

# *The Ridges* Landowners' Association **NEWSLETTER**

Number 6  
Summer 1996

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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.

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## **CLEAN UP THE RIDGES**

*Our annual clean up of the roads and roadsides will be held on SATURDAY, JUNE 15. Meet Joe Thompson, this year's coordinator, at the intersection of Principe de Paz and Rey de Reyes at 9:30 AM. He will assign you an area, give you a bag, and pick up your bag when it's full (about 1-1 1/2 hours). Free soft drinks will be available for all participants. Wear good walking shoes and bring gloves. Come and help clean up your neighborhood.*

## **FIRE and WATER**

*As resident members well know, we are in the midst of a major drought across the southwest Santa Fe and the surrounding areas are bone dry. The city and county have enacted emergency ordinances mandating water conservation measures. El Dorado Utilities, our local water provider, is having great difficulty producing enough water to meet demand, due largely to the low water level at its well in Lamy, forcing it to shut down the well.*

*Several major wild fires have shown us how dangerous any fire can be and how quickly they can get out of control. One smaller fire, in Los Caballos just south of Eldorado on the west side of US 285, gave many residents cause for worry. The fire, although it did not destroy any buildings, came within 3-4 feet of some homes in Los Caballos. Quick action by residents and the Eldorado Volunteer Fire Dept saved the day.*

*For resident members we have enclosed a brochure pointing out many ways to help fireproof your home and what to do in case of fire. Please read it carefully and take action now.*

## **NO FIREWORKS**

*Because of the extreme fire danger, the state has prohibited all sales of fireworks until mid-June, when this policy will be reviewed for possible extension. Meanwhile, Santa Fe county has forbidden the use of fireworks until further notice. All residents are reminded that fireworks are NOT*

*to be used this year. Please help us keep the area safe.*

## **WATER AND SANITATION DISTRICT**

*After the community meeting in March 500 signatures were obtained for a petition to form a water and sanitation district in the Eldorado/US 285 area. These were submitted to the SF County Clerk in early April. As soon as they are verified by the clerk, a Special District Commission will be formed to review the proposal to create the district. If all goes as expected, there could be a public hearing in July or August.*

*For further information you may contact Dick Chenault (466-1622).*

## **SPECIAL MEMBERS MEETING, APRIL 11, REGARDING NATURAL GAS**

*A special meeting was held on April 11 to vote on the question of extending natural gas service into The Ridges. The meeting was attended by about 35 people representing 23 lots. Another 44 lots were represented by proxy. Two representatives of the Gas Company were present to answer questions.*

*After a lively and lengthy discussion, a roll call vote was taken. With 28 in favor and 39 against, the proposition failed.*

*At a subsequent Board meeting, the directors decided to take no further action at this time.*

## **ROADS**

*For those of you who live here, you know what has happened to our roads. The extremely dry weather has had a devastating effect. Even a major road repair effort in early April, including water and new base coarse, had little impact. Without deep soaking rain, the surface quickly returns to its rippled state.*

*The Board has initiated a plan whereby we will have the road scraped monthly (or so) from Hijo de Dios to the top of the hill at Aqua Viviendo in order to keep that portion of the road in some sort of usable condition. The rest of the roads are not*

so bad and will get maintenance as necessary. Please understand though that we will NOT be able to achieve satisfactory results until we have a soaking rain.

Meanwhile you can make a difference. High speed and acceleration up the hills do the most damage to the road JUST SLOW DOWN. And try to get others (UPS, school bus, contractors) to do the same. The Board has contacted many of the offending visitors, but it is a never-ending task.

**ARCHITECTURAL REVIEW COMMITTEE**

Steven Cary reminds all members of the association that before building any new structure on your property you must first submit the required architectural plans and application form to the Architectural Review Committee. This rule applies not only for the construction of homes, but also for any additions to houses or the construction of any outbuildings. The committee is scheduled to meet during the third week of each month. Construction applications must be submitted by the seventh day of the month to be considered at the following committee meeting.

**CHECK YOUR PROPERTY**

The Board would like to remind all residents of the content and purpose of paragraph 704 of the Restrictive Covenants. This paragraph says in part that "Extra automobiles, trailers, boats, recreational vehicles, and similar mobile structures and vehicles shall be screened from view by means of a coyote fence, wall, or similar

treatment." Paragraph 701 requires two-car garages to "A. be used for vehicles and not storage." The intent of these two paragraphs is to preserve the open, uncluttered look we all value so much.

While the Board does not feel this is a big problem yet, we do feel that each of us should look at our property from the viewpoint of our neighbors to see if we might have something that is a potential! Eyesore. If so please take some appropriate action to correct the problem.

**NEW RESIDENTS**

We would like to welcome as new residents:

- Nancy and Ray Olson (14)
- Tom and Michelle Gonzales (52)

**HOME-BUILDING CONTINUES**

As of June 1 we have 43 completed homes, with 2 still under construction. Also as of June 1, there are 2 houses for sale in the Ridges.

**CANDIDATES FOR 1997 BOARD**

Each year at our general meeting in October we elect five members to serve on the Board of Directors. No director can serve for more than three years consecutively, and no one can be President for more than two years in a row. Mary Gill has been appointed chairperson of a nominating committee to come up with candidates for the Board Please contact her at 466-3569 if you would be willing to serve.

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	
Rick Ricalde	Vice President	505-466-8264	x	Roads (Co-Chair)
Joe Thompson	Secretary	505-466-6002	x	
Steve Cary	Treasurer	505-466-6360	x	Architectural Review
Mary Gill		505-466-3569	x	Roads (Co-Chair) Nominating