

The Ridges Landowners Association Newsletter

Number 49

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Summer and Fall 2008

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

2009 Proposed Budget

The annual assessment will remain at \$450 in 2009 if the proposed budget is approved as submitted. With the exception of road maintenance, all line items are essentially the same as in previous years. The lion's share of the \$26,000 roads budget will go toward crack fill and a sealant coat to be applied to Principe West. This project had been postponed during 2007-08 in order to build up our reserve for use in the Alma Drive repaving project completed this summer.

Further information is in a following Roads article. – Ed.

New Format for Annual Meeting

In the interest of holding a professional and productive annual meeting, I have asked Patty Sciarrotta to facilitate the upcoming annual meeting and she has graciously agreed. Patty brings extensive experience in facilitating public meetings from her years of service with the State of California. A facilitator is neutral and can help make sure that everyone has a chance to be heard and listened to. As this annual meeting is the principal forum available to members to voice their concerns and opinions, we hope that this new format will lend itself to an open and orderly discussion of the issues. Though it has been customary to provide hors d'oeuvres or a meal during the social portion of the meeting, this year the refreshments will be limited to chips 'n' dips and soft drinks and the Board is requesting that members refrain from bringing alcoholic beverages.

Lot 17 Covenants Amendment

Board members have been contacted by several residents, and there seems to be some confusion surrounding a recent

action by the board in approving an amendment to the covenants. The Ridges Covenants were **not** amended. The Board **did** amend the "Lot 17 Covenants" that limit the development in Cimarron on commercial lots 17a, b and c, consisting of Dr. Murt Byrne's Eldorado Animal Clinic and Joe Miller's two office buildings.

The annual meeting packet including the proposed 2009 budget and proxy are included with this newsletter.

Many of you probably don't know that these covenants even exist or how they originated. In 1992 The Ridges Board objected when Joe Miller petitioned the county to split Cimarron Lot 17 into 3 commercial lots. A

compromise was reached that resulted in restrictive covenants ("Lot 17 Covenants") signed by Joe Miller, Dr. Byrne and The Ridges Board. These covenants restricted the improvements on the lots to 5000 sq. ft. and gave The Ridges architectural review/approval of the plans. They also prohibited dog runs or outdoor kennels at the veterinary clinic. When Dr. Byrne remodeled his clinic in 2002, his plans were approved by The Ridges ACC. Some time later, four wire cages were installed in an outdoor stucco enclosure.

Earlier this year, Dr. Byrne contacted the Board to request an amendment to the Cimarron Lot 17 Covenants to allow him to keep the outdoor cages. He said that the cages were essential to his business in order to continue to board dogs which is a usual and normal part of a veterinary practice. I contacted Charles Thompson, a corporate attorney who resides in The Ridges and who had advised the board at the time the Cimarron Lot 17 Covenants were written, to determine if the Board had the authority to amend these covenants or if it required a 2/3rds vote of the membership. He interpreted the amendment clause of the Cimarron Lot 17 Covenants to require a 2/3rds vote of The Ridges Board.

Dr. Byrne presented his case for the revision at the July 2nd board meeting. The Board requested that verbiage be added that restricted use of the outdoor kennel area to a maximum of two hours daily, and only during the clinic's normal business hours, as a holding area when the indoor kennels were being cleaned. Dr. Byrne agreed. Since there was no record of past complaints from any of The Ridges landowners regarding these pens, the proposal was unanimously approved. The amendment was also approved by the other parties to the original covenant, Dr. Murt Byrne and Joe Miller.

Anne Smith
President

Nominating Committee

This year's nominating committee was chaired by Nancy Strauss, with board member Dick Carlson and Art Merrick as members. There are two three-year positions to be filled for the 2009 Board. The nominees are Dick Altman, Tim Haggerty and Frank Welsch. As provided by our Bylaws, nominations from the floor may be made at the annual meeting. This year every landowner was sent a letter asking for people to be considered for the slate. Only two responses were received.

The nominees were asked to give a brief (approximately 150 words) synopsis of their lives. In the request for information, the editor suggested such things as why each candidate would like to serve, what attracted him to The Ridges, his background, education, family, etc.

In alphabetical order:

Dick Altman

Managing partner of Jacobson, Altman Associates, a New York City-based pr/branding/marketing consultancy. Served National Geographic, A&E, History Channel, Gannett, Dow Jones, Discovery Channel, Franklin Funds, Scholastic, AT&T and other leading brands, in addition to the New York Power Authority. Major focus: the business of business, and the amplification of ideas across the divides of language, culture and technology.

How does the experience apply to The Ridges? Dick's career has been all about creating and sharing solutions, and winning the buy-in needed to make them work.

His tenure with National Geographic has given him a conceptual framework, and the NY Power Authority has provided on-the-ground experience, involving some of the most pressing environmental and quality-of-life issues. How The Ridges tackles them defines its future.

He earned a BA from Lafayette College and a MA from the University of Chicago. He and his wife, Holly, are life members of The Nature Conservancy.

Tim Haggerty

We moved to Santa Fe from Ventura, California. There, I served on the homeowners association board and was president from 2000 until we moved in 2002. I loved California, but the idea of moving to Santa Fe to build my own house was irresistible. We had been coming to Santa Fe for years and I knew we wanted something out of town but with amenities. The Ridges had everything we wanted: a peaceful rural atmosphere, lots of land, good covenants and high-speed Internet!

We finished our house in 2005 and have had time to get to know many of our neighbors and to get a feel for the neighborhood. As a board member I would do my best to maintain what it is that attracted me to the neighborhood. I would also try and establish better and more frequent communication between the board and the homeowners.

My background is in science, but I long ago moved on and have been self-employed as a cartoonist/illustrator since 1982. My wife Diann is a life long book person and presently manages the Borders Books in the Railyard.

Frank Welsch

Attractions: Small community size; great vistas; easy accessibility; many nearby services.

Board Service: Would like to improve communications between the board and landowners, thus reducing polarization and the perception that the board has its own agenda. Previous board services were exclusively on the Editorial Boards of major scientific journals, including Associate Managing Editor.

Background: Born and raised in Germany at the frontier of the Cold War in Berlin (American Sector). University education at *Freie Universität*, Berlin: Doctor of Veterinary Medicine 1964; Ph.D. Developmental Biology 1965. Immigrated to the US in 1967 for a post doctoral fellowship. University career for 18 years; full Professor of Pharmacology/Toxicology at Michigan State University. Subsequently spent 19 years as a toxicology research scientist in Research Triangle Park, NC. Currently, principal in an international science consulting business.

Personal: Owned land in The Ridges since 1998. Married to Brigitte Philipp; one married son.

Roads budget 2009

For convenience in budgeting, the Roads Committee has divided the Principe de Paz asphalt road into two units. Principe de Paz West is from the junction with Hijo de Dios to Pan de Vida; Principe de Paz East is from Pan de Vida to Buen Pastor (at the end of asphalt).

The Ridges roads budget for 2009 is as follows:

Principe de Paz West: 4860' length	
Sealant (micro-crack filling)	\$21,000
Asphalt crack filling	2,000
Principe de Paz East:	
Asphalt crack filling	1,000
Gravel roads grading	1,500
Mowing (asphalt roads)	500
Snow plowing (all roads)	1,200
Total 2009	\$27,200

For a look ahead our estimate for the 2010 Roads budget is as follows:

Principe de Paz East---1750' length	
Sealant (micro-crack filling)	\$10,000
Gravel roads grading and asphalt roads mowing	3,000
Snow plowing all roads	1,200
Total 2010	\$14,200

Our plan is to put a coat of sealant on the asphalt roads every five years, and crack fill every two years. Prices will vary year by year. These plans should keep our asphalt roads long-lasting and in good shape.

Roads update

The paving of Alma Drive with 2 1/2 inches of asphalt was completed on June 30 as budgeted, one day before the price of asphalt went up \$14 dollars per ton on July 1st. Good planning? No, we have a good contractor looking out for our interests. We have been using AFJ Custom Paving for ten years—with good reason.

A new bump was installed on Alma Drive just east of Alma and Chamisa in the Cimarron Subdivision at their request. In addition, two new road patches were laid down on Principe de Paz at the big arroyo and opposite Lots No. 15 and 16. All work was completed on time and under our approved budget.

Tim Ames and Anne Smith did the negotiating with the Cimarron Subdivision and the Eldorado Animal Clinic to contribute their fair share of the paving costs.

The grass and weeds along the asphalt road were mowed several times this summer from Rey de Reyes to highway 285. The final mowing job along the whole asphalt road (Alma Drive and Principe de Paz) was completed on the 2nd of September, renting Tim Ames's tractor and mower. Many thanks, Tim.

On request, some landowners trimmed the grass and weeds on their own lots. On the 7th of September warning signs (palettes) were posted on all asphalt road bumps that did not have them. This completes the road construction and repairs planned for this year.

The Ridges Roads Committee:
Tim Ames
John Brown
Ken Ferjancic
Dave Kingston (Chmn)
Olin van Dyck

Neighborhood Watch

Victor Hesch, Neighborhood Watch Coordinator, reports "All quiet on the Western Front" which is good news indeed. A watchful neighborhood, working together, can help deter crime. For example, when Donna Barnsley, our block captain, saw men on our roof, she called to confirm they belonged there. A quick call to a neighbor to see if there is someone home and then if questionable people are supposed or allowed to be there is one of the best ways to check on suspicious happenings. —Ed.

Up on your roof?

At least three residents have reported holes being made in foam roofs. While some are of uncertain origin, one roofer diagnosed holes being bored by both carpenter bees and, of all things, the bark beetles that also drilled into our beloved piñons in the past few years. These holes were deep enough that this neighbor had some interior water damage during one of our hard rains. Regardless of what composition your roof is, everyone should check one's roof condition, or have a trusted roofer do it for one, and every year.

Water woes

The local water company (yours and mine) has not announced when or if the "Severe Conditions" state will be removed. It was extended into October, regardless, by act of the State Engineer who made keeping the strict conservation measures in force a condition of an emergency, temporary pumping permit for Well 17.

Much, perhaps even more than you ever wanted to know, about your Water Company can be found at <http://www.eldoradowaterdistrict.com/>.

Jack LaRowe

Another water tip

A resident mentioned she keeps a pitcher in the kitchen into which she puts any "clean water", such as from washing produce, and then uses the water on plants outdoors. —Ed.

Speeders— yes, you!

Vehicles exceeding our 25 mile per hour speed limit continue to be reported in The Ridges. With roads narrow in some places, limited visibility around corners, and a growing number of children living here (and alas that means some of the rest of us are becoming older, deafer, blinder and less agile as the years pass), and the rural atmosphere that appeals to so many of us that means a more relaxed and quiet life, a speeder is a menace.

So far, thankfully, no one has been hit, no children hurt or pets maimed. However, there have been some people who have gone off the road, damaging vehicles, perhaps themselves and often the vegetation where they passed through. It may be just a matter of time until someone is severely injured. There have also been some wildlife fatalities.

Ask yourself: Isn't it worth a few seconds to slow down if you can avoid an accident? How would you feel if you struck a person or animal? For everyone's sake, yours included,

SLOW DOWN!

Flora and fauna

As usual, photos will be in living color on The Ridges website anon.

Owls and more

We have not seen the screech owl this year, but I think I've heard it—it used to make very low sort of crooning sound when it was in our ramada, and I've heard that sound once or twice this summer coming from nearby trees. We have had plenty of other wonderful birds though, including a pair of long-eared owls in the spring who were considering setting up house in an old ravens nest, and then we've had a barn owl for much of the summer which is an amazing treat! He is a two-foot-tall white bird, and it's astonishing how completely he can disappear into a piñon tree. I am torn between trying to help other residents become more interested in their natural surroundings, and risking getting them too interested and harassing the owl...he does flush easily, which is how we discovered him.

We've also had calliope hummingbirds in addition to the usual hummers, our ravens had one baby this year which they managed to protect from the Cooper's Hawks that raised four babies just a few hundred feet away.

For obvious reasons, the contributor wishes to remain anonymous – Ed.

The Altmans have also passed along that they have seen, on an evening walk, two (count 'em, two) Great Horned Owls together. –Ed.



Barney



Cholla

Photo by Velva Merrick

Secondly, we had a Cholla in full bloom back in June. Unfortunately, our gray-scale format doesn't do flowers well at all, see it online for the magenta flowers. While the thorns are not appreciated by anyone, the flowers are beautiful. Our son, who lives in northern Kentucky, has told us that the skeletons of dead Cholla are sold for a premium and are very popular there. The skeletons can be cleaned, painted or stained or left natural for decorative accents.

Jack LaRowe

More yet again on worms

This year seems to be especially bad for webworm infestations (something else caused by Global Warming?). These worms form web clusters primarily in the aspen trees where they live in safety from birds and insecticide spraying. They usually do not kill the trees, but eat the

leaves, as noted in the Santa Fe ski basin in years past. In the fall the worms leave their webs and crawl down the trunk of the tree to over-winter in the ground. To get rid of webworms one can cut off the web branch if it is within reach of the ground or a ladder. Spraying only kills the worms that leave the nest to go out and eat sprayed-on leaves. This is usually not very effective and is the method normally used by most professional exterminators.

Dave Kingston

For more information about these pests, please see the Spring 2008 issue of this newsletter. —Ed.

Commentary and Opinion

In the aftermath of the Annual Meeting controversies, and discussion by the Board, we are now providing for a “Commentary and Opinion” section in the newsletter.

The guidelines for this column are in the Winter 2007 issue.

From our treasurer, Eva Kingston (seen on a bumper sticker)

Bark less—wag more.

⇒ 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.

Welcome to Stephane and Rasjida Ligtelyn, 118 Principe de Paz, 466-6880. Perhaps some of you met them at the pancake breakfast in May.

Larry Socea was the photographer of the PCB picture in the last issue. We inadvertently omitted his name in the credits.

