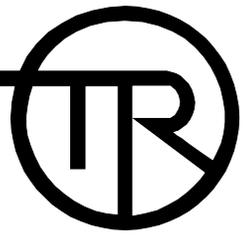


MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 29 No. 6 June 2008

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

President's Message

Patsy Rippo, President, TRNA

Hello Friends, well, I am glad to say, we had perfect weather for our first annual "Taylor Ranch Day". The day started bright and early with the Rummage Sale kicking off at 7:30am. We had a great turn out. The Mariposa Basin Park Clean-up had some extra help thanks to some students from LBJ pitching in. Thanks Jane Webster. Great job as usual from Don MacCornack.

Brett Lopez did a great job with keeping everyone fed with hot dogs, chili, nachos & cheese, donuts & coffee. Alice Demi, Ceil van Berkel, Rae Phillips & Fred van Berkel were also a huge help. Later in the day, we sponsored a teen dance with soda and pizza. It also had a terrific turn out. René Horvath spent her Saturday evening helping with the dance. Thanks to Rene' and EVERYONE else for making my job so easy. I am sure I am forgetting to thank someone... forgive me.

We also had the Animal Humane Association of NM there with their brand new Mobile Adoption Unit... "Moby". Everyone had a great time with the dogs. I would like to thank John Rainwater, Rose and Shelly from AHANM. They did a great job of getting the dogs there bright eyed and bushy tailed. I am happy to report that a number of dogs found happy homes that day.

I would like to again thank Gary Gudell. Gary is continuing with his dedication to the Taylor Ranch Neighborhood Association Civilian Patrol.

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 Rippo 505-306-2244 president@trna.org ®

Volunteers Needed

We are still in need of an additional TRNA Board member. If you would like to serve, please attend our next board meeting, or get in touch with Patsy Rippo or

any of our Board members. We can also use a webmaster for our website and an associate editor to take over when our two primary editors are out of town.. If you're an html whiz who'd like to share your talents, contact webmaster@trna.org or if you are familiar with Publisher or with MS Office and would like to help with editing the newsletter, contact editor@trna.org. ®

West Side Coalition of Neighborhood Assoc.'s Meeting—May 7, 2008

Walt Sala, TRNA Director, WSC

This meeting was rather a surprise. There was very little Westside business transacted. The was mainly an opportunity for the various people running for offices in the 1st and 3rd congressional district to address the members..

Councilor Ken Sanchez indicated that a new medical facility would be built at Unser and Central by UNM Hospital. Los Volcanos Senior Center is undergoing renovation. GRIP will be doing work on Unser south of Central. There is still much opposition to subsidizing private developers on the MRA. The feeling is that no-one is thinking beyond today, without considering what or how or who will be paying the future costs for SW development.

We will have to start planning for what will be needed in 5 to 10 years from now, instead of trying to catch-up after the fact, like we do now for our school system and infrastructure needs.

Sharon Pearson, APS Health & Wellness Department, covering west side schools, told about the very high numbers of suicides among the teens and elderly, and what we can do to help out in this situation. Call 1-800-273-talk.

Commander Steve Warfield, the new NW Side police commander introduced himself, also stating the new NW Side Boundaries; I-40 on the south, Rio Grande River on the East, City limits on the North, Volcanoes on the

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Land Use Update

René Horvath, Land Use Director, TRNA

1: Senior Independent Living Facility: (SW corner of Coors Blvd. and Western Trails). Tierra West, the consultants for Cameron General Contractors who are building the Senior Facility, requested a 60-day deferral before the May 15th EPC. They are working on a new site plan. Tierra West has another client who is interested in the commercial portion of the property, who wants to change the building layout to give the retail more visibility from Coors Blvd. The original site plan showed the bowl shaped Senior Facility on the SW corner of the property. The retail portion was on the northern half of the property. According to Tierra West, the Senior building will change to an S shape building and be moved towards Western Trails Blvd. The retail location will change from the northern portion of the property to the frontage along Coors Blvd. La Luz and TRNA have already shown support to the zone change for multi family for Senior Housing, and the first site plan that was presented. Last March the City Planner recommended approval of the zone change with the condition that the site plan be approved within 6 months. The revised site plan will have to be reviewed again by the Planner. People seemed comfortable with the first site plan with the three story Senior building located at the SW corner of the property. The Planner advised Tierra West to be cautious in creating a retail strip mall along Coors. Please send me any comments you have on this project.

2: La Cuentista Unit 3: Taylor Ranch Residents contacted TRNA about a yellow public notice sign posted at the end of Calle Nortena road, which showed a May 14th DRB hearing date for La Cuentista. La Cuentista is a development on top of the eastern portion of the mesa, between Unser Blvd. and the escarpment, south of Paseo Del Norte. The Taylor Ranch Residents wanted to know if the Calle Nortena roadway would be opened up to traffic from the mesa top. They also wanted to know if the open space along the escarpment was going to be protected. The Developer, Ms. Pavich, and Ms. Susco from Wilson and Co. were seeking a preliminary plat approval for La Cuentista Unit III. TRNA looked into the matter and learned that the dead end at Calle Nortena is considered a utility easement, not a roadway, and La Cuentista is aware of the Monument boundaries. La Cuentista is working with the Open Space Division in preserving open space within their own development. The case was deferred to May 21st. TRNA attended the hearing on the 21st. to comment on an existing concrete channel that had already been built adjacent to Unit III. According to the Volcano Heights Sector Development Plan, the arroyos on the mesa should remain in their natural state and be

supplemented with a trail system. Arroyos are intended to be an extension of the open space and to be used as wildlife corridors. The Volcano Heights Plan also promotes pedestrian friendly developments with a minimum of walls. The existing natural rock outcropping are also designated to be protected in the Sector Plan. The DRB Chairman commented that the walls shown on the site plan follow the City's wall standards, but my concern is that they be minimized according to the intent of the Volcano Heights Sector Development Plan. I talked to the City hydrologist several days prior to the DRB hearing. He stated that natural channels were more of a challenge to design and maintain, but he would look into it further. The Developer appreciated TRNA's comments. They said that they are designing their development around the rock outcrops. The developer also supports natural channels but the City has been requiring hard lined channels.

3: Coors Corridor Plan Update: City Planner, Jon Messier, is now in charge of the Coors Corridor Plan. The focus of the plan is view preservation. He said HDR, the firm that had been working on the plan, was trying to accomplish too much and it had been difficult to pull it all together. Issues such as the trails, pedestrian safety, and parkway design, should be addressed in more appropriate plans and ordinances. He expects the draft will be available to review by the end of summer. EPC is set for September 11.

4: Great Streets: The Great Streets program was heard at the May 8th and 15th EPC hearings. Most neighborhoods, including TRNA, supported the program. The purpose of the Great Streets program is to make streets more pedestrian friendly. Streets that qualify for the program have places that attract pedestrians, bicyclists, and transit users by containing retail centers, parks, schools, community centers, trails, transit stops, etc. When the program is implemented, we may want to look into whether Montano Road in Taylor Ranch could qualify for the program. EPC deferred the case for 90 days in order to address issues brought up at the hearing. It will be heard again in August.

5: Bosque Prep School Expansion: Consensus Planning is representing Bosque Prep School to make several amendments to their site plan. First they want to consolidate all parcels owned by Bosque School onto one site plan. Secondly they want to change a portion of the property zoned for commercial and office use to School related use. They are also asking for a building permit for the new schoolhouse and will add a parking lot on the west side of Learning road. EPC will hear the case June 19th.

(Continued on page 3)

(WSC Report , continued from page 1)

West. It still is a very large physical area to cover, and APD will need everyone's help. You can reach Commander Warfield at 768-4850 or warfield@cabq.gov

I will not cover what each candidate said, since this will be well covered by the media. The following candidates were on the panel: Michelle Lujan Grisham, 1st Congressional District (CD) Democrat (D); Rebecca Vigil-Giron, 1st CD, D; Robert Pidcock, 1st CD, D; Benny Shendo, 3rd CD, D; Joe Carraro, 1st CD, Republican (R); Darren White, 1st CD, R; Rudy Martin, 3rd CD, D; Don East, 3rd CD, R; Harry Montoya, 3rd CD, D; Also present but not on the panel were Jason Marks, Judge Bob Schwartz and Sander Rue.

The topics of some of the questions asked were 1. BioFuels vs. Food costs etc., 2. Infrastructure planning not just for today but what is needed 5 to 10 years from now, 3. Insurance for First Responders provided by the government, 4. Water, brackish water and what's to be done about it, 5. Immigration, what and how to handle it. Time to get involved in our association, make sure we are truly represented!!! Walt Sala, wscn@trna.org

Congratulations, Ed



Ed Perea, Retired APD Lieutenant from the Westside Command, graduated from UNM law school May 17th. Congratulations, Ed. We are happy to see you continuing your outstanding career in public service, first in APD and now as a lawyer.

(Land Use ,continued from page 2)

6: Wal-Mart update: It has been a year ago since the County Commissioners approved the replat for the Wal-Mart grocery store at La Orilla and Coors Blvd. TRNA and the Campbell family wanted a public hearing on the Site Plan. To accomplish this, the Campbell's filed a lawsuit against the County to allow a public hearing on the Site Plan. A hearing took place last October before Judge Huling. She determined she would review the case and then make a decision. Judge Huling recently made her decision. The County's replat decision was reaffirmed, but the Site Plan will have to be remanded back to the County Zoning Administrator for a public hearing. The Appellees have 10 days to file a motion for the Judge to reconsider her decision.

7: Cell Tower: A cell tower request for the south side of Montano Blvd. near Unser was rejected by the planner. The Planner rejected the request for two reasons. One was because the setback from residents was only 35 ft. (the required setback is now 100 ft.). The second reason for the denial was that the Pine tree design for a concealed tower did not blend well with the existing neighborhood.

8: Sun Cal (Watershed/ Inspiration Subdivision): Hearing has been deferred until August.

For any questions or comments give me a call. René Horvath 898-2114

TRNA Flea Market—May 17th\



Those who came out for the flea market at Cross of Hope Church parking lot on Saturday, May 17th, enjoyed beautiful weather, tasty food, neighborhood fellowship, the joy of shopping/ selling, and a chance to raise money for the TRNA high school scholarship fund. Many Taylor Ranch residents who were not yet members picked up copies of our newsletter from the TRNA table (see photo at left).

Start saving your items for your own sales table or to donate to the TRNA table for the September flea market! The donation table raised over \$50 for the scholarship fund, and the table rental fees and food sales raised even more. Our intrepid

food sales team, Alice Demi, Brett Lopez, and Patsy Rippo take a well-deserved break in the photo at right.

We look forward to seeing you at the September get-together!



Mariposa Basin Park Cleanup

Don MacCornack, Director, Beautification

Mariposa Basin Park looks GREAT! Taylor Ranch Day saw a large turnout for park cleanup. This month we had volunteers from LBJ Middle School, Cub Scout Pack 126, as well as community members. These individuals are willing to give up some of their precious free time to improve our park and our neighborhood. The May Community heroes are Don Smith, Conni Smith, Jasmine Brooks, George Salas, Angelo Todochrenie, Carol Waters, Dave Waters, Quistin Lepisto, Michael Meyers, Jane Webster, Dwane Lane, Ray Shoebridge, Daniel Mullahey, Gene Mullahey, Rene Horvath, and Lynn MacCornack. Thank you Taylor Ranch for your support.

Our next park cleanup is scheduled for **June 21 at 8:30 am**. Our cleanups last about 90 minutes. Please plan to come out and make some new friends.

If anyone has any ideas for improving the park, please email me at beautification@trna.org ®



Crime Prevention Update

Gary Gudell, APD Liaison Director, TRNA

Our civilian patrol was doing great. Since we started the patrol there has been a tremendous decrease in open garage doors, which would lead to a decrease in home burglary. The revolving light and the signs on our cars plus doorbell ringing are creating the results we were hoping for! I have called numerous people looking to fill the calendar for patrols for this month, with little success. I'm not sure what has happened to the momentum, but it is slowing down. The pay is not so great, but the reward for living in a great neighborhood is gratifying. It is up to us to keep it great!

This month most schools are closing for the summer months. This brings many young people hanging around with not much to do, and this could cause problems, so we need to keep up the patrols during the summer.

I am hoping to have an important meeting to discuss all that has happened on patrol in our neighborhood, probably during the 2nd or 3rd week of June. Think of what you would like to discuss at this meeting and let me know.

In the meantime try getting your neighbors interested in our patrol. If we can get 25 more people interested in being certified, we stand a good chance of having a class in the immediate future. We need as much help as we can get in order to keep crime at a minimum in Taylor Ranch.

LET'S DO IT! I KNOW WE CAN! Gary Gudell, Liaison TRNA-APD. Call me 710-5191, or Dave Waters at 897-5771 ®

Community News Notes

* **Cibola High School** is in need of **working sewing machines** for their sewing lab. They also could use sewing tables and anything else you can think of for the lab. If you can help, please contact JoBeth Hawk: hawk_jo@aps.edu or 897-0110 ext. 20277 ®

* **School is out** for the summer. Watch out for children playing in the streets of our neighborhood! Slow down and enjoy the drive! ®



Call an Enrolled Agent

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.

KATHY FALTER, E.A.
PAPER PUSHER BOOKKEEPING
 898-9539



National Association of Enrolled Agents
 Members Licensed to Represent
 Taxpayers before the IRS

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"/> Crime Prevention | <input type="checkbox"/> Education |
| <input type="checkbox"/> Newsletter | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Land Use/ Transportation | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Calling | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Membership |
| <input type="checkbox"/> Social Activities | <input type="checkbox"/> Traffic |
| <input type="checkbox"/> Youth Committee | <input type="checkbox"/> Other _____ |

If membership is current, then please pass this form on to a neighbor who is not a member!
To renew or join: Enclose a check made out to TRNA in the amount of:

- | | | |
|--|--|---|
| Resident: <input type="checkbox"/> \$18.00 (Thru Dec 2008) | <input type="checkbox"/> \$34.00 (Thru Dec 2009) | <input type="checkbox"/> \$48.00 (Thru Dec 2010) |
| Business: <input type="checkbox"/> \$50.00 (Thru Dec 2008) | <input type="checkbox"/> \$90.00 (Thru Dec 2009) | <input type="checkbox"/> \$125.00 (Thru Dec 2010) |

Memberships are for the calendar year.

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

June 08

Our mission is to
Promote, Preserve, and
Improve the quality of
life in Taylor Ranch.

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:	Patsy Rippo.....306-2244	president@trna.org
Vice-President:	Brett Lopez.....836-7831	vicepresident@trna.org
Secretary:	Alice Demi.....899-0027	secretary@trna.org
Treasurer:	Don MacCormack 897-1593	treasurer@trna.org
Director/ Zoning, Social.:	Brett Lopez839-4805	zoning@trna.org
Director/Police Liaison:	Gary Gudell710-5191	police@trna.org
Director//Land Use:	René Horvath.....898-2114	land@trna.org
Director/Westside Coalition:	Walter Sala:890-7035	wscn@trna.org
Director/Education:	Jane Webster 792-1087	education@trna.org
Director/Membership:	Patsy Rippo.....306-2244	membership@trna.org
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Director:	Hanna Sorrells.....294-7042	director1@trna.org
Director:	Vacant.....	
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	Rae Phillips..... 899-1273	editor@trna.org

Thank you, TRNA Business Members — We appreciate your support!

7-Eleven Store on Taylor Ranch Road.....922-0214	KANDU Plumbing, Inc.899-8944
ARCA.....332-6700	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
J. Martin Realty Services, LLC850-3570	

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.

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Thanks to our Business Members**

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Happy Fathers' Day!

