, www.ridgesla.org. If you own animals and live in The Ridges, please go to this posting and learn about your responsibilities. Two important issues are:

Article 4, Section 4, B—"When a dog is off its owner's premises, it must be under leash or under control of the owner..." and

Article 4, Section 4, C—"Any animal trespassing upon private property or public property shall be determined prima facie not to be under the immediate control of the owner or his designee and the owner shall be in violation of Sections 4-4A and 4-4B and subject to penalties..."

And, animal control part duhhhhhh...

To quote James Brown, "Please, please, please, please..." take a plastic bag with you when you walk Rover and pick up his leavings. We've had several comments recently about the noticeable increase in doggie droppings smack dab on our streets. This may not offend you, but it offends the rest of us. Yes, Santa Fe is an art town, but we cannot consider these remainders as artistic expressions.

Judy Whiteley

Lights out, everyone

To quote the Covenants of the Ridges Article 7, Section 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 of any kind shall be allowed.

Unquote

There are a few residents of The Ridges who occasionally to frequently leave lights on all night long. This is just a reminder to please turn them off before going to bed. We can all see the night sky better when it's dark.

Dave Kingston

Nesters

If you are a resident who uses the great outdoors as a garage, first of all, our Covenants address the issue. Beyond the Covenants, however, it can be messy, expensive, or both.

The Whiteleys found out that, while packrats loved the insulation on the wiring to the air conditioning and hood lining of one of their vehicles, it cost them \$350 in repairs.

In our case, mice found a way into our truck and proceeded to shred a box of Kleenex to make a cozy nest.

Other tales of animals seeking refuge in vehicles include snakes, squirrels, rabbits and other animals that find a warm engine irresistible. Let's leave it to your imagination what happens when the engine is started. Sometimes it's not nice to behold.

— *Ed.*

What is a PCB??? Read on!

Spring is here again and the Board of Directors felt it would be fun to get together and have The Ridges 1st Annual Pancake Breakfast, Sunday, May 21, 9-11:00 a.m. This will be an opportunity for all of us to socialize and get to know new residents.

The tentative menu will be:

- *Tina's Buttermilk Pancakes*
- *Roger's Sourdough Pancakes*
- *Judy and Charlie's Blue Corn Piñon Pancakes*
- *Ham*
- *Fruit*
- *Juice and Water*

The event will be held in the cul-de-sac of Rey de Reyes and will be hosted by Tina and Henry Lanman, Judy and Charlie Whiteley, and Larry and Maggi

Socea. If anyone would like to help in any way, shape or form, please call one of us.

If anyone would like to walk to the breakfast and collect roadside trash along the way, there will be trash receptacles available at the PCB. No dogs will be allowed. Watch for a flyer with further details prior to the Pancake Breakfast.

It would be fun if everybody could come.

Tina Lanman

⇒ Feedback ⇐

There are sometimes issues, concerns, votes, etc., that invite comment, or things said of interest. You are invited to submit – in writing – items of concern, or, goodness, we'll even take praise! A couple of caveats, however: we may edit to a pithy line or two, with no attribution to the contributor (nor will we share with anyone the source) and with no targeted remarks to or about individuals.

Moo!

Recent news stories have reported on the development of pint-sized cattle, about half the height and a quarter of the weight of normal bovines. These animals have helped some small farm operations maintain a herd in what might otherwise have been too small a space or market to be practical. Two attractions of mini-cows particularly bring them to our attention:

- They are not so different than some of our larger domestic pets, even it is said with some cute charm.
- They can be raised on as little as one acre per head.

Now think about it: in The Ridges, we have many residents with agricultural experience, and everyone has a several acre lot....

Why not redefine ourselves as The Ridges Land & Cattle Company? Why not let ourselves raise these cute little buggers on our expansive lots?

In case you're thinking that we don't have the water here for a real cattle operation, of course you're right. So here's the kicker: we then proceed to apply for federal benefits for *withholding* agricultural production!

Tell your Directors to moove on this one!

*Your friend & neighbor—the Old Cowpoke,
Barbwire Billy
April 1, 2006*

Our neighbors

This column is about and for the residents of The Ridges. Input is welcomed from anyone who has news

to include. Items may be e-mailed to the editor at any time, titled "newsletter article" and will be included in the subsequent newsletter. We also welcome timely articles.

Need help with chores like grocery shopping, laundry, bill paying, cleaning, yard maintenance, help with entertaining? How about pet and plant care while you're away? Jeana Contreras (11 Pan de Vida) may just be able to help you out. Call her at 476-7898 or 424-7189 to use her services.

We extend our sympathy to Yolanda Hesch and to Linda van Dyck, both of whom lost their mothers recently.

—Ed.

News prep

In the course of the last couple of newsletters, it appears necessary to request some standardization in preparing items. While not absolute, it would really help if those of you preparing articles could adhere to the following:

- If you can, e-mail your articles. This obviates the need to retype or scan, neither of which is really fun or necessarily very successful.
- If you have it, use Microsoft word. If you don't, save and send the document in .doc or .rtf format. Most word processors will allow you to save in these formats and they preserve your formatting when we open them in Word. Even if you send the text within the text of an e-mail, you can do all the following.
- Don't double space after punctuation. This is an ancient typewriter convention and not necessary with word processors.
- Don't tab or otherwise space the start of a paragraph.
- Don't line feed (Enter) at the end of a line (except at the end of a paragraph), just keep typing, the word processor will figure it out.
- Don't line feed (Enter) between paragraphs, only to end a paragraph.

Given these conventions, we can complete formatting a document in seconds.

—Ed.

The Board of Directors and the Association officers are listed for your information. Please feel free to call for assistance or information between 9 A.M. and 7 P.M. Monday through Friday, or e-mail

NAME	OFFICE	TELEPHONE	E-MAIL	COMMITTEE CHAIRMAN
Judy Whiteley	President	505-466-4138	board@ridgesla.org	
Doug Svetnicka	Vice President	505-466-9248	board@ridgesla.org	
Arthur Reeder	Treasurer	505-474-6707	board@ridgesla.org	
Tina Lanman	Secretary	505-466-4591	board@ridgesla.org	
Dick Carlson	Director	505-466-4868	board@ridgesla.org	
Jerry Fornell		505-466-0588 Office: 505-466-2612	ACC@ridgesla.org	ACC Chair
Henry Lanman		505-466-4591	ACC@ridgesla.org	ACC Vice Chair
Olin van Dyck		505-466-2492	roads@ridgesla.org	Roads

*Newsletter by: Marilyn LaRowe 466-1864,
e-mail: jrlarowe@aol.com*