

The Ridges Landowners Association Newsletter

Number 46

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Fall 2007

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 **Autumn in The Ridges**

Most of us have settled into The Ridges to enjoy the community's remarkable beauty (daily), exquisite quietude (mostly) and, of course, the privacy. However, this is the time of year that the Association's Board of Directors asks you to set aside a bit of this treasured privacy and detachment in order to study and vote on our operating budget and slate of board members for the coming calendar year 2008.

To vote on these important budget and board membership issues; learn about other initiatives affecting our community, such as the newly-formed neighborhood watch effort; and to spend some time meeting and socializing with your Ridges neighbors, we strongly urge you to attend the soon-to-come annual meeting of The Ridges Landowners' Association. This year's confab will be held on Sunday, October 21, 2007, 3-6pm at the Eldorado Community Center. Cost for the dinner will be \$12.50 per person if payment is made on or before 16 October, and if made after that date, the cost will be \$18.00 per person. A mailing that includes a reservation form for the annual meeting has been sent your way. The package also contains a copy of the proposed budget as well as a proxy voting form for those who are unable to attend the October meeting. As a property owner—and neighbor in our community—your voice and vote are important. Please complete and send the proxy with your wishes if you are unable to join us on October 21.

In this newsletter, I want to point to an article about a new conflict resolution policy that was recently adopted by the board. As you might guess, much of board members' time is taken up with resolving complaints from concerned residents about covenant violations, real or imagined. And during the years that I have served on the board—and I'm sure all the years before them—these serious concerns have been met with equally serious deliberations and responses from the board. During the past summer, board

members worked to update and better define an existing policy for dealing with such resident complaints and, at its recent September meeting, voted to adopt this set of actions. Please read this article to better understand how the board does—and will—respond to covenant violation concerns.

Finally, as I exit the board after serving for three years, I wanted to acknowledge the considerable volunteer effort that goes into producing this “hard copy” newsletter each season. Much of the work in a community like The Ridges, such road maintenance and construction oversight, is crucial, high profile, and deservedly receives the lion's share of attention. However, communication is also important for a “community” and—coming from this field myself—I know that laying a finished product on the table every three months takes near saintly patience and perseverance. With that said, I would like to lead a sharp round of applause for Marilyn LaRowe whose volunteer commitment make this newsletter happen.

Thank you, enjoy a lovely autumn in The Ridges and beyond, and see you at the annual meeting.

Doug Svetnicka, President

Annual meeting

By now you should have received the notice of our annual meeting, agenda for it, the annual report from the directors, the minutes of the 2006 annual meeting, the proposed budget, and the proxy and reservation form for the meeting. If you have not yet received all of this information, please call Marilyn LaRowe (466-1864).

The meeting will be Sunday, October 21, 2007, at the Eldorado Community Center, from 3:00–6:00 p.m.:

3:00–3:30: Social time; coffee, water and soft drinks will be provided; if you wish other drinks, you must bring your own.

3:30–4:30: Catered “Country Barbeque” by Cowgirl

4:30–6:00: Business meeting

The cost is \$12.50 per person for those who are eating, due on or before Tuesday, October 16, 2007, \$18.00 thereafter. **Please allow ample time for mailing.** Landowners may attend the business meeting without reservations.

Please come, or complete and mail your proxy or give it to a trusted friend who will be attending the meeting.

Nominating Committee

As in the past several years, the Nominating Committee sought persons who:

- Are open-minded, thoughtful in their approach, and willing to listen to other points of view.
- Are interested in volunteering and will take tasks.
- Will create a Board which is a mix of full/part time employed and retired members, so that the Board as a whole has time available to handle required tasks.
- Represent different sections of our neighborhood and are thus familiar with a range of needs and situations.
- Do not have a specific agenda or goal that might then cause them to be uninterested in making decisions for the good of the Association on the variety of different issues that arise.
- Over time, represent a gender balance.

As always, we have sought input from all landowners for suggestions of interested candidates through the newsletter and by talking with other landowners.

Anyone who wishes may be nominated from the floor at the Annual Meeting in which case the voting process will determine the outcome.

Nominees for Board of Directors for 2008:

Fred Strauss
Ken Ferjancic
Anne Smith
Eva Kingston
Dick Carlson
Tina Lanman

Brief sketches from and by both Fred and Ken are below; please refer to the Fall 2005 and Fall 2006 editions of the newsletter for information about the other four.

Judy Whiteley, Chairperson; Tina Lanman, Board representative; Patty Sciarrotta; and Marilyn LaRowe served on the current committee.

Judy Whiteley

From Ken:

Ken Ferjancic and his wife Annie have lived on Buen Pastor since September of 2002. Ken is a fisheries biologist whose consulting firm FishPro based in Port Orchard WA (for 24 years) merged with HDR (national engineering firm). Ken was also a founding board member

of a non-profit organization "Puget Sound Restoration Fund" and his experience spans the startup of six companies. Kens' business has him involved in many environmental, sustainability and construction related projects throughout the West. His other activities include the rearing of their son Ivan (recently adopted from Ukraine), golf, marine fishing and enjoyment of the food and outdoors of NM.

From Fred:

I was born and raised in New York City. My wife Nancy and I moved to The Ridges a little over two years ago. Together we have three children who are scattered across the country. We work in television production both in Santa Fe and in New York. I serve on a number of Boards in Santa Fe including the 285 Coalition as The Ridges representative. I have become very aware of the issues and future of the 285 Corridor, and their potential effect on our subdivision. I also serve on one of the Boards at St. Vincent Regional Medical Center, and have become very aware of the medical issues in the Santa Fe area, and their possible impact on our community. Nancy and I feel privileged to be able to live in such a beautiful community. I would be honored to serve on the Board of Directors, if elected.

Conflict resolution policy

Occasionally each year, a resident accuses another of violating a covenant. This is not unexpected because many of the covenants lack clarity and are open for interpretation. The Ridges Landowner's Association, through its Board of Directors, has put in place a conflict resolution policy that is intended to resolve the conflicts in an amicable manner.

Please read the following carefully. Should you feel that a neighbor has violated a covenant that affects your quality of life in The Ridges, please follow the procedure below. And, please note that the Board will not become involved in a conflict until this procedure has been initiated and followed by a concerned resident.

CONFLICT RESOLUTION POLICY

1. When a concerned resident contacts the Association through its Board of Directors with a covenant violation or other problem, the Board will explain this conflict resolution process, advising the resident to attempt to resolve any problem directly with face-to-face discussions with the offending resident(s).
2. After two unsuccessful attempts to resolve the issue through resident-to-resident discussions, the concerned resident must report the grievance in writing to the Board, citing the pertinent covenant. The Board will then assign the grievance to its Concerns and Suggestions Committee.

3. The Concerns and Suggestions Committee is responsible for addressing the issue. If necessary, it may involve the services of other standing committees of the Board, such as the Architectural Control Committee.
4. If the grievance is found to involve a covenant violation, a member of the Concerns and Suggestions Committee will initiate discussions with the offending resident, informing that resident of the necessary corrective action to be taken within a three-month period. The offending resident will be told that unless the corrective action is completed by the end of the three-month period, the Board, representing The Ridges Landowners' Association, will consider taking legal action.
5. The Board will send a letter to the offending resident that confirms any agreement and reiterates that legal action will be considered. The resident who initiated the grievance will be told of any agreement reached through discussions between the Board and the offending resident. The concerned resident must also understand that the purpose of the corrective action is to bring the situation with the offending resident into compliance with the covenants, not to satisfy the personal standards of the concerned resident.
6. If the issue does not involve a covenant violation, the Board will recommend that the parties seek professional mediation.
7. At a meeting in close proximity to the end of the specified time period, the Board will vote on the question of taking legal action. If a meeting is not scheduled in close proximity to the end of the time period, the President of the Board may call for a special meeting or an email vote.

The Ridges Board of Directors

Think prevention Neighborhood Watch update

The efforts throughout the summer of the seven block captains to contact their area residents have been very successful. The vast majority of residents were willing to cooperate with the Neighborhood Watch Committee assessment of the security problem and the pro-active plan generated to help prevent break ins.

By tagging our vehicles with the "R" sticker we have immediate visual identification of those cars that belong in The Ridges. About 135 have been sold to date, and hopefully everyone has affixed them to their windshields. We also distributed over 100 of the "eye" neighborhood watch decals for house windows.

As NWC members, but primarily as residents and neighbors, we thank everyone who is participating and

welcome the few who aren't to change their minds. To be united in this is, after all, for the good of all the residents.

Alarm systems and local law enforcement do respond but often cannot prevent theft. Vigilance remains our most important tool. Keep your eyes open as you drive in and out of The Ridges. If anything looks unusual, note it, and call County Sheriff Dispatch (428-3720) or Victor Hesch (466-3265). Remember, however, that an actual crime or very suspicious behavior should be reported to the Sheriff's Dispatch or by calling 911 in an emergency.

REMINDER: Block captains have had little response to the request in the previous newsletter for a list of vehicles that are likely or possibly to be seen in your driveway on a regular basis. This is to aid Victor's security patrols. Please call your block captain with color, make, and model of those vehicles, and update as necessary.

The Neighborhood Watch Committee

Roads

Residents may have noticed that the unimproved roads in The Ridges were recently graded, putting gravel back in the middle of the road from the edges and smoothing down the washboard bumps that have accumulated since the last grading job. As we all know, these rough roads are caused by drivers speeding down the road. (Speeders, we know who you are!) If we can keep driving speeds at 25 MPH or less we will have fewer wash-boarded roads.

If this sounds like nagging again, residents must remember that nagging is one of the main functions of the Roads Committee.

The aforementioned grading job was recently accomplished because of a 1/2-inch rain that wet down the roads sufficiently to allow the work to be done. The rain came at a time when the road grader, which had been ordered by Olin van Dyck, was in the neighborhood. This fortuitous circumstance leads us to believe that Olin must have gotten a new, thicker prayer rug—to get the rain and the grader here in The Ridges at the same time.

Dave Kingston

⇒ 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 and no attribution will be given.

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.

—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
Doug Svetnicka	President	505-466-9248	board@ridgesla.org	
Anne Smith	Vice President	505-466-3163	board@ridgesla.org	
Tina Lanman	Secretary	505-466-4591	board@ridgesla.org	
Eva Kingston	Treasurer	505-466-4078	board@ridgesla.org	
Dick Carlson	Director	505-466-4868	board@ridgesla.org	
Arthur Reeder	Director	505-474-6707	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
Victor Hesch		505-466-3265		Neighborhood Watch Coordinator
Carolyn Cochran	Administrator		P.O. Box 22352 Santa Fe, New Mexico 87502-2352	Legal Notices, Land Transfers, Address and other records changes

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