

The Ridges Landowners' Association

NEWSLETTER

Number 7
Fall 1996

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.

ANNUAL LANDOWNERS MEETING 17 OCTOBER

The annual meeting of members will be held Thursday, 17 October 1996 in the Banquet Room at Peppers Restaurant & Cantina, 2239 Old Pecos Trail in Santa Fe. As we did last year, we will have a New Mexican buffet dinner (\$5.00 per person) beginning at 5:30 PM, followed by the business meeting at about 7PM. Please put this date on your schedule and plan to attend.

Main items on the agenda will be approval of the 1997 budget and assessment, election of the Board of Directors for 1997, and any other new business the members may wish to bring up. If you have some issue you wish to bring up, please notify Dick Chenault or any other Board member so we can be somewhat prepared to discuss it.

Mary Gill and the nominating committee have come up with candidates for the 1997 Board. A slate of five candidates who have indicated their willingness to serve will be presented. Additional nominations will be taken from the floor at the meeting.

WATER AND SANITATION DISTRICT

The petition which was submitted to the SF County Clerk in early April was validated by the county in mid-July. The county immediately created a Special District Commission and appointed two commissioners (Platts and Rodriguez) to it. After the cities of Santa Fe and Espanola appoint two more members, those four members will select a fifth member from the public to be the chairperson. This Commission will conduct a public hearing soon afterwards, perhaps in late September or in October.

After the Commission has completed its review, it will recommend to the district court whether or not to proceed with an election to approve forming a district. The court will hold a hearing and either order an election or not. If ordered, the election would probably be early next year.

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

ROADS

The Board has initiated a plan whereby the road is 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. With the advent of soaking rains, we are now making plans to have a complete road maintenance done soon. Although there is some difficulty in actually getting a reliable road contractor to do the work, we are confident that it will get done.

For those residents who follow the 25 MPH limit we thank you. For the others, YOU CAN MAKE A DIFFERENCE. High speed and acceleration up the hills do the most damage to the road JUST SLOW DOWN.

Call Rick Ricalde (466-8264) for further information, if you wish.

IT MAKES A DIFFERENCE

The Board would like to thank all those residents who heeded our request in the last newsletter to check your property. It really does make a difference in the appearance of our community.

ELM TREES and MISTLETOE

Dave Kingston and Steve Cary have expressed concern about an invasion of elm trees and mistletoe in the Ridges. You can see that volunteer elms have established a strong growth along the paved portion of the road that passes through Cimarron. Elms are also growing in the Ridges along the paved road just inside the entry gates and in a couple of other spots, most notably along Pan de Vida where it joins Principe de Paz.

If left uncontrolled, the roots of the elms along the paved road will soon crack and destroy the asphalt. The Ridges Landowners Association has an easement to use this access road through Cimarron, but with that easement comes the responsibility to maintain the road. To prevent any possibility that the elms will damage the asphalt

and to avoid a potentially large expense for The Ridges, the trees should be removed ASAP. Therefore the Board of Directors voted unanimously at its August meeting to take action to remove the elms near the asphalt road between US 285 and Hijo de Dios. Affected landowners have been contacted to obtain their concurrence, and the trees will soon be removed.

Also, to preserve our special native piñon and cedar landscape throughout the Ridges, the board is making an effort to alert all members to the threat and asks you to take appropriate action. If the elms are allowed to continue to grow and proliferate, The Ridges will ultimately be covered by elm trees.

Mistletoe has also established a strong foothold in the Ridges. Despite its romantic image, mistletoe is a parasite that will kill the cedars and pinions which it infests. A flier is enclosed that shows pictures of mistletoe on a tree in the Ridges and a neighboring tree that has been devastated by the parasite.

Please look at the trees on your lot carefully on a regular basis. Cathrine O'Brien at the Santa Fe Greenhouse recommends that when you spot mistletoe, you should cut the branch below the infestation, carefully contain the remains in a tightly closed plastic bag, and forward the bag to the dump. Mistletoe travels by spores, so containing it is especially important. If we act now as a group we can prevent widespread damage.

A REQUEST FROM YOUR NEIGHBORS

Lets get right to the point — some people are beginning to get annoyed by barking dogs. This has become a problem wide-spread enough to be brought to your attention.

The covenants provide that lot owners shall prevent their animals from becoming nuisances either from noises created by the animals or other conduct. Dogs that bark incessantly at any time or even occasionally late at night (between 11 PM and 8 AM) are considered by the Board to be creating a nuisance.

PLEASE try to keep your dog(s) from barking or creating any other nuisance to your neighbors. If you have a specific problem with a dog, you are urged to contact the owner and discuss the problems. We're sure we can work out these minor problems to ensure that we can all enjoy the beauty and tranquility of our community.

THANKS!!

HOME-BUILDING CONTINUES

As of Sept we have 45 completed homes, with one pending architectural approval. There are currently 4 houses and 4 lots for sale in the Ridges. Asking prices for houses ranges from \$263,000 to \$478,000 and for lots from \$90,000 to \$125,000

NEW RESIDENTS

We would like to welcome as new residents:

- Allen and Diana Russel (4)
- Michael and Patricia Turpen (27)
- Robert and Margaret Booms (29)

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