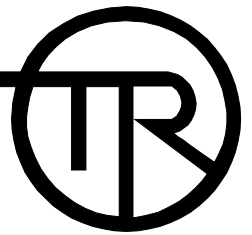


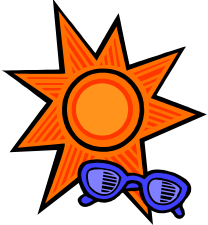
MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 32 No. 7 July 2011

“Our mission is to promote, protect, and improve the quality of life in Taylor Ranch” ~ TRNA Bylaws



HAPPY SUMMER!

Social Committee

Ken Newman, Social Committee Director

President's Message

Dave Waters, President, TRNA

Here I am again, back on my soapbox. I have become very concerned lately about our membership succession, especially the board and volunteers. If you look around at our board you will see most of the same people that were here ten years ago and longer. That worries me. It is time for the next generation to step up and get involved. We have been fortunate that when TRNA was started there were so many good Samaritans to do all of the volunteer work to get us rolling. These same people have been working for TRNA ever since and are a great asset of knowledge. That knowledge must be passed on to others before it is lost. I for one will be leaving next March and others may move away. If you have any ideas or would like to be on the board, please email me at president@TRNA.org. You don't have to volunteer for a chair to be on the board. You can just sit and take it all in for a year just to see if you like it and it will give you a voice in the Association with your vote. Think about it. We would love to have you.

There is a lot going on in Taylor Ranch lately. Have you noticed the new Spinns restaurant? We also have a new CVS pharmacy on the corner of Coors and Montano. By the way, notice the CVS sign on the hillside and remember that was going to be a very large LED sign and would have been, if not for TRNA and our negotiations with CVS attorneys.

I think the Flea Market went off well and Ken will probably be addressing that in this issue. The park is cleaner now thanks to the efforts of the Cub Scouts and things are looking a lot like summer again. From minus 7 degrees four months ago to 101 yesterday. I have never lived in a place that had a 108 degree spread from winter to summer. Yikes.

That's about it for this month. I will talk to you later.

Hope everyone is having a nice summer. We recently had our first Flea Market of the year on June 11th. As always we had great support from the vendors and all supporters. It was a great success as always and we raised enough money for one scholarship and that is what is the purpose of the Flea Markets. So mark your calendars and clean out those closets – our next one is September 24th- 8-12. As a courtesy to our host the Cross of Hope Church, please do not leave unwanted items in their dumpsters. I will work with some of the charity groups to see if they could show up as we close down and in case if vendors want to donate items left over. As always I can't do this without everyone's help. I would like to thank June, Rene', Annie, Ceil, Fred, Hannah, Lily, Dave, Mac, my brother Ron and of course Brett our Chef. Thanks to Pastor Dale and the entire staff of Cross of Hope for your continued support to TRNA. For everyone's information, the Holiday Luncheon has been scheduled at the DN TRCC for December 10th - more to follow and the RSVP Forms. Have a Safe Summer and a great July 4th.

Welcome CVS (Dan Anaya – Manager, and Karen Newman-Lopez – Pharmacy Manager) to our Community and look forward to working with you and your staff in the future.

The Board of Directors and other volunteers will be serving dinner at Project Share on June 30th. Outback Steakhouse will be providing the food.

Land Use Update

René Horvath, Land Use Director, TRNA

1. **Radio Station/ Coors /Eagle Ranch:** The EPC reviewed the site plan for the Radio station on June 9th. The Alban Hills and Taylor Ranch Neighborhood Associations and a nearby Alban Hills resident attended the hearing. Several developers submitted a site plan for approval to build a 37 foot

(Continued on page 2)

Board of Directors Meeting —Wednesday July 13—6:30 pm—DN-TR Community Center

(Continued from page 1)

two story, 22,000 square foot building on a two acre parcel at the southwest corner of Eagle Ranch and Coors. One quarter of the building is for a sports radio station (5,000 sq. ft.) and three quarters of the building is for extra office space (16,800 sq. ft.) to be rented to tenants. It is not known who the other tenants will be. The property is zoned SU-1 for mixed uses, to include C1 permissive uses, with restaurant with full service liquor. The previous owner was able to obtain a full service liquor use through a zone change in 2002. The Alban Hills Neighborhood Association and the adjacent neighbor did not know about the 2002 zone change, which allowed for full service liquor. They are now concerned that the full service liquor zoning designation will impact their neighborhood. Alban Hills (AHNA) pointed out that Eagle Ranch road is a curved road that leads to Coors Blvd. There is only one entrance onto the site, which is off of Eagle Ranch road near the Coors intersection. It could become a safety issue with a lot of traffic trying to get into the site. Alban Hills also pointed out that they are a rural neighborhood and that the 37 foot high building on this corner is too high, and does not blend with the rural character of their neighborhood. The adjacent resident supported AHNA comments and added that they had concerns about losing their views due to the height of the building and they would not want overflow traffic to park along the narrow private roadway that they and other Alban Hills residents use to access their homes. They wanted a wall or thick vegetation to buffer them from the development. I learned that in 2002, TRNA was told by the previous owner, he wanted a zone change so he could build a small sales office to sell his homes across the street on Eagle Ranch. There was no mention of a two story building, or the proposal for a full service liquor establishment. The property has since been sold to the current owners. The current owners said they are not pursuing using the full service liquor at this time.

Taylor Ranch commented on the following issues: **a) Signage:** The proposed plan shows a "sport radio advertisement" on their window shades which looks tacky and should not be allowed. TRNA also did not want LED signs used on this site either. **b) Lighting:** The lighting needs to be toned down, especially since the parking lot faces Alban Hills residents. **c) Building utilities:** Need to be screened from public view. **d) Building size and character:** The Plan should follow the Coors Corridor Plan. The building size should match the size of the site, and not squeeze too large a building onto this small two acre site. The architecture should also blend with the rural character of Alban Hills. **e) Traffic:** The types of uses implemented on this site should be neighborhood friendly and not uses that would impact the Alban Hills

Taylor Ranch Self Storage



890-7400

- 5x5 to 10x40
- Dust Reduction Doors
- On-Site Manager
- Individually Alarmed Units
- 24 Hr. Video Surveillance
- Climate Controlled

MOVE IN SPECIALS!

6971 Taylor Ranch Rd NW

(Behind Homestead Hills Shopping Center
and Across From LBJ Middle School)

www.taylorranchselfstorage.com

neighborhood. TRNA supported using a thick vegetative landscape buffer between the Alban Hills residents and the proposed development.

EPC approved the project with the following conditions: 1) Light poles are reduced from 20 ft. to 16 ft. Light intensity toned down. 2) A 6 foot densely vegetative landscape buffer will be constructed by the developer between the development and the residents. 3) The building including the skybox will not protrude into the Coors Corridor 35' landscape setback. 4) All signage will comply with the C-1 and Coors Corridor Plan signage regulations. Flashing lights, moving elements, and electronic signs (LED signs) are not permitted. Shades and internal images that meet the definition of a sign are not permitted.

One commissioner who worked to have the language strengthened to meet the above conditions voted against the overall approval of the project. He felt that the site plan did not follow the Albuquerque/ Bernalillo Comprehensive Plan, which states that development should blend with the surrounding natural and built environment, which this development does not.

2. The Trails/ Volcano Mesa Plan: LUPZ (Land Use Planning and Zoning) heard the Trails Plan for the

(Continued on page 3)

(Continued from page 2)

second time on June 15th. One resident from the existing Trails development commented that too many rental units were being planned for the area. Another comment came from the Trails development representative who said the Trails Plan is showing an area of open space that is larger than what they had intended. This is unfortunate because there are rock outcrops in this area and the open space area is very narrow as it is. TRNA submitted the following comments to support the same amendments that Councilor Benton used for the Volcano Cliffs Sector Development Plan: a) Face houses onto the streets along collector roads and connect subdivisions by restricting dead-end streets. b) Control the blowing dust by grading only when the building permits are approved. c) TRNA also commented on building better parks in the area, and. d) To require more architectural features on building facades that front onto the roadways. LUPZ approved Councilor Benton's amendments. The Trails Sector Development Plan will go to City Council in August.

3. LED signs/ June 15th LUPZ hearing: LUPZ also heard the new regulations for the LED signs the same evening. EPC had already reviewed the LED regulations and recommended banning them in the City. They also added that if the City Council did not agree with this recommendation then they should ban them from certain roadways within the City. The roadways include: Tramway, Alameda, Rio Grande, and Griegos. There is also discussion to ban LED signs on other roadways too. This would include roadways mentioned in the Cell Tower regulations that were approved a few years ago. These roadways are: Coors Blvd., Unser, Montano, Paseo Del Norte, I-25 and I-40. The LED sign representative did not agree with this. City Council was scheduled to hear the case the following Monday. The Council deferred the case to be heard in August. Note: LUPZ inquired whether the neighborhoods were aware that the regulations were being heard by LUPZ that evening, because no one from the neighborhoods was there. I had accidentally caught the last part of the LUPZ hearing. It appears we have gained some ground with LED signs but will lose it if we don't start focusing on the LED signs again.

4. Walmart Super Center/ Coors and Montano/ facilitated meeting coming up in July: I received a call from Diane Grover last night (June 27th). She is a facilitator. She wanted to let me know that she is setting up a facilitated meeting for the neighborhoods to review Walmart's proposal. My understanding is that they want to build another super

center at the southeast corner of Coors Blvd. and Montano. She would like to plan a meeting around July 14th. This date is still tentative. I will send more information about the meeting via e-mail when the date, time and location are confirmed.

Library Update

Ceil van Berkel, Chair Library Advisory Board

Taylor Ranch Library Hours

M - Th	10 AM - 8 PM
F - Sat	10 AM - 6 PM
Sun	1 PM - 5 PM

Branch Manager: Linda Morgan Davis 897-8816

Program information: <http://libguides.cabq.gov/tr>

Did you know that our Library is a *Fiction to Go* location! What is *Fiction to Go*? The Friends for the Public Library sells slightly used, recently published fiction titles for \$2 for hardbacks and \$1 for paperbacks in our Library. Like all funds that the Friends receive, all proceeds from *Fiction to Go* sales benefit the Albuquerque Bernalillo County Libraries! Drop by and look for the *Fiction to Go* section. Our Library is also a *Roadrunner Food Bank* donation location. Donate non-perishable food items in the bin in the Library entryway.

Upcoming Events at Taylor Ranch Library

Jul 05 Magic and Yo-Yo Tricks with Michael Steele: Be stunned and amazed with the fun magic and yo-yo tricks of Magical Michael Steele!

Date: Tuesday - July 5 2011, Time: 10:30 AM - 11:30 AM

Program Type: Children

Jul 07 Wii Tournament: Mario Kart Tournament at Taylor Ranch! The winner will receive a \$25 gift card to Game Stop. Ages 12-18. **Advance Registration required.**

Date: Thursday - July 7 2011, Time: 3:00 PM - 5:00 PM

Program Type: Teens

Jul 08 A Good Yarn at Taylor Ranch Library: If you enjoy knitting, crocheting or other needle craft, join our weekly drop-in stitch group. All ages and skill levels welcome. A skilled knitter will be on hand for instruction and questions. Feel free to come when you can and leave

(Continued on page 4)

concrete
ceramic tile



Construction Co.

LUIS VILLANUEVA

Licensed, Bonded General Contractor

Taylor Ranch Resident, TRNA Business Member

Affordable Home Repair and Remodeling

LV.CONSTRUCTION@YAHOO.COM OFFICE: 899-4874 MOBILE: 712-3814

block fences
stucco

(Continued from page 3)

as needed. For more information call (505)897-8816.

Dates: Every Friday, Time: 2:00 PM - 3:30 PM

Program Type: All Ages

Jul 09 Taylor Ranch Branch Reading Group: The Taylor Ranch Branch Reading Group meets on the second Saturday of each month, from 2 p.m. to 3:30 p.m. See what we are reading at <http://libguides.cabq.gov/tr>

Date: Saturday - July 9 2011, Time: 2:00 PM - 3:30 PM

Program Type: Adults

Jul 12 Recycle-Man Music with Kevin Kinane: Professional musician Kevin Kinane is "Recycle-Man" turning junk into musical instruments and teaching kids to

make great sounds from found objects.

Date: Tuesday - July 12, 2011 Time: 10:30 AM - 11:30 AM

Program Type: Children

Jul 14 Live Music With Duo Clasico: Bring the whole family for an evening of music. Duo Classico is a trumpet and violin duo offering an eclectic, unique repertoire of Baroque, Classical and more.

Date: Thursday - July 14 2011, Time: 6:00 PM - 7:00 PM

Program Type: Adults

Jul 19 Balinese Dance with Sari Megumi

Date: Tuesday - July 19 2011, Time: 10:30 AM - 11:30 AM

Location: Taylor Ranch Library

Program Type: Children

Jul 21 Teens: Build a Robot!

Date: Thursday - July 21 2011, Time: 3:00 PM - 5:00 PM

Program Type: Teens

DIGITECH OFFICE EQUIPMENT

*Copiers * Printers * Fax * Shredders*

505-888-7575

4310 Paseo del Norte, Suite D

Albuquerque, NM 87113

<http://calldigitech.com>

Michael & Lily Andrews

(Continued on page 5)

(Continued from page 4)

Crime Prevention Update

Fred van Berkel, Patrol Coordinator, TRNA

Last week we had a district five meeting (Dan Lewis) at the new police station (Commander Warfield).

Talking about a state of the art building! A grand lobby (soccer field size) cool and businesslike.

Behind a bulletproof glass wall space for desks, computers ,telephones.

There is a community hall ,lots of small offices, an open interior patio, a holding cell, an exercise room (compliments of Intell).

Go and see for yourself!

Pete Gelabert provided me with the statistics for April and May.

1. ASSAULT: (an Attempt to commit a battery upon the person of another) 60 in our neighborhood!
- 2 TRAFFIC:134 violations
3. Burglary (unauthorized entry): 22 residentilas,17 auto,2 commercials.
4. Theft:34 (15 cars!)

An training session for neighborhood patrol will be held in July or August. I'll keep you posted.

New Location in Taylor Ranch!

NE Corner of Montañño and Coors ~ 922-9500

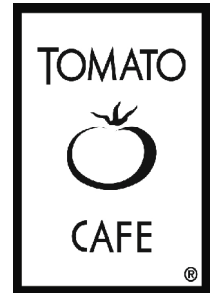
Open everyday for lunch and dinner

ALL-YOU-CAN-EAT ITALIAN FOOD BAR

Locally owned since 1993

Beer and Wine served

Senior Discounts and Kid's Prices



Menu

Fresh Salad Bar	Pastas & Sauces
2 Homemade Soups	Meatballs
5 Handcrafted Pizzas	Garlic Green Beans
Spinach Ravioli	Broccoli
Ice Cream with Toppings	

**Bring this ad in and receive a free fountain drink,
iced tea or "Seattle's Best" coffee**

(Limit 4 per table)

All unused food is donated everyday to feed the homeless.

Wishing all a great 'Fourth of July', but remember to be wise and safe with any use of fireworks in our area.



(Continued on page 6)



Christian Church (Disciples of Christ)

WEST MESA CHRISTIAN CHURCH

8821 Golf Course Road Phone: 898-9226 westmesacc.org

WELCOME TO A CHURCH FOR SPECIAL PEOPLE...LIKE YOU!

Sunday Worship Service 10:00 AM
Bible Study Classes for All Ages 9:00 AM
Youth Group Meets at 5:00 PM

GOD WELCOMES YOU AND SO DO WE!

Save Yourself This Tax Season

Kathy Falter, EA
Paper Pusher Bookkeeping

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.



Call an Enrolled Agent



For All Your Pet Sitting Needs

Cheryl Sutton - Owner
505-803-0679

cheryl@myppop.net www.myppop.net
Licensed and insured

SOUTHWEST HANDYMAN SERVICES, LLC

Michael Fernandez
(505)263-4873

Home & Yard Maintenance
Small Remodels & Repairs,
Painting, Fences, Etc.

Licensed & Bonded P.O. Box 67992
abqfish@aol.com Albuquerque, NM 87193



Taylor Ranch Neighborhood Association Membership Registration

Name: _____ Phone #: _____ Date: _____

Address: _____ E-mail address: _____

Active Participation Sustaining Member (Not able to work on committees at this time)

I'm interested in helping with the following:

- Beautification Board of Directors Crime Prevention/Patrol Education
- Environment Membership Newsletter Parks & Recreation
- Social Activities Transportation/Traffic Land Use Other _____

Pass this form to a neighbor! New Member rates for rest of this year:

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

- Resident: \$9.00 (Thru Dec 2011) \$25.00 (Thru Dec 2012) \$39.00 (Thru Dec 2013)
- Business: \$25.00 (Thru Dec 2011) \$65.00 (Thru Dec 2012) \$100.00 (Thru Dec 2013)

Call Dave Waters at 897-5771 if you have questions or need more information.

07/11

TRNA Board of Directors and Other TRNA Contacts

President:	<i>Dave Waters</i>	897-5771	president@trna.org
Vice-President:	<i>Ray Shortridge</i>	604-3908	vicepresident@trna.org
Secretary:	<i>Felix Franco</i>	922-7176	secretary@trna.org
Treasurer:	<i>Lily Andrews</i>	270-5100	treasurer@trna.org
Director/Land Use:	<i>René Horvath</i>	898-2114	land@trna.org
Director/Parks, Beautification:	<i>Vacant</i>		beautification@trna.org
Director/Westside Coalition:	<i>Derald McPherson</i>	898-6489	wscn@trna.org
Director/Education:	<i>Vacant</i>		
Membership Director:		membership@trna.org
Director, Membership DB Adm :	<i>Hanna Sorells</i>	294-7042	director@trna.org
Social Committee Director:	<i>Ken Newman</i>	898-5447	social@trna.org
Crime Prevention Chair:	<i>Felix Franco</i>	922-7176	crimeprevention@trna.org
Patrol Coordinator :	<i>Fred van Berkel</i>	899-2738	patrol@trna.org
Historian:	<i>vacant</i>		historian@trna.org
Webmaster :	<i>Ceil van Berkel</i>	899-2738	webmaster@trna.org
Newsletter editor:	<i>Nancy Douglas</i>	899-5672	editor@trna.org

Upcoming Events

2nd Flea Market—Sept 24
 Holiday Lunch—Dec.10



Please Support our Business Members

ARCA	332-6700	Lisa W. Arnhart, DDS	897-6453
L/V Construction	899-4874	Paper Pusher Bookkeeping	898-9539
West Mesa Christian Church	898-9226	Taylor Ranch Self Storage	890-7400
Pampered Pooches & Other Pets LLC	803-0679		
Southwest Handyman Services	263-4873		
Tomato Café (Winterhaven & Coors)	922-9500		

Send your items of community interest to the Mesa Messenger! Submissions must be received by the 22nd of the month.

Newsletter Email Address: editor@trna.org **Web Site :** http://trna.org - **ID:** member **PW:** 99trna4

**INSIDE THIS
ISSUE:**

**President's Message
Social Committee
Land Use Update**

**Library Update
Crime Prevention
Membership Registration**

Taylor Ranch Neighborhood Association, Inc.
P.O. Box 66288
Albuquerque, NM 87193-6288

Return Service Requested

**PRSTD STD
U.S. POSTAGE
PAID
Albuquerque, NM
Permit # 734**



School is out for the summer - so we all need to drive more slowly and carefully on residential streets. Watch out for the children!

Our mission is to promote, protect, and improve the quality of life in Taylor Ranch”