

WILDWOOD HIGHLANDER

Fall 2007

The *Wildwood Highlander* is a periodic newsletter providing information to property owners in Wildwood Highlands, near Datil, NM. Primary distribution is via email. Hard copy is mailed to owners without email capability. Published at least semiannually in Datil, NM by the Wildwood Highlands Landowners' Association, POB 87, Datil, NM 87821-0087. For further information contact any member of the WHLA Board of Directors (BoD), listed below. Also consult the WHLA website at www.wildwoodhighlands.org

SOME CHANGES

In case you did not hear, this part of New Mexico has a new area code: it's 575. The old (505) code will work for about another 11 months. Additionally, BoD secretary/newsletter editor John Schaefer has a new email address: [jfs\(at\)qilanet.com](mailto:jfs(at)qilanet.com).

WHLA WEBSITE

(repeat information) As noted above, the WHLA has a new website. The BoD has determined that it will serve a more prominent role than did the old site. Minutes of all meeting...annual general and all BoD...will be posted. Association member Jonille Shepherd, Lot #11, 772-5603, [shepherd\(at\)qilanet.com](mailto:shepherd(at)qilanet.com), will serve as webmaster. The site is operational but is still under development. Please provide input to Jonille. Our thanks to Judy Schaefer at l-stuff.com for hosting our site. Again: the site URL is www.wildwoodhighlands.org.

COMMUNITY WELL

The Wildwood – Wildwood Highlands Community Well remains inoperative. Both community associations continue to cooperatively pursue its resurrection or (more likely) replacement.

ROADS

Roads within and leading to Wildwood Highlands are the major concern of (and major reason for existence of) the WHLA. VP David Brown is the chair of the BoD Roads Committee. David has been extremely active since 25 May and has prepared the following proposed plan for future road upkeep:

"The history of our roads has been primarily crisis management interspersed with capital improvement as we could afford it. Agua Fria has been the recipient of most capital improvement out of necessity as it services all the subdivision. The downside of this has been that many of the side roads have been neglected. Today Agua Fria is in pretty fair condition and, though needing more water control measures and frequent grading, it doesn't need to be the entire focus of our attention. We desperately need to channel more funds into side roads that people live on, have weekend cabins, and maintain access so that all properties are available for use without major vehicle damage.

This board has sought to develop a plan whereby all roads are allocated funds for improvement. The funds are limited. Currently if all pay their dues on time we take in \$5940 per year. This is not much to work with but it is sufficient if a long-term view is taken. Miscellaneous expenses come to less than \$500 per year with the remaining \$5440 being available for road maintenance and improvement. The board needs to maintain an emergency fund for washouts and snow damage that can occur at any time. A tentative figure for that is \$1000, which we can maintain from this point forward. Yet each lot pays \$60 per year in dues and is owed services for a portion of that money.

We hereby propose to reserve 60% of the dues paid for work on the road fronted by each lot. As many lots front on two roads, are corner lots, their shares shall be halved with equal portions going to each road. At 60% each share will be \$36. The amount then reserved for specific road maintenance and improvement would be \$3564. The remaining \$1876 would be in a discretionary fund that the board would then decide where is most needed.

Using Apache Tear as an example we can see how that would work. This road has 5 lots full on and two corner lots at half shares comprising a total of 6 shares at \$36 each, totaling \$216 per year. Current cost of grading is \$220 per mile and the road is .3 miles long and would cost \$66 to grade. However the money earmarked for Apache Tear need not be spent on grading but could go toward gravel or culverts. However this money must be spent on Apache Tear and cannot be used elsewhere until such a time that all roads reach parity. If all the money is not spent in the given year, it will be carried forward from year to year until an amount is reached that will purchase the needed improvements. At present we pay \$425 for a load of gravel so it would take at least two years for Apache Tear to achieve a load of gravel.

Each road would then be treated in this manner. The discretionary fund would then be used for our obligation for ingress through Wildwood subdivision, extra grading on Agua Fria and other improvements needed at the board's discretion.

If we want the best roads very soon we need to raise our dues drastically. Doing so would put a heavy burden on our neighbors of limited fixed incomes and the board is not proposing we do so. If we raise dues to keep abreast of rising cost, tied to the rate of inflation, and take baby steps, but focused and determined ones, we can achieve excellent roads in a reasonable time. Of importance is that if we adopt this plan it only be changed by a majority vote of the membership and not by the board.

If you have any Questions or suggestions you may e-mail me at [dntbrown\(at\)gilanet.com](mailto:dntbrown(at)gilanet.com) ."

WHLA ARCHIVIST

The BoD continues to seek a person to serve as WHLA archivist. President Tom Cook is the search leader: Contact Tom at 575-772-5350 or [tomcook\(at\)gilanet.com](mailto:tomcook(at)gilanet.com).

BOARD OF DIRECTORS MEETINGS

The WHLA BoD has met at least once per month since May. All minutes are posted on the website. Our next meeting is scheduled for 8 December, 4 PM, Cook (Lot #7) garage. All are welcome. Our primary business at that meeting will be consideration of the proposed Association bylaws changes (see the next topic).

BYLAW REVIEW COMMITTEE

At an early meeting the BoD established a Bylaw Review Committee to assess and update (as needed) the WHLA Bylaws. Member-at-Large John Kell chairs the committee. The Committee's progress and our future actions are discussed in President Cook's note, below.

NOTE FROM YOUR BoD PRESIDENT

Your board has been busy, having met eight times since taking office in May. We have contracted for work done on the roads, discussed safety issues concerning the access easements that lead to the Sugarloaf Subdivision, investigated options concerning the community well, and instigated a review of our bylaws.

It is the proposed changes in the bylaws that prompted us to send this newsletter. Board member John Kell (Lots 83 & 84) has chaired our bylaws committee. He did an extensive review of the bylaws, our Articles of Incorporation, and our Covenants and Restrictions. The board met twice to consider his proposals and, with some modifications still to be made, has voted to publish the proposed bylaws for your consideration and

comment. For those of you who get this newsletter by email, you may view them on the web site (wildwoodhighlands.org). Those of you who receive this by US mail will have a printed copy included.

While there are several minor changes, the three major changes are: How directors are nominated, how the votes for director are cast, and how the bylaws are amended. The new bylaws provide for a ballot that will be sent to all members prior to the annual meeting. The ballot will contain the names of those who have been nominated for director. Each member will indicate their choices on the ballot and either mail it to the Secretary or bring it to the annual meeting. Any member may nominate him/her self or any other member by notifying the Secretary in writing with the signatures of two additional members. The ballot will also contain any proposed amendments to the bylaws which members may vote for or against. Finally, any proposed assessment increase beyond the cost of living increase will also be on the ballot for a vote of the membership.

The board has set the following schedule for comments and voting on the proposed changes to the bylaws: Receive comments from the membership, November 8 through 30; meeting of the board to consider the proposed changes, December 9. You may send your comments to any board member via email or US mail.

POLICY ON MEMBER COMMUNICATIONS

(repeat information) The BoD asks your cooperation in providing us an email address for newsletters and other necessary or useful communications. One mailing by USPS to all will expend over 40% of a lot owner's annual dues ... we can all think of better ways to spend that money! To those who received this newsletter in the USPS mail: Please send your email address to the secretary/newsletter editor. It's John Schaefer at [jfs\(at\)gilanet.com](mailto:jfs(at)gilanet.com). Also, if you do not wish to have your email address shared with other WHLA members, please let me (editor John) know. A short summary of our policy is:

- If it can go by email and we have your email address, that's the way it will go.
- Otherwise, it will go by USPS, but we'll continually bug you for an email address.
- We hope to eventually have contact details for all members on the web site. You can opt out by letting the secretary know.

BoD MEMBERS & CONTACT INFORMATION

PRESIDENT:	Tom Cook	575-772-5350	tomcook(at)gilanet.com
VICE-PRESIDENT:	David Brown	575-772-5646	dntbrown(at)gilanet.com
TREASURER:	Alma McCarty	575-772-5153	na
SECRETARY:	John Schaefer	575-772-5776	jfs(at)gilanet.com
AT-LARGE:	John Kell	575-772-5929	johnkell(at)shaw.ca