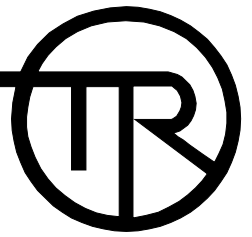


# MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 30 No. 3 Mar. 2009

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

## President's Message

Patsy Rippon, President, TRNA



Hello My Friends & Neighbors, Mark your calendar, folks. Taylor Ranch Neighborhood Association will be holding our **Annual General Membership Meeting on the 11<sup>th</sup> of March at 7:00pm** at

the Don Newton Community Center. We will have updates from our Directors as well as special guests. We will also be voting on a new slate of directors. If you would like to become more involved, now is a great time. Aside from those nominees on the ballot, we will also accept "floor nominations". So even if someone you know, or you, is not on the ballot and would like to be included, please come join us. More information is included in this issue of the newsletter.

Please remember... "Our mission is to promote, preserve and improve the quality of life in Taylor Ranch". The larger our membership, the more successful our mission will be. Don't be shy, ask a friend or neighbor to join. Thank you, Patsy Rippon, (president@trna.org) ®

## Beautification News

Don MacCornack, Director, Beautification

Due to the newsletter publishing date I am writing this prior to the February Park Cleanup. I will recognize the February Community Heroes next month.

Some may have noticed the recent construction activity in the park. The park is getting "sweet smelling" toilets. These toilets will be replacing the existing portable toilets at the ball fields. Counselor Cadigan was instrumental in securing the funding for the project. So, please thank Counselor Cadigan when you see him.

Park cleanup is important because it shows the world that the community cares. Also it only takes an hour or so, once a month and you will feel great afterwards. I am very grateful for everyone who helps keep the park beautiful.

Our next park cleanup is scheduled for **March 21** at 9:00 am at the Mariposa Basin Park entrance. Trash bags and gloves will be provided. This park is used by many in our community, so let's keep it beautiful. (beautification@trna.org) ®

## Education News—March 2009

Jane Webster, Education Director, TRNA

Good news from the neighborhood! On February 20-21, 2009, our neighborhood students from Volcano Vista High School and Cibola High School competed in the northern New Mexico Regional High School Mock Trials. The Cibola Gold team placed first and the first year team from Volcano Vista came in fifth place! Both teams are sponsored by Volcano Vista HS English teacher, Marvin Romero, and attorney coach, David Berlin. These students were given case materials in November and have been planning both the prosecution and the defense since then. These amazing students work so hard. This regional competition was held at both the Second Judicial District Court House and the United States District Court House. The Southern Regional High School Mock Trials were held in Las Cruces during the same weekend. Soon, New Mexico mock trial students will find out their state ranking and whether they will proceed to the New Mexico High School Mock Trial State Finals on March 20-21. Join me in your congratulations to these exceptional young people. Well done! ®

## TRNA Annual Easter Egg Hunt

Brett Lopez, Vice-President, TRNA

Hippity Hop, Spring is on its way! We all know what that means, good guess, it's time once again for the TRNA Annual Easter Egg Hunt. Rain, hail, sleet snow or bright of day shall not deter this rabbit from this venerable tradition.

Volunteers are always needed and greatly appreciated. We already have several groups and individuals who have stepped forward to make this event happen. Thank you all.

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**Annual General Membership Meeting —Mar. 11th —7:00 pm—DN-TR Community Center**

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This year the party will be the Saturday April 11<sup>th</sup>, probably at Mariposa Basin. If you would like to help, call me. Some of the more pressing needs are solicitations for donations particularly coupons (this is low cost advertising) that we may put in the 5000 eggs we are stuffing, promotion at the local business level flyers, posters etc. promoting the event etc, etc.

As always there will be plenty of food, games, amusements, characters (myself included) to make this yet another great day in the park. So perk up your ears and fluff your cotton tail and join me for a great day made possible by you, our membership. Brett, 836-7831, vicepresident@trna.org. ☺

## WSC Report - February 4th, 2009

Walt Sala, WSC Director, TRNA

The annual election of officers for the Coalition was held. There are 34 member groups belonging to the WSCNA, which covers the West Side of the river. We have a new president of the Coalition, Brett Lopez of The Taylor Ranch Neighborhood Assn. Brett in his remarks after the election told everyone he will not only represent TRNA but the complete West Side, from the southern boundaries of ABQ to the northern Boundaries. He will do this in openness so everyone knows what is going on, and only what the Coalition has agreed on, never just what he thinks personally. He wants to reunite the South and North Sides of the West Side as a whole West Side, making decisions by consensus, requesting suggestions by the members. He thanked Dan Serrano for what was accomplished under his watch.

All the nominated for the various offices were elected by consensus, no opposing vote. We all look forward to an active and meaningful representation of the West Side to the city authorities. Some of the main problems facing the WSCNA are: splitting the school district, TIDDS, SunCal development, Transportation, Roads, Parks, etc.

The day and night shift police commanders of the new NW side command explained what is happening and what is in the works for the NW Side. Response time has been reduced, and the area is better covered with the additional police now in place.

Jason Marks indicated that PNM wants another raise in rates, 18 to 22 %, this is after they were given a raise in 2008. The feeling was that they should cut the big fat salaries of the officers and quit dumping on the NM customers. The meeting will take place on March 25<sup>th</sup>. It's time to talk with our PRC people and make sure that we are not being Hi-Jacked.

Councilor Cadigan indicated that the plans that were approved for parks etc, are never followed. They are changed by the administration, such as money allocated for parks, now would be applied to building a soccer field at the I-40 and I-25 intersection. This location makes no sense: pollution would just about kill the players and getting in there would be difficult. The best place would be the field at Coors and Montañó, which now sits empty and causes a sand problem.

Some of the zoning problems were caused by Manny Aragon when he took the Territorial and Zoning powers away from ABQ because of his dispute with ABQ.

We have new APS Board Member for the NW Side, Lorenzo Garcia, in addition to our current board member Robert Lucero.

Census Bureau will be needing personnel per Robert L. Lucero, 688-0745. You can call for an application or information, 348-5321 or 1-866-2010. As you know, the new census is coming up shortly. Hopefully this updated count will level the playing field in representation for the West Side. ☺

## Crime Prevention Update

Gary Gudell, Director, TRNA/APD Liaison

Hi guy's. The class given by the Police Dept. on Jan. 24th was a great success. 30 people took the class. The majority were from Taylor Ranch. It will help double the amount of patrols that we do in a month. My thanks to all the new members of the civilian patrol. It's a great feeling to know so many care! If you are interested in becoming a member, and we have enough names it is possible to have another class in the near future. You don't have to be certified to ride along.

Let's keep Taylor Ranch a safe place to live. Have a crime free month! For information, call 710-5191 or email patrol@trna.org ☺

## History Corner #11

Fred van Berkel, Historian, TRNA

Thanks to Stephani Winkleplek, from the City's Office of Neighborhood Coordination, we now have 24 missing newsletters from the time period 1987-2000. Stephani read last week's column and suggested I review the ONC Taylor Ranch files to find documents that were not in our archives.

Together with a couple of thousand pages we discovered in the TRNA storage POD, we slowly are building a picture of what made TRNA tick over the years.

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I do not recall the names of previous historians, but anyone who has some TRNA related stuff hiding in your garage, attic, shed or closet, please unearth it and give me a call or email. That stuff is valuable to me and will contribute to creating the history of TRNA.

By the way, in our 34 years of existence, only one year we didn't have an Easter Egg Hunt.. Let's not repeat that omission! In these somber times we need a party. Come on, sign up to be a volunteer this year. Call Brett at 836-7831. See his article on page 1 for more details. Life is good! You can reach me at 899-2738 or historian@trna.org. 📧

## Land Use Update

René Horvath, Land Use Director, TRNA

**1. La Orilla/ Wal-Mart/ Bernalillo County Commission Appeal hearing/ Jan. 27th:** There was a lot of activity in January in preparing for the County Commission hearing. There was good participation from the TRNA membership. We submitted two petitions that contained over 650 signatures supporting the appeals. The County hearing took place at the City Council Chambers on January 27th. There were four appellants to the site plan: the Campbells, Alban Hills Neighborhood Association, TRNA, and the Rio Oeste Homeowners Association. The hearing lasted over five hours.

The Campbells and their attorney Amy Landau focused on the La Orilla road design. They had sent a letter with questions concerning traffic, road design and ROW issues to the County Public Works Department, but Public Works did not respond. The Alban Hills Homeowners Association had the same concerns and was told by the County Planning Commission at the December hearing that Alban Hills and Public Works would get together to work out the issues, but it never happened.

TRNA testimony included: (1) The 1994 SU permit did not follow the 1992 County zoning code because it did not provide notification to the neighborhoods for the public hearing or have substantial neighborhood support which was required. (2) The 1994 SU permit also included a condition that the Coors Corridor Plan (CCP) design guidelines shall guide the development of both the residential and commercial tracts. The proposed development in 1994 promoted following the design guidelines of the Coors Corridor Plan, such as having a cluster design that would terrace along the natural topography, to provide views, and architecture that would blend with the natural and built environment. TRNA demonstrated that the site plan did not do any of these things. Instead the proposed site plan was the typical cut and fill design with high retain-

ing walls, and a walled subdivision, which does not comply with the Coors Corridor plan design guidelines. (3) The site plan also does not follow the Westside Strategic Plan (WSSP) Activity Center designation. The La Orilla site is not listed as an Activity Center. The Albertson's Shopping Center at Coors and Montano is a Community Activity Center on a 35 to 60 acre site. Smith's at Golf Course and Paseo del Norte is considered a Neighborhood Activity Center on a 34-acre site. Full Service Grocery stores are usually located in Community Activity Centers (35-60 acre sites) and where there is enough density to support it. The La Orilla site is only 9 acres with less density, and is not listed as an Activity Center. (4) The Westside Strategic Plan also states that, "commercial and residential uses may develop adjacent to one another but **must** be buffered. Buffering should be determined by the uses within and scale of the activity center." Albertson's has a street that buffers it from the residents offering a 114 ft. separation. Smiths at Golf Course and Paseo del Norte, has an arroyo that buffers it from the residents with a 130 ft. separation. The proposed La Orilla site only has a 65 ft. separation between the Rio Oeste homeowners and the loading dock.

TRNA also brought up that the existing Mirador shopping center located at Coors and Dellyne is a small commercial site similar to the La Orilla site and is a good example of what the neighborhood expected to see at the La Orilla site. The Mirador reflects the right intensity for the neighborhood; it follows the CCP guidelines and integrates well with the residential neighborhood. It is also pedestrian friendly; pedestrians can simply walk across the street to enjoy the commercial area.

The Rio Oeste Homeowners Association brought up that the 40,000 sq. ft., 24-hour full service grocery store, with drive thru pharmacy is much more intensive than they had expected. They also brought up that the proposed site plan drainage had not been determined yet and that it looks as if the proposed development would be using the drainage pond on their Rio Oeste property.

Councilor Cadigan also attended the hearing and did a great job representing the neighborhood concerns. He had to counter some of Tierra West arguments over mixed use type development and to again explain why the proposed site plan does not comply with the area plans for the west side such as the Westside Strategic Plan and the Coors Corridor Plan, which were both adopted by the City and the County. He stressed that the La Orilla roadway issues needed to be addressed along with the site plan. The County Commission could not justify the County coming in later to condemn the Campbell's property for

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the expansion of a roadway that would be used to serve private interests. The County Commission said they were only going to look at the site plan based on the recommendation of their staff, and not deal with traffic, drainage, or roadway issues. They ignored the 1994 SU permit, and the Coors Corridor Plan or the Westside Strategic Plan. They made two small concessions; to reduce the pharmacy drive thru to one lane, and limit the delivery truck hours. The Commission upheld the Zoning Administrator's decision to approve the site plan and denied the appeals on a 4 to 1 vote.

The appellants were very disappointed with the decision. All four appellants met with Councilor Cadigan to determine a course of action to pursue the appeal. After much discussion, Councilor Cadigan, who is a practicing attorney, agreed to represent all four groups on appealing the County decision. The TRNA Board voted to participate in the appeal provided that the remaining three groups participated. Alban Hills, Rio Oeste, and the Campbell's all agreed to appeal. TRNA's portion of the cost of the appeal is \$2500. The TRNA board has already approved \$999, their maximum spending limit, for this effort. The remaining portion will have to be approved by the general membership. TRNA has a general membership meeting scheduled in March. TRNA needs your help at this time to support the appeal. We also need your donations to continue this critical effort. Please make your checks out to TRNA and note that it is for the County appeal. Mail it to: TRNA P.O. Box 66288, Albuquerque, NM 87193-6288. We need your support!

**2. Lee's Bosque (located on the east side of Coors Blvd. between La Orilla and Eagle Ranch road, north of Bosque Meadows road):** On January 15th the EPC voted to approve a zone map amendment for Lee's Bosque 7 acre site, from R-D to SU-1 for PRD, with a site development plan and building permit, to build 41 dwellings. The development will consist of both attached and detached homes and no perimeter wall will be constructed. Homeowners will be able to construct courtyard walls for privacy with a maximum height of 5 ft. Bosque Meadows road is the only access to the subdivision. There was no neighborhood opposition to the proposal, but there was concern about traffic and adherence to the view requirements of the Coors Corridor Plan. The EPC placed a condition for the applicant to coordinate with the adjoining Bosque Meadows Homeowners Association to request that the City's Traffic division perform an analysis to determine the requirements for a traffic signal at the intersection of Coors and Bosque Meadows road. Most of the subdivision consists of single story

flat roof homes that are 13 ft. high. Eleven homes did not comply with the view regulations because they were higher than the view plane by 1 to 4 ft. The applicant explained that there were drainage issues at the northern end of the property that limited how much they could lower the grade. The EPC gave exception to the view regulations due to hardship for the 11 homes, but specified the maximum height each home could penetrate the view plane.

**3. Homestead Hills Shopping Center:** Dan Rich is planning to open up phase I of the storage unit complex around the middle of March. Many people have been inquiring about the storage units and have been anxiously waiting for them to open. He has received many favorable comments on the appearance of the facility. He encourages people to stop by and take a look. (See p. 6)

### Last Newsletter for Lapsed Members!

If your mailing label says expires Dec 2008, this is the last newsletter you will receive. Please renew now. It is not too late! You can also renew your membership at the General Membership Meeting, March 11th. Just remember to bring your checkbook! We need you! ®



## Save Yourself This Tax Season

Call an Enrolled Agent

**A**n 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.

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## March General Membership Meeting

Wednesday, March 11th, 7:00 pm at the Don Newton—Taylor Ranch Community Center  
Kachina and Taylor Ranch Road

### AGENDA

- 7:00 pm Meeting Called to Order  
Welcome & Introductions  
Pledge of Allegiance  
Approval of Agenda  
Accept Minutes from last BOD Meeting
- 7:05 Councilor Michael J. Cadigan
- 7:20 Commander Steve Warfield
- 7:35 Loretta Naranjo Lopez
- 7:40 Gary Gudell – Crime Prevention
- 7:50 Don MacCornack – Parks & Recreation / Treasurer  
Financial Report for 2008-2009  
**Vote to Approve Budget for 2009-2010**
- 8:00 Walt Sala – Westside Coalition
- 8:10 René Horvath - Land Use & Planning
- 8:25 Brett Lopez - VP / Social Committee
- 8:35 Jane Webster – Education
- 8:45 Patsy Rippo - Membership & Newsletter
- 8:46 **Election of Directors** - Please fill out your ballot.  
We will also be accepting nominations from the floor.
- 9:00 Meeting Adjourned

As always we will make allowances for topics of great interest to the neighborhood at large. We will not allow for special interests and will invoke Roberts Rules of Order if need be.

### Community News Notes

**Over the air digital conversion box hook-up help at the Community Center:** If you use an antenna to receive television over the air, not by cable or satellite, then you need to get a digital converter box, hook it up, and program it, to keep receiving television programming when all stations go digital. Volunteers have offered to help with this process. Just call the DN-TR Community Center, 768-6006, to ask for this help. ®

**AARP Driver Safety Program:** The 8-hour AARP Driver Safety course will be offered in two 4-hour parts at the DN-TR Community Center in March. The first part will be held on March 14th and the second on March 21st. Both sessions run from 9:30 am to 1:30 pm. Cost for the complete course per person is \$12 for AARP members and \$14 for non-members. Please pay by check at the first session. To reserve a place, please call the instructor, Mr. Dan Bravine, at 892-4827. ®

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Call today to reserve your unit!  
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# Taylor Ranch Neighborhood Association Membership Registration

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail address: \_\_\_\_\_

- I'm interested in the following:
- Active Participation
  - Sustaining Member (Newsletter Only)
  - Beautification
  - Board of Directors
  - Calling
  - Community Center
  - Crime Prevention
  - Education
  - Environment
  - Membership
  - Newsletter
  - Parks & Recreation
  - Social Activities
  - Traffic
  - Land Use/ Transportation
  - Zoning
  - Youth Committee
  - Other \_\_\_\_\_

**Check your expiration date on the mailing label.**

**If your membership expired December 2008, please renew now!**

**Enclose a check made out to TRNA in the amount of:**

- Resident:  \$18.00 (Thru Dec 2009)     \$34.00 (Thru Dec 2010)     \$48.00 (Thru Dec 2011)
- Business:  \$50.00 (Thru Dec 2009)     \$90.00 (Thru Dec 2010)     \$125.00 (Thru Dec 2011)



03/09

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

**Please mail this form with your check to: TRNA Membership, P. O. Box 66288, Albuquerque, NM 87193-6288**

## TRNA Board of Directors and Other TRNA Contacts

President:	<i>Patsy Rippo</i> .....	306-2244	president@trna.org
Vice-President:	<i>Brett Lopez</i> .....	836-7831	vicepresident@trna.org
Secretary:	<i>Alice Demi</i> .....	899-0027	secretary@trna.org
Treasurer:	<i>Don MacCornack</i> .....	897-1593	treasurer@trna.org
Director/ Zoning, Social.:	<i>Brett Lopez</i> .....	836-7831	zoning@trna.org
Director/Police Liaison:	<i>Gary Gudell</i> .....	710-5191	tr-apd-liaison@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>Jane Webster</i> .....	792-1087	education@trna.org
Director/Membership:	<i>Patsy Rippo</i> .....	306-2244	membership@trna.org
Director:	<i>Dave Waters</i> .....	412-5141	director2@trna.org
Director:	<i>Hanna Sorrells</i> .....	294-7042	director1@trna.org
Director:	<i>Ray Shortridge</i> .....	688-4057	director3@trna.org
Historian:	<i>Fred van Berkel</i> .....	899-2738	historian@trna.org
Web Site:	<i>Ceil van Berkel</i> .....	899-2738	webmaster@trna.org
Newsletter editors:	<i>Ceil van Berkel</i> .....	899-2738	editor@trna.org
	<i>.. Rae Phillips</i> .....	899-1273	editor@trna.org

## Assistant Editor Needed!

We currently have two energetic newsletter editors who share the job of editing this newsletter. We need a backup editor to layout the newsletter when they are both out of town.

Are you comfortable with Microsoft Office software? If so, you, too, can join this exclusive club of editors. Contact Ceil (899-2738) or Rae (899-1273) or both via editor@trna.org for more information. ☺



## IMPORTANT DATES

- Mar. 11—Annual Meeting
- Mar. 21—Park Clean-up
- April 11—Easter Egg Hunt

## Many Thanks to DIGITECH OFFICE EQUIPMENT

For printing for this newsletter each month

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<http://calldigitech.com>

Michael & Lily Andrews, owners

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 to reprint.

**INSIDE THIS ISSUE:**

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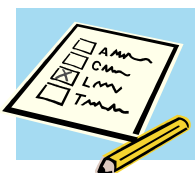
### **Last Newsletter for Those Whose Membership Expires Dec 2008**

Please check your mailing label above to see when your membership expires. If it expired in December 2008, it is not too late to renew. Use the form on page 7.

If your membership expires Dec 2009 or later, then you do not need to renew at this time. Thanks for your continuing membership! We're happy to have you as a member!

**Annual Membership Meeting — Wednesday, March 11th — 7:00 pm**

**Don Newton—Taylor Ranch Community Center**



*Your vote is necessary to elect directors and approve the budget for the coming year!*

**Our mission is to promote, preserve, and improve the quality of life in Taylor Ranch™**