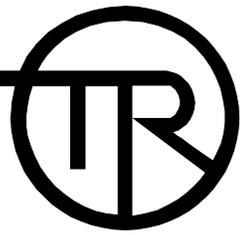


MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 32 No. 11 Nov. 2008

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



Happy Thanksgiving

President's Message

Patsy Rippo, President, TRNA

Hello My Neighbors,

Hope all the ghosts & goblins had fun safely this Halloween!.

November 4th is election day; Hope you all voted! Congratulations to all our newly elected officials.

Please check your mailing label on this newsletter. If you membership is due to expire in December please renew now to avoid missing any issues.

I would like to thank everyone who helped make the TRNA Rummage Sale on October 18th a success. The proceeds help support, among other things, this Newsletter, our Scholarship, Middle School Dance and Park Clean-up.

I like to reiterate thoughts of Brett Lopez from last year. As with all the Board members that head committees, each and every one of us does what we are passionate about. I encourage you to follow your passion. You can help Don MacCornack clean Mariposa Basin Park, help Rene' Horvath on land use issues, help Brett Lopez on social events, help Gary Gudell with Crime Prevention or any of 100 other things that interest you. Let's just get involved.

I hope you and your family and friends have a wonderful Thanksgiving.

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.

Contact me at 306-2244, or president@trna.org. ®

Beautification News

Don MacCornack, Director, Beautification

It is tough competing with the TRNA rummage sale. While our numbers were down the Clean Team is making a huge impact on our park.

Our Clean Team volunteers willingly give up some of their precious free time to improve our park and our neighborhood. The October Community heroes are Carol Waters, Dave Waters, and Lynn MacCornack.

Our last park cleanup of the year is scheduled for November 15 at 9:00 am. Our cleanups are informal and last about 90 minutes. Please plan to come out and make some new friends.

If anyone has any questions regarding the park, please email me at beautification@trna.org. ®

Crime Prevention Update

Gary Guddell, Director, APD Liaison

Hi all you residents of Taylor Ranch!

Thinks are looking up: we have had three patrols without seeing any garage doors open, but there have been some mail boxes broken into. If you are expecting any mail that appears to be late, I would call the company. I have had three calls from residents who are interested in our patrol. I would hope this is an indication that we really do care about keeping Taylor Ranch a special place to live! Dave Waters & I had a recent meeting with APD Westside Commander Warfield; we left with a good feeling that the commander really cares about what happens in Taylor Ranch. I am trying to get together a list of residents who would be interested in taking a 4-hour class given by APD to be certified for the civilian patrol. We still need your help! Call or email me (710-5191, police@trna.org) if you'd like to be included.

Thanks a million! Have a safe holiday. ®



Board of Directors' Meeting —Nov. 12th —6:30-8:30 pm—DN-TR Community Center

Land Use Update

Rene' Horvath, TRNA Land Use Director

La Orilla/ Wal-Mart/ County Planning Commission

Appeal hearing/ Oct. 1st: The County Planning Commission heard our four appeals starting at 9:00am. The four appeals were from two neighborhood associations (Alban Hills and Taylor Ranch), one homeowners association (Rio Oeste), and one property owner (the Campbell's and their Attorney). Approximately 20 people from the neighborhoods attended that morning. The appeal hearing lasted for 5 hours.

The County Planning Commission (CPC) actually denied the zone change. But for some reason, at the same meeting they approved a Special Use Permit for the same uses: C1 and R2 uses. There are no minutes of the CPC meeting to explain why this occurred. We are told they did not take minutes back then. The following month, October 25th, 1994, the Special Use Permit went on to the Bernalillo County Commissioners for their approval. There are minutes to this meeting. The minutes show that the County Commissioners approved the Special Use Permit along with two other items on the agenda, basing their approval on the recommendations of the County Planning Commission. There was hardly any discussion at this meeting, when it was approved.

A few residents and property owners I contacted who were around back then, don't remember receiving notification of these two meetings for the review of the special use request. Instead a notification of approval was received after the meetings took place. The Neighborhoods were told there was nothing they could do at the time to change the County's mind. We brought up at the Oct. 1st appeal hearing that there was no notification to the neighborhoods or property owners, no public notice signs, no site plan, or neighborhood support for the Special Use request, and no minutes to the CPC hearing. Therefore the 1994 Special Use permit approval did not follow the 1992 zone code regulations, which were in effect at the time.

We explained to the County Planning Commissioners that the Special Use Permit, which was approved on September 7th, 1994 at the County Planning Commission (CPC), did not follow the 1992 County Zoning Code Ordinance requirements for Special Use approval. The 1992 Zoning Code Ordinance says special use permits require notification, a site plan, hearing notification signs, substantial neighborhood support, and that minutes must be taken of the County Planning Commission meetings and be part of the public record. None of that was done at

the 1994 hearing. The request presented at the Sept. 7th CPC meeting was for a straight zone change, A1 to C1, and R2 uses. The planner who worked on the case recommended denial of the zone change, and there was also numerous letters and petitions from Alban Hills and Taylor Ranch, showing neighborhood opposition to the zone change.

We also pointed out that the proposed 2006 site plan does not follow the Westside Strategic Plan (WSSP) or the Coors Corridor Plan (CCP). The Coors Corridor Plan design guidelines are listed as one of the conditions of the Special Use Permit. The intensity of the commercial uses is too intense for this site. The site is only 9 acres and is not listed as an activity center in the West Side Strategic Plan. Activity centers usually begin at 15 acres. It also does not follow the Coors Corridor Plan design guidelines. It does not follow the slope of the land. Architecture does not blend with the surrounding natural and built environment. The residential subdivision is a walled subdivision design and does not integrate at all with the existing neighborhood. The pedestrian alley way leads to the loading dock of the proposed commercial development. The grocery store building is too big, blocks views, impacts the neighbors with 24 hours of noise, lighting, exhaust fumes from loading docks. The La Orilla road design will take ROW from the Campbell's property, and the 20-foot retainer wall is too high and prevents access to the Campbell's land.

The County Planning Commission discussed some of the issues that we raised, but ultimately followed the recommendation of their County staff person and attorney. They did not make a decision on our appeal, but instead gave a 90-day continuance to address the issues that the Commissioners brought up, such as hiding the mechanical equipment on top of the roof, and beefing up the landscape, moving the sidewalk three feet, and wanting to see the architectural renderings of the plan before they approve it, and that the plan show that the trash compactor and storage pallets are moved to the west side of the building. None of our issues were addressed. They gave Tierra West 90 days to make the revisions. The next hearing is scheduled for **January 7th, 2009**, unless Tierra West completes these revisions sooner.

Senior Housing Facility: The EPC was scheduled to hear this case October 16th. The Planner is recommending approval with conditions to improve the design guidelines for the commercial area, which is too auto-oriented, creating conflicts for pedestrians. TRNA sent a letter to the EPC listing things that were discussed

(Land Use Update cont'd page 4)

Education News

Jane Webster, TRNA Education Director

The Taylor Ranch Neighborhood Association's Fall Rummage Sale on Saturday, October 18th was a big success. Thanks to board members Brett Lopez, Alice Demi, Hanna Sorrells, and Fred and Ceil van Berkel who all worked so hard to make this event happen. I would like to especially thank LBJ eighth grader, Sydney Lopez. Sydney worked with TRNA board members selling coffee, doughnuts, hot dogs and sodas. All proceeds from the rummage sale go to the TRNA Scholarship Fund. We are grateful to have such great community neighbors like Cross of Hope Lutheran Church. If you've never attended this spring and fall tradition, plan to join us next time. It's really a great way to meet your neighbors and help our neighborhood association.

You may have noticed increased Albuquerque Police Department coverage on Taylor Ranch Drive in front of LBJ Middle School. In an effort to make the grounds safer for our students, we are strongly enforcing the parent drop-off zone and staff parking areas. Please make sure to

drop off your student in the designated area. Many of us remember the tragedy in the Marie Hughes Elementary School bus area. Our community needs to continue to work together to make sure our children are safe.

LBJ Middle School has an orchestra concert scheduled on December 9, 2008 at 7: 00PM. You are welcome to attend and support these terrific students. If your student's school has an event you would like me to promote, please contact me at education@trna.org. @



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www.bosqueschool.org



Admission Test Dates

November 15, 2008

December 6, 2008

January 10, 2009

January 24, 2009

January 31, 2009

9:00 - 11:00 am

To register, call
Suzie Castilleja
 at Bosque School,
 898-6388

Land Use Update, cont'd from page 2

and agreed to at the facilitated meetings, and supported the planners recommendation to limit the number of drive through establishments to one. A representative from Taylor Ranch also attended the EPC hearing until it was determined that the Senior Housing item would be deferred. It turns out that the EPC was reviewing a controversial Senior-facility project for the North East side of town, and they ran out of time to hear any more cases. The Senior facility for the west side was re-scheduled to **November 13th.**

Lee's Bosque: Located on the east side of Coors between Bosque Meadows and the Goodwill shopping area. A new application was received from Dekker/ Perich/ Sabatini for a zone change from RD to SU-1 PRD to allow 41 town homes, and single-family units. It also requests a variance for 5 two-story units that conflict with the Coors Corridor Plan view regulation. A facilitated meeting was held October 21st. Several neighbor representatives attended: Alban Hills, La Luz, Coors Trail, Rancho Serano, and Taylor Ranch. Questions were raised about the zone change, complying with the view regulations, traffic concerns at the Bosque Meadows and Coors intersection and access to and from the proposed site.

The agents for the developer said that the zone change would not increase the density, they are following the view requirements of the Coors Corridor Plan but need a variance for 5 units, they plan to use the Bosque Meadows / Coors intersection. There is no traffic light at this intersection, which is a concern. Coors Blvd. is a high-speed access road and was not intended to have traffic lights closely spaced along it, creating stop and go traffic. Residents would like to have a traffic study done for this area. There was talk of having another access road to the commercial/ Goodwill area to the north, which has a traffic light at the Coors intersection. Open Space and the National Park Service own the land between this site and the Goodwill shopping area, an access road would have to be discussed with them. The EPC hearing will be **Nov. 20th.**

1% for the Arts Project/ Open Space Visitor Center: An art project is being proposed for the NW corner of Coors and Bosque Meadows intersection, which is the

entrance road to the Open Space Visitor Center. The type of artwork that is being considered is known as "Land Art or Earth Art." The Earth art movement became popular during the 60's and early 70's in which the landscape is a major consideration for the art design. There is an art selection committee to oversee the art project. They have met three times to discuss and prepare a prospectus to advertise the project to the international community of artists. The Art Selection Committee is made up of Art Board members, Public Art Program staff, Open Space staff, City Council representative, and two neighborhood representatives. The Art Selection committee is currently looking for one more neighborhood representative to be on the committee, especially from a neighborhood that is close to the site, such as Bosque Meadows. If you are interested call me at 898-2114. Rene' Harvath. ®

TRNA Member Makes a Difference

One of our long-standing members, Mr. Elmer Neuman, has been an activist working to improve the quality of life in our city for many years. His most recent campaign was focused on including information on Global Warming in the APS curriculum. Thanks to Neuman's efforts, among others, two pilot programs were completed and global warming education using the new Al Gore children's book, "An Inconvenient Truth—The Crisis of Global Warming," has started throughout the APS district this school year. Several other TRNA members assisted in this project, including Brett Lopez and Anni de Sterguer.

In his letter to the editor published by the Albuquerque Journal on August 28, 2008, Mr Neuman closed by asking "Who am I? I am a 93-year-old World War II veteran, private citizen, member of the Taylor Ranch Neighborhood Association who has been trying to help with the global warming crises we face."

Mayor Chávez expressed appreciation for Mr. Neuman's efforts in a letter dated October 1, 2008: "I extend to you my gratitude for making a difference in the city of Albuquerque."

TRNA is here to help you in your efforts to improve the quality of life for yourself, your family, and your neighbors. Let us know how we can help. Contact any of our board members, or attend any board meeting. You can make a difference and TRNA can help! ®

Thank You, TRNA Business Members. We appreciate your support!

7-Eleven Store on Taylor Ranch Road.....	922-0214	J. Martin Realty Services, LLC.....	850-3570
ARCA.....	332-6700	KANDU Plumbing, Inc.	899-8944
Bosque School.....	898-6388	Paper Pusher Bookkeeping.....	898-9539
Chad's Tree Service.....	350-0773	Patsy Rippo, Keller Williams Realty.....	306-2244
Homestead Hills Shopping Center.....	304-4516	Robert Bye, Prepaid Legal Services, Inc.....	410-4631

West Side Coalition of Neighborhood

Assocs' Meeting—Oct. 1, 2008

Walt Sala, TRNA Director, WSCNA Representative

This meeting was primarily one for meeting the political candidates, and learning what each promises to do, etc. It also was a time for trying to pass the new bylaws; as usual there were a lot of nit picking, arguments, etc, but it did get passed.

Regarding the gang problem here in New Mexico: after hearing what the problem is here in NM from the head of the gang unit, it was decided to hold a **town hall meeting, November 12**, here regarding this problem. The governor and some of the state politicians, as well as law enforcement people, will be here for this meeting. The keynote speaker will be the sheriff of Los Angeles County, Lee Baca .

The problem of not enough parks for sports and other youth activities here on the west side was discussed. It was agreed that this is a major problem and that we should all raise cane with the councilors and city administration.. There are thousands of kids who have no place to play, and so they get into trouble. This should not be an option for us on the west side; get involved NOW!

State Senator Bernadette Sanchez asked for an additional two school board members for the west side, which are badly needed. As the west side grows, we need this representation and deserve it.

Politicos running for reelection or election who appeared and made a pitch: Tom Udall, Martin Heinrich, Darren White, Lisa Torracco, Kari Brandenburg, John Ryan, Victor Raigoza, Bernadette Sanchez, Sander Rue, Ron Toya, Maggie Toulouse Oliver, Don Lyon, Kris McNeil, Moe Maestas, and Jason Marks. The media have covered what each is running for and their program, so you don't need me to add to the overload.

Now is a good time to take an interest in what you want and make it known to the politicians. Don't just complain to your friends and neighbors, do something NOW!

If anyone wishes additional information about the West Side Coalition of Neighborhood Associations, you can contact me at 890-7035, or wscn@trna.org.

Meetings are generally held the first Wednesday of each month. ®

Community Book Fair

When: Saturday, November 29, 2008
10:00 am—2:00 pm

Where: Marie Hughes Elementary School
Library-Media Center
5701 Mojave Road NW

Special Guest: Clifford the Big Red Dog

The book fair will offer specially priced books and educational products, including new releases, award-winning publications, children's classics, interactive software, adult books, and current bestsellers from more than 100 publishers.

Books make great gifts! Bring your friends, families, and neighbors and join us for this special event.

For more information, contact Marie Hughes Elementary School at 897-3080.

Bits & Pieces ® ...

Have you visited TRNA.ORG? Log on to see all about us and explore what's new! Certain member-only features of our website require a user name and password. For these, the user name is member and password is 5trna4. (And our thanks to Ceil van Berkel for maintaining this for us!)

We are still in need of an additional TRNA Board Member! TRNA works hard to provide solutions to west side issues. Why not join our efforts and be part of the solution? Please contact any board member if you or anyone you know can help us. Or speak to us at the Holiday Luncheon. Elections are held at our Annual Meeting in March. That will also be your chance to speak out on any issues that are of concern for you or your neighbors.

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TRNA Annual Holiday Luncheon

Saturday December 13th 2008

11:00 am till 2:00 pm

The Whisque Restaurant

Coors and Montañó



A delicious meal will be served buffet style, followed by a meeting and door prizes. Please bring a dessert to share! TRNA members make great desserts!

We will be collecting non-perishable food items or toiletries for our annual holiday basket project for Taylor Ranch families in need. In the past TRNA members have been very generous to the Food Baskets. Boxes will be available at the door for your donation.

Reservations are required, so please send in your reservation now. Must be received by no later than November 21st. Please note that space is limited, so this event is **for TRNA Members ONLY**.

All immediate family living at the member's residence are members.

There is no charge for the lunch. Reserve your place now!

Reservation Form

We will attend the Holiday Party on Saturday, December 13th!

We will bring a dessert to share and non-perishable food for the needy in the area.

Member Name: _____ Phone: _____

of adults _____ # of children _____ (TRNA Members only, thank you)

Mail the above form to:

**TRNA Holiday Party
c/o Brett Lopez
4815 Northern Trail NW
Albuquerque, NM 87120**



Taylor Ranch Neighborhood Association Membership Registration

Name: _____ Phone #: _____ Date: _____

Address: _____ E-mail address: _____

- I'm interested in the following:
- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Active Participation | <input type="checkbox"/> Sustaining Member (Newsletter Only) | | |
| <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 _____ |

Check your expiration date on the mailing label.

If your membership expires December 2008, please renew now!

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

- | | | |
|--|--|---|
| Resident: <input type="checkbox"/> \$18.00 (Thru Dec 2009) | <input type="checkbox"/> \$34.00 (Thru Dec 2010) | <input type="checkbox"/> \$48.00 (Thru Dec 2011) |
| Business: <input type="checkbox"/> \$50.00 (Thru Dec 2009) | <input type="checkbox"/> \$90.00 (Thru Dec 2010) | <input type="checkbox"/> \$125.00 (Thru Dec 2011) |



11/08

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>	839-4805	zoning@trna.org
Director/Police Liaison:	<i>Gary Gudell</i>	710-5191	police@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>Vacant</i>		
Historian:	<i>Fred van Berkel</i>	899-2738	historian@trna.org
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Newsletter editors:	<i>Ceil van Berkel</i>	899-2738	editor@trna.org
	<i>Rae Phillips</i>	899-1273	editor@trna.org

IMPORTANT DATES

- Nov. 5—WSC of NA
- Nov. 12—Board Meeting
- Nov. 13—EPC Hearing
- Nov. 15—Park Cleanup
- Nov. 20—EPC Hearing
- Nov. 27—Thanksgiving
- Nov. 29—Book Sale
- Dec. 13—Holiday Lunch



Our Continuing Thanks To Newsletter Volunteers

Digitech Office Equipment prints our newsletter each month free of charge. They offer a full line of Kyocera Mita and Copystar copiers, printers, faxes and wide format machines. They rent, lease and sell these products at great prices, along with outstanding service. Please consider them for your personal or business needs. You can contact them at 888-7575, or visit them at: www.digitechoffice.com.

Jenifer Russin prints up our mailing labels, prepares newsletters for mailing, and gets them to the post office each month. She's been doing this for 5 years! This is a lot of work, and a whole lot of dedication to TRNA.

Ceil van Berkel maintains the mailing list/ data base, in addition to being coeditor of the newsletter. She shares newsletter duties by being the editor in the winter months, while Rae Phillips is editor during the summer months. If anyone else wants to volunteer to assist and join us in the editorial duties (or take over!), please contact us. We need all the help we can get!

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.

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SIGN UP NOW! Registration Deadline is November 21st
TAYLOR RANCH HOLIDAY LUNCHEON
December 13, 2008

See page 6 for registration form

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