

WILDWOOD HIGHLANDER

WINTER 2008/2009

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

2009 GENERAL MEETING:

The 2009 General Meeting will be held at the Datil Firehouse at 10 AM MDT on Saturday 16 May. Formal meeting notice with agenda, proposed budget, ballots, and other material will be (snail) mailed to all members on or before 15 April 2009. Three Director positions will be filled at the meeting. The current BoD strongly urges that these positions be competitive. Please nominate members for these positions, and please remember that nominations must be submitted at least 40 days prior to the general meeting (thus, by 6 April this year)(see Bylaws Section 4.4). Similarly: if you wish to have an amendment to the bylaws considered, you must secure the required support (5 or more votes) and file your request with the secretary by the same 6 April deadline (see Bylaws Section 7).

2009 ASSESSMENT:

Notices are being distributed as this newsletter goes to press. The 2009 assessment is \$63 per lot, up from \$60. The due date for receipt of your payment is 31 January. Details of the history of the increase are in the minutes of the 14 December 2008 Board of Directors' meeting, on the website.

SUMMARY OF DELINQUENCIES:

As of 1 January 2009 we have 5 delinquent lot owners. Two lots have had liens filed against them. Additionally, 3 lot owners have failed to pay late fees. In accordance with our bylaws, none of the subject lot owners will have voting rights at the May general meeting. If you are among the guilty, please consider paying up and regaining your right to participate in Association business.

2008 FINANCIAL REPORT:

The 2008 Financial Report will be posted on the WHLA website in early January.

2008 ROADS REPORT:

Road maintenance on WHLA roads has been customarily done twice a year. We generally try to do maintenance in March or April to repair any damage incurred over the winter months and in September or October we repair any damage done by the summer monsoons and also do any planned upgrades.

This past winter (2007-08) the main roads in the subdivision were graded twice. Each time we were fortunate to have some moisture, in the form of snow fall, shortly after the grading. This moisture allowed the roads to pack down due to traffic and our roads finished the winter in the best shape ever.

In October we contracted to have maintenance and improvements done. Again our luck held, it rained on Friday and our work commenced on Monday. Wildwood Highlands has approximately 9.5 miles of roads. We graded 8.4 miles. West Rock Springs Loop and Saddle Circle were not graded but will be graded in the spring of 09. Apache Tear Trail was not graded because a landowner asked that the road be left as is. The landowner had done some drainage work and our grading could have caused additional work for him. We placed two new culverts at the intersection of Agua Fria Trail and East Rock Springs Loop. Existing culverts had some work done on the approaches to the culverts. Finally, one load of base course was placed and graded on East Rock Springs Loop. The total cost for road maintenance and improvements in calendar year 2008 was \$4,077.53. This includes work done on our joint use roads with Wildwood Sub-Division. Respectfully submitted, Fred Shepherd

HIGHLANDS MAPS AVAILABLE:

Tom Cook has created three different maps of the Highlands: 1) a street map, 2) a street map with owner's names, and 3) a street map with a topographic overlay. Any/all are available (by email) for the asking. Contact [tomcook\(at\)gilanet.com](mailto:tomcook(at)gilanet.com) .

UPDATE ON SAN AUGUSTINE PLAINS WATER STEAL

For the benefit of those who missed it in previous issues, in October of 2007 an Italian company applied for a permit to drill 37, 2000 foot deep, 20" diameter wells in an area just east of Datil, for the purpose of removing from the San Augustine Basin 54,000 acre-feet annually* for the foreseeable future.

There have been a few noteworthy developments since the last newsletter. First, a protest organization, capable of fighting the application in a unified approach, has been formed. We have been offered and accepted competent council for expenses only. Secondly, the applicant has submitted a modified proposal which, among other changes, asks for a well depth change to 3000 feet! Well over 500 protests have been submitted, including one from the WHLA. At least 2 of our members serve on the board of the San Augustine Water Coalition, the local group fighting the applicant. More detail can be found at www.catroncounty.net/water .

* As comparison: a decade ago annual withdrawal from underground sources in all of Catron county was 4,000 acre feet!

ACCESS EASEMENTS, CONTINUED:

The BoD continues to struggle with the issues surrounding the 8 lots with emergency access easements, all on the western and/or northwestern edges of the Highlands. The Board has solicited the advice of a local attorney, who has basically agreed with the Board's position. We hope to achieve resolution and closure in the near future. [Nutshell summary: 4, 50' wide, utility/access easements, centered on the boundaries between 2 adjacent lots, are recorded. In each of the 4 cases the easements are aligned with roads in the Sugarloaf subdivision. At various times in the past these easements have been either permanently blocked or blocked with locked gates at WHLA expense (2 cases). Certain of the affected lot owners and/or past WHLA BoD members refuse to grant the current BoD access to the keys to these easement right of way gates. In the opinion of the attorney engaged by the BoD the landowners affected, the current BoD, and certain past BoD members would be liable in event of injury or damage suffered by any party attempting passage of these blocked easements in an emergency situation.]

WHLA ARCHIVIST (REPEAT):

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.

BOARD OF DIRECTORS MEETINGS:

Since the general meeting on the 17th of May 2008, the BoD met on 18 May, 8 June, 17 August, 21 September, and 14 December. All meetings were at the Cook residence (Lot 7) at 7 Rock Spring Circle. Minutes of all meetings are posted on the WHLA website.

POLICY ON MEMBER COMMUNICATIONS (REPEAT):

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 70% of one 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 . Also, 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
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