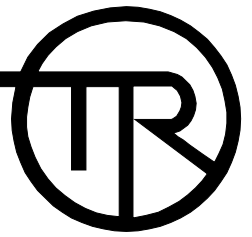


MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 29 No. 3 Mar. 2008

"Our mission is to promote, preserve, and improve the quality of life in Taylor Ranch" ~ TRNA Bylaws

President's Message

Brett Lopez, President, TRNA

MAY I HAVE YOUR ATTENTION, PLEASE! Thank you. It is with great pleasure that we will have two count 'em two candidates for Heather Wilson's seat in the House of Representatives. State Senator Joe Carrero and Sheriff Darren White will be speaking at our annual meeting on March 11, 2008 at the Don Newton Taylor Ranch Community Center at 7 PM sharp so be early. Both gentlemen will speak for 10 minutes followed by a brief Q&A. Don't miss this opportunity to learn about the candidates and get your questions answered.

I would also remind you that our City Councilor Michael Cadigan as well as West Side Area Commander Candelaria will be there to bring us up to speed on neighborhood issues.

As this is my final message to you as president, I wish to thank all of those individuals who have helped me over the last two terms. There are so many citizens who have given of their time and energy that I couldn't possibly name them all but you know who you are and know this, without you this neighborhood would not be as great as it is. Thank you again for all you do for your neighborhood, you all rate way up there in my book!

More good stuff! Our Taylor Ranch Citizens on Patrol is operational and on patrol this is the product and passion of Gary Gudell, your APD Liaison. See, if you are passionate enough or stubborn enough (not sure which one it is in Gary's case) you can get a lot done, hats off to Gary and the fulfillment of his desire to make where you live a better place. If you see the guys out patrolling around and have questions, stop them and ask who knows you might be able to donate two hours a month to help your neighbors.

Easter Egg Hunt. I need help! We need to fill 5,000 eggs. We need volunteers for just about every aspect of the event. Let's not cancel another one! Call me at 836-7831 please! This event has taken place every year for

the last 28 years except for one and I don't want to not have to cancel this due to apathy.

We hosted a Middle School dance on the 16th. It was great, you should have been there. I'd like to recognize the volunteers who helped put on this great event. They are; Erika Avila Anthony Sandoval, Michael Berry, Erik Herrera, Kaitlyn Lujan, my wife Karen and last but not least Ceil Van Berkel. It's nice to provide activities such as this to the middle school youth as they so often have nothing to do. In the summer time we will be having another one or two maybe even outside and we'll spark up the old BBQ and give it a Caribbean theme, yeah mon.

That's all I got. Again, I truly enjoyed being your president and appreciated your support on a multitude of issues that we tackled over the last 24 months. Please don't let me down, come to the annual meeting, be seen, be heard, be a participant in your neighborhood. Thank you, Brett T. Lopez 836-7831. ☺

Crime Prevention Update

Gary Gudell, APD Liaison Director, TRNA

We had a great meeting Tuesday Evening. Capt Candelaria and Bill Jackson were there. The Captain gave us many thanks for taking part in the civilian patrol, and the interest that we have in our community.

We prepared our first schedule for the balance of February, and will prepare the schedule for the month of March. You may see a vehicle with a revolving yellow light and signs on the sides, this will be Taylor Ranch Neighborhood on patrol. Feel good about it. My heartfelt thanks for those who are volunteering their time to patrol. They are the *elite* of Taylor Ranch!

The more volunteers we have, the more area we can cover. There is a class for certification being given March 8th at the police Academy. Call me for info.

The ones responsible for the tire slashing have been arrested and the book thrown at them. APD did a great job in finding out who did it!! Gary Gudell 710-5191 ☺

Land Use Update

René Horvath, Land Use Director, TRNA

1. Tierra West/ Senior Independent Living facility: There is a proposal for another development along Coors Blvd. It is on the west side of Coors, between Western Trails, and Milne. Tierra West notified TRNA that their client, Cameron Construction wants to build a Senior Independent Living Center, at this location. Two facilitated meetings were held in February, to educate the public on their proposal. They will need to amend the University of Albuquerque's Sector Development Plan in order to build the Independent Living Facility. This site is 13.7 acres, and is zoned for commercial, which is situated within parcel V of the University of Albuquerque's Sector Plan, zoned SU-3 for mixed use. The requested amendment would take the 13.7-acre commercial site, and divide it in half. The 7.7 acres of the southern half of the property would be rezoned multi-family in order to build the Independent Senior Living Center. The northern 6.0 acres would remain commercial.

The presentation by the Cameron Construction representative, explained that Cameron Construction and Hallie Management are 18 year old affiliated companies that build, own, and manage Senior Independent Living Communities across the country. Currently they have 4 centers: 3 in Nebraska, 1 in Kansas. They are building 3 more in Kansas, Texas, and Tennessee. Their goal is to develop sixty new centers across the country with emphasis on the sunbelt states. Their clientele would be retired baby boomers.

All their buildings basically have the same floor plan, which is a three-story building, with 130 apartment units. The outside architecture can change to reflect the regions architectural style. There will be two live-in managers. Each apartment will have one

to three bedrooms, and a full kitchen. There is also a main dining room, downstairs, that serves three meals a day. There will be house keeping services, transportation services, an exercise room, a whirlpool, spa, 150-seat theatre, activities room, and an activities director. There will be part time banking and pharmacy service, a barber/ salon shop, an arcade room for the grandkids, and a coffee shop. The cost is \$2000 to \$3000 per month depending on the size of the apartment.

Cameron Construction has a contract with the property owners to buy the property if they get the zone change for multi-family use. They will be going before the **EPC March 20th**. If the zone change is approved, they will have another meeting to show what the architectural design will look like for the Senior Center.

2. Montano Plaza Apartments: Many of you may have noticed the massive grading that took place on Presidents Day weekend, at 6200 Montano Plaza. After checking with the Planning Department, we found this site is zoned R2. They do not have to go through the EPC or DRB for approval of their site plan, nor notify Neighborhood Associations. They will have to comply with the zoning code, building code, and hydrology regulations, along with the Coors Corridor Sector Development Plan. According to the City's Safety Division, the permit process began in 2003 to build a 300-unit apartment on this site. The Safety Inspectors will be checking the structure, framing, and footings.

Zoning will be checking set backs, landscape requirements, open space or common area requirements, height, and density, floor area ratio, etc. The Environmental Health Department has a fugitive dust ordinance that requires dust to be controlled. An inspector has already inspected the site and confirmed that they do have a fugitive dust permit. They will install a wind fence, and have water

BUY A VIP WASH PASS FOR SOMEONE ELSE AND GET A FREE CAR WASH FOR YOU

The VIP Wash Pass is plastic and looks like this



**5801B Coors Road NW
(At Montano and Coors)
Albuquerque, NM**

VIP Wash Pass

\$40

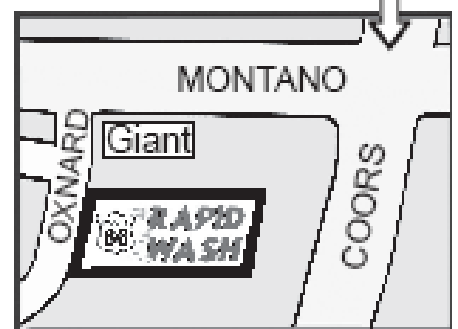
The amount credited on the card shows up here

Offer details:

- *Available during the published month of this newsletter
- *Bring this coupon to identify yourself as a TRNA member.
- *Purchase a VIP Wash Pass first - then wash your car for free.
- *Come by during office hours when attendant is on duty, or call 980-7482 and a VIP Pass can be mailed to you. (except emergencies, Office Hours 10am - 4pm, 7 days a week)

It's located right next to the Giant gas station on Montano

VIP Price	---	\$\$ Credit on Wash Pass
\$35	-----	\$40
\$50	-----	\$60
\$65	-----	\$80
\$80	-----	\$100



The VIP Wash Pass is a great gift because it can be used 24 hours a day. You swipe it like a credit card, in a drive-through lane, without getting out of your car. You save up to 20% on the purchase, and get a **FREE** carwash!

West Side Coalition of Neighborhood Assoc.'s Meeting—Feb. 6th, 2008

Walt Sala, TRNA Director, WSC

Captain Candelaria, West Side Police Commander, indicated that the NW & SW Area Command boundaries have not yet been decided between I-40 or Western Trail. At present they are putting out an e-mail bulletin with what is going on in the command, and what we can do to help protect ourselves. For the time being the new substation on the NW side will be a portable building until a permanent building is built. There is a substation in the Cottonwood Mall.

Councilor Cadigan indicated that the red light camera fines are being reduced, also that if the state decides to take the fines money, the program will be canceled as it will leave no money to keep the program running - it seems that the state people don't give a darn about the safety of ABQ residents. Another traffic issue is that traffic light controllers are being changed so lights can be regulated to meet changing traffic conditions, allowing better movement of traffic. The median on Golf Course between Paseo del Norte and Paradise Rd will be planted.

Home builders and the Water Board have agreed to water use standards in new homes which lower use of water. New Mexico Utilities owes ABQ \$8,000,000 for past water use, which the city would like to collect.

APS and the Water Board have come to an agreement on lending money for a water Reservoir for new high school, with payback by future home building.

Dr. Lee Reynes, Ph.D, Bureau of Business and Economic Research, gave an excellent economic review on ABQ, NM and the national scene, stating there is a high probability of a recession with residential growth down, households stressed, home values down, credit problems, fuel prices, health care and food prices rising, all on a global scale. However, we in New Mexico are not as bad off as the rest of the country.

This was the time for the election of officers of the Coalition; elected were Joan Jones -Treasurer, Candy Patterson - Secretary, Laura Horton - V.P., however there were two persons running for the position of president, Brett Lopez and current president Dan Serrano. Some of the comments made by knowledgeable people were that the meeting was arranged in such a way as to favor the reelection of Dan Serrano. Election was delayed till the last few minutes of the meeting, leaving no time for questions that should have asked of and answered by the nominees.

A reading of a handout by Mr. Serrano, killing time since all could read the handout, left very little time for the actual election, no time for anyone to get answers for past actions and to compete against him.

Additional comments were; why did Mr. Serrano only present his opinion and that of the minority regarding the TIDD for SunCal as the official position of the WSCoNA and not the opinion of the majority of the West Side Coalition, who were against the TIDD for SunCal. Guess we will never really know the real reason.

Time for all to get involved in our association and make sure we are truly represented!!! Walt Sala, wscn@trna.org

Community News Note: Ladera Women's Golf

We have a terrific 18 hole Ladies league. Join us on Thursday mornings. Ladera Golf Course 3401 Ladera Drive N.W. For additional information: Juanita 898-7462 or Diane 453-7207



Call an Enrolled Agent

An enrolled agent (EA) can be a real lifesaver at tax time. Unlike other tax preparers, enrolled agents are federally licensed by the U.S. Department of the Treasury. They specialize in taxation and go through strict testing and application procedures and continuing education to achieve the unmatched expertise they offer you today. So, before you get in over your head, put an enrolled agent on your side.

KATHY FALTER, E.A.
PAPER PUSHER BOOKKEEPING
898-9539



National Association of Enrolled Agents
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TRNA Annual General Membership Meeting

Tuesday, March 11th—7:00 pm

Don Newton Taylor Ranch Community Center

Candidates for the US House of Representatives:

State Senator Joe Carrero

Sheriff Darren White

West Side Reports:

Councilor Michael Cadigan

West Side Area Commander Capt. Conrad Candelaria

Reports from the Board of Directors:

Financial Report, Membership Report

Approval of TRNA Budget for FY08

Nominations and Election of Directors

Door Prizes and Refreshments

Health at 311, to report a fugitive dust problem.

3. Top Dog: Many of you have noticed a building going up next to McDonalds near Define Fitness. A Planning Department representative said the building would be a hot dog eating establishment, which was approved around the time McDonalds, was approved. An inspector checked the building height, which is 19 ft. high, which complies with approved plans.

4. SW Albuquerque Strategic Action Plan: On February 14th 2008, the EPC heard the SW Albuquerque Strategic Action Plan. TRNA along with many other neighborhoods and agencies, were invited to attend the planning workshop which was held two years ago. The purpose for the SW Action Plan is to help solve some of the planning problems the SW Mesa is experiencing. The problem has been that the current development on the SW mesa lacks identity, and services, and has built too many repetitive walled subdivisions. The plan's goal is to create **complete communities**, with a network of neighborhood shopping/ activity centers, a transportation network for walking, bicycling, driving and public transportation. It encourages more variety in housing styles and types, better looking boulevards, less tunnels of walls along streets, more public service to the area, more connectivity between neighborhoods, parks and shopping, together with a trail system. The plan also recommends that the scenic Open Space along the top of nine-mile hill, known as the Ceja, which for decades has been slated for open space acquisition, needs to be addressed soon.

Neighborhoods from the Northwest mesa, and La Cueva district participated because they are experiencing many of the same kinds of problems that the SW Mesa is experiencing. South Valley neighborhoods participated because they experience the traffic impacts due to the rapid growth on the SW mesa.

Strategies in the plan include amending three area sector plans, along with the Westside Strategic plan, and the subdivision ordinance. Comments from neighborhood representatives supported the concepts of making whole communities, not just subdivisions, with better pedestrian connections to retail and public facilities, including parks and trail systems. Higher density needs to be quality density, with a good transit system. Support for good zoning to maintain viable neighborhood shopping areas, and support for policy changes to reduce the number of walls along the streets and to provide better neighborhood connections. Acquisition of the Ceja, open space, was also supported.

Comments from the Development community include a

need for public facilities, which are lacking, and are the City's responsibility. There was concern about zone changes affecting their property. Sun Cal who owns a significant portion of the property in the plan area didn't mind the mixed use, higher density, but said the Ceja open space was now Sun Cal's property. They would consider it "a taking" if the city didn't pay them for it within a prearranged deadline. (Much of the problem associated with the lack of public facilities and keeping up with open space land acquisition, is there has not been enough City funds to keep up with the rapid growth.) Overall the EPC was supportive of the SW Action plan. They deferred their next hearing to May 2008, to allow more time to address the issues.

5. Sun Cal: The EPC has been reviewing a 'Site Development Plan for Subdivision' proposed by Sun Cal. Sun Cal plans to build residential subdivisions around the southern tip of Petroglyph National Monument on one of their 500-acre sites. At a recent EPC hearing, I expressed that sensitive development should occur near the Monument and more intense development occur at the proposed Town Center, which will be near I-40. No other neighborhood representatives showed up at the hearing. The plan so far, which includes lots of houses, is very typical of what has already been built in the area. The Planner thinks a lot more can be done to improve the plan. It will be heard at the March EPC hearing. ®

Welcome New Business Member!

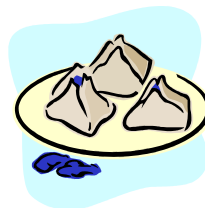
TRNA is pleased to welcome our new business member, Chad's Tree Service, Chad Szpunar. His welcome ad is printed below. ®

350-0773

CHAD'S TREE SERVICE

- Full Removal
- Trimming
- Pruning
- Shrub Hedging
- Stump Grinding

Free Estimates - Licensed - Insured



Mariposa Basin Park Cleanup

Don MacCornack, Director, Beautification

The February Mariposa Basin Park Cleanup Team was once again short in numbers. The Cleanup Team was still able to make a HUGE impact due to the enthusiasm of the volunteers. These individuals are willing to give up some of their precious free time to improve our park and our neighborhood. The November Community heroes are Carol Waters, Dave Waters, Rene Horvath, Rose Freelin, Kurt Freelin, and Lynn MacCornack.

Our next park cleanup is scheduled for March 15 at 9:00 am. Please plan to come out and make some new friends.

In an effort to reduce the amount of trash in our community, please remember to bag your trash before you place it in your trash container.

If anyone has any ideas for improving the park, please email me at beautification@trna.org

Have a Happy Easter! ☺

TRNA FLEA MARKET

TRNA is planning a spring flea market, date to be determined. Help is needed to assign tables to participants, staff the TRNA table, and work in the food concession. If you can help, please contact **Brett Lopez, 839-4805, BLopez401K@aol.com**.

Proceeds from space fees, sales at the TRNA table and food sales will benefit the TRNA Scholarship Fund.

We are in need of items to be donated to the TRNA table. You'll be able to drop them off early on the day of the flea market.. So, let's all clean out our attics and garages, or prepare our arts and crafts for sale. As soon as we announce the date, you will be able to reserve your space! ☺

TRNA Board Members Needed!

We are looking for TRNA members to serve on our board of directors. They will be elected during our March 11th Annual General Membership Meeting. Why serve as a director? To use your talents for the good of your community; to solve problems that bother you or your neighbors; to become knowledgeable about what's happening in your neighborhood; to influence decisions that will affect us all for years to come; to get to know your neighbors and your elected representatives; and finally to preserve TRNA, because if no one serves, the association dies.

Directors attend a monthly board meeting and help with TRNA-sponsored events, typically spending between 5 and 30 hours per month on TRNA activities, depending on time available and responsibilities assumed. You'd receive no pay for your services, but be richly rewarded knowing you are making a difference in the lives of your family, neighbors, community, and city. Please contact Brett Lopez, 839-4805, BLopez401K@aol.com, if you are willing to be nominated. ☺

Easter Egg Hunt, Saturday, March 22nd at Mariposa Basin Park

Bring your kids and grandkids! Come early to enjoy the food and games. Games, rides, face painting, jumpers and food will be available at nominal cost starting at 10:00 am. The actual Egg Hunts will be grouped by age, starting with the youngest at 11:00 am. Plastic eggs contain candy, coupons, and prize tickets. Come enjoy this community event.. ☺

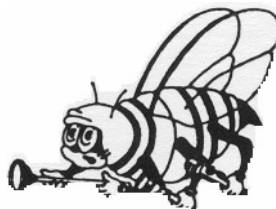
APD Criminal Nuisance Abatement

The Criminal Nuisance Abatement Unit of APD coordinates multiple city and county offices to shut down criminal activities at a location by rigorously applying all city ordinances to that location. If you suspect criminal activity taking place at a specific location, keep logs of the suspicious activity and report it to your neighborhood association. The Unit prioritizes action by the number of complaints about a location, but it also places a high priority on requests by neighborhood associations. There is strength in numbers! You may also report complaints directly to Det. Dennis Barela, Criminal Nuisance Abatement Westside Area Command, 839-6400. ☺



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Taylor Ranch Neighborhood Association Membership Registration

Name: _____ Phone #: _____ Date: _____

Address: _____ E-mail address: _____

- I'm interested in the following:
- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Board of Directors | <input type="checkbox"/> Calling | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Crime Prevention | <input type="checkbox"/> Education | <input type="checkbox"/> Environment | <input type="checkbox"/> Membership |
| <input type="checkbox"/> Newsletter | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Social Activities | <input type="checkbox"/> Traffic |
| <input type="checkbox"/> Land Use/ Transportation | <input type="checkbox"/> Zoning | <input type="checkbox"/> Youth Committee | <input type="checkbox"/> Other _____ |

If membership is current, then please pass this form on to a neighbor who is not a member!
To renew or join: Enclose a check made out to TRNA in the amount of:

- | | | |
|--|--|---|
| Resident: <input type="checkbox"/> \$18.00 (Thru Dec 2008) | <input type="checkbox"/> \$34.00 (Thru Dec 2009) | <input type="checkbox"/> \$48.00 (Thru Dec 2010) |
| Business: <input type="checkbox"/> \$50.00 (Thru Dec 2008) | <input type="checkbox"/> \$90.00 (Thru Dec 2009) | <input type="checkbox"/> \$125.00 (Thru Dec 2010) |

Memberships are for the calendar year.

Call Patsy Rippo , 306-2244, if you have questions or need more information.

Our mission is to Promote, Preserve, and Improve the quality of life in Taylor Ranch.

Mar. 08

TRNA Board of Directors and Other TRNA Contacts

President:	<i>Brett Lopez</i>839-4805	president@trna.org
Vice-President:	<i>Don MacCornack</i> 897-1593	vicepresident@trna.org
Secretary:	<i>Alice Demi</i> 899-0027	secretary@trna.org
Treasurer:	<i>Hanna Sorrells</i> 294-7042	treasurer@trna.org
Director/ Zoning, Social.:	<i>Brett Lopez</i> 839-4805	zoning@trna.org
Director/Police Liaison:	<i>Gary Gudell</i>710-5191	police@trna.org
Director/Gov Affairs:	<i>vacant</i>	government@trna.org
Director//Land Use:	<i>René Horvath</i>898-2114	land@trna.org
Director/Westside Coalition:	<i>Walter Sala</i> : 890-7035	wscn@trna.org
Director/Education:	<i>vacant</i>	education@trna.org
Director/Membership:	<i>Patsy Rippo</i> 306-2244	membership@trna.org
Director:	<i>Vacant</i>	
Historian:	<i>Fred van Berkel</i> 899-2738	historian@trna.org
Web Site:	<i>Ceil van Berkel</i>899-2738	webmaster@trna.org
Newsletter editor:	<i>Ceil van Berkel</i>899-2738	editor@trna.org
Associate editor:	<i>Rae Phillips</i> 899-1273	editor@trna.org

Dates to Remember

- March 11: General Membership Meeting
- March 22: Easter Egg Hunt



Taylor Ranch License Plates

Once upon a time, the developers of Taylor Ranch gave new home owners a Taylor Ranch license plate as part of the closing. In response to popular demand, TRNA has reissued these plates with the original brown and gold design. They are available at the Community Center. \$10.00 for one plate, \$15.00 for two plates. They will also be sold at the Annual Membership Meeting March 11th, along with TR 25th Anniversary T-shirts.



Some Important Telephone Numbers

Meth Alert Tip Hotline	764-6384	TR Library	897-8816
Animal Control	314-0280	DN TRCC	768-6006
Air Quality Info.	768-4731	Councilor Cadigan	768-3189
Gas Leaks	246-5700	Mayor's Office	768-3000
Pothole Repair	857-8025	Burn/No/Burn	768-2876
Dumping, Vacant Lots	924-3850	Fire Non-Emergency	833-7390
City Landfill Info	761-8300	Police Non-Emergency	242-2677
Cockroach Hotline	873-7009	General City Info	311

Newsletter Email Address: editor@trna.org

Web Site <http://trna.org/>

Send your items of community interest to the Mesa Messenger! Submissions must be received **by the 22nd of the month.** Digital media preferred (email) / Please include author and phone number / Include SASE for photo returns. TRNA reserves the right to edit or reject submissions. Copyrighted material requires written permission.

Inside This Issue:

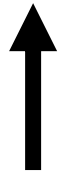
**President's Message
Crime Prevention Update
Land Use Update
West Side Coalition Report**

**General Membership Meeting
New Business Member
Mariposa Basin Park Clean-Up
TRNA Flea Market**

**Easter Egg Hunt
APD Criminal Nuisance Abatement**

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Does your mailing label say Membership Expired December 2007?

If so, Please renew today! Use form on page 7.

Note: We will purge the membership database of those who have not renewed by the end of this month



**Annual General Membership Meeting—Tuesday March 11th —
7:00 pm, DN-TRCC,**



**Easter Egg Hunt—Saturday March 22nd — 10:00 am
Mariposa Basin Park**

10:00 am: Games, rides, face painting, jumpers, food

11:00 am: Egg Hunts grouped by age begin