

## President's Message

Dave Waters, President, TRNA

Shock and awe, overwhelming force concentrated at the beginning of the battle. Does this sound familiar? I think it is just what is required of us to stop this new Walmart project in its tracks. Everyone, private citizens, local merchants, the schools and all of the neighborhood associations have to go to this public meeting at the convention center on **Thursday, August 11, from 6:30 - 8:30 p.m.**

I have yet to hear from a person that wants a Walmart supercenter to be at this location.

The Taylor Ranch Neighborhood Association will be holding an informal meeting At the Don Newton-Taylor Ranch Community Center (Kachina and Taylor Ranch Road) on **Thursday July 28th from 6-8 pm** to let people voice their opinions and ideas on this issue. Please, if you are concerned about this issue, come to the meeting. You have all heard me rant about our numbers and how much power we can have if we all get involved. Well, now is the time.

On a happy note, the Church of the Latter Day Saints had a large number of volunteers clean up the trail from Mariposa Park all the way up the hill, over a mile of trail. They picked up several pickup trucks full of trash and did a great service to those of us who use these trails on a regular basis. Thanks guys, we appreciate it very much.

## Social Committee

Ken Newman, Social Committee Director

Hope everyone is having a nice summer. Not much from the Social Committee for this month. But I would like to recognize all the folks that participated in feeding the needy at Project Share on June 30<sup>th</sup>. Of course we had Outback Steakhouse on North Coors sponsor us and they provided all the food for us to serve. We need to appreciate and recognize George Boutsis, the Outback Proprietor and his staff for fixing all the food. We had steak kabobs and breasts of chicken along with vegetables and potatoes for everyone. Also Dave, (TRNA President) made cookies for dessert. For everyone's information, we served 247 meals to the needy – it is unbelievable how grateful

everyone was for the dinner and I don't know how many times we were blessed by everyone. If you want a real experience, this was fun – we spend about 3 hours to do this and the rewards are immense. Again, I need to thank June for setting this up with Project Share and Outback. I would like to extend my appreciation to everyone that helped from the Board of Directors and their families. First, of all my family – my wife – June, daughter Karen Newman-Lopez and my grand-daughter, Sydney Lopez, and my grand-daughter, Kallista Weeks, President Dave Waters and his wife Carol, Rene' Horvath and daughters, Nicole & Rachel, Vice President Ray Shortridge, Hannah Sorrels, and Lily Andrews. We will be doing this again and more to follow – if you need more information on Project Share please contact me at [social@trna.org](mailto:social@trna.org).

Don't forget – Flea Market on September 24<sup>th</sup> at Cross of Hope – 8-12. For reservations, complete the enclosed form and mail or call me at 898-5447 or e-mail at [Juken1974@q.com](mailto:Juken1974@q.com) or [Social@trna.org](mailto:Social@trna.org).

Also remember X-MAS Luncheon on December 10<sup>th</sup>.

## Land Use Update

René Horvath, Land Use Director, TRNA

1. **Walmart facilitated meeting /August 11<sup>th</sup> , 6:00-8:30 pm/Convention Center:** It is now official that a facilitated meeting will be held at the Convention Center on Thursday August 11<sup>th</sup> to hear Walmart's plan to build a Supercenter at the corner of Coors and Montano. You may have noticed several news stories in the Journal and on local TV news about Walmart's plan to build on this site. The articles and TV news stories expressed the concerns residents have about increased traffic congestion, and locating a Walmart next to the Bosque, one of the Westside's best resources for views and open space. There are already several Walmarts located along Coors and Golf Course. How many Walmarts does the Westside need?

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Here is the notice that TRNA received from Diane Grover, the City facilitator:

*A facilitated meeting has been scheduled on **Thursday, August 11, from 6:30 - 8:30 p.m., with a 1/2 hour period from 6:00 to 6:30 for attendees to view applicant displays pertaining to the project prior to the meeting.** The meeting will be held at the **Albuquerque Convention Center, 402 Second NW, in the Kiva Auditorium.***

**Please note that no questions will be entertained or answered during the 6:00 to 6:30 period, as we want all questions and answers covered in the actual meeting where they can be memorialized by the co-facilitating meeting recorder.**

*This Pre-application will go before the Environmental Planning Commission (EPC) as an Amendment to the Site Development Plan for Subdivision for a Large Retail Facility (LRF) of approximately 95,000 square feet for retail space. Proposed tenants include a Large Company Bank and a smaller version of a Super Wal-Mart along with a few restaurants and other retail stores located at the corner of Mondano Road NW and Coors Blvd. NW. The applicant expects to make application prior to the last week of August to be heard at the **October 13, 2011 EPC Public Hearing. THERE WILL BE AN OPPORTUNITY FOR A SECOND FACILITATED MEETING AFTER APPLICATION IS MADE, IF NECESSARY.***

**1. Parking fees will be waived for the public meeting.** Those attending the meeting should inform the attendant that they are attending the "Public Meeting". That language is important because that is what the attendant will be told to expect. Attendees can park in the Convention Center lot or in the underground parking at 1 Civic Plaza. Please enter either garage off of MLK/Marquette.

**2. Please be sure to email Diane Grover at [lifedancelessons@aol.com](mailto:lifedancelessons@aol.com)** if you plan to attend the meeting so she knows how many to expect and can accommodate everyone interested. Additionally, this will ensure that you receive all future notices regarding the meeting.

We urge your participation at this meeting. This site is

## 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](http://www.taylorranchselfstorage.com)**

one of the most sensitive areas in Taylor Ranch because of the Bosque. The Montano and Coors intersection is one of the most heavily congested intersections in the City. It provides Taylor Ranch access to the rest of the City. We need to push for high quality development at this location. Please let me or Diane Grover (the facilitator) know if you can attend. You can call or send me an e-mail: [land@trna.org](mailto:land@trna.org), 898-2114.

**2. LED Signage regulations/ City Council meeting/ Monday August 1<sup>st</sup>, 5:00pm:** City Council will be reviewing the proposed signage regulations for LED signs. Because LED signs are a new technology without any regulation, many conflicts have arisen from the proliferation of the LED signs within the Albuquerque area. One such conflict began with the West Bluff shopping Center at Coors and I-40, when the developer of the shopping center sought and gained City approval for two big LED signs overlooking the I-40 off ramps onto Coors Blvd. Westside neighborhoods in that area appealed the City's decision in court, but unfortunately lost the appeal. Because of the growing controversy the City decided to look into creating signage regulations for LED signs. A task force was created to come up with a policy to regulate the LED

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signs. The task force was made up of 7 sign industry and commercial business representatives, and 6 community representatives. Because there were more sign and business representatives than community representatives a minority report was written by the community participants. The minority report asked for more restrictions on the signs. A survey was also e-mailed to the community in September 2010, to obtain feedback on how residents feel about LED signs. TRNA had the highest participation rate for a neighborhood association in responding to the survey. The two biggest objections to LED signs are: 1) The signs are too bright and flashy causing a distraction to drivers creating a safety hazard. 2) They also affect the aesthetics of the Albuquerque area.

EPC voted to support the minority report and to ban LED signs in Albuquerque. They also added that if the City Council did not follow their recommendation then the signs should be prohibited in certain areas of the City such as Tramway, Alameda, Rio Grande, and Griegos. This list was expanded to include other streets: Coors, Montano, Unser, Paseo, I-40, I-25, and Central. This has upset the sign industry at the last LUPZ meeting.

Joe Valles, former President of the West Side Coalition, is currently the Land Use Chair for the West Side Coalition. He also participated in the LED Task Force as a Community representative. Here are his comments that he sent to the City Council:

**West Side Coalition of Neighborhood Associations Executive Committee and City Council,**

[kensanchez@cabq.gov](mailto:kensanchez@cabq.gov), [domalley@cabq.gov](mailto:domalley@cabq.gov),  
[ibenton@cabq.gov](mailto:ibenton@cabq.gov), [bwinter@cabq.gov](mailto:bwinter@cabq.gov),  
[danlewis@cabq.gov](mailto:danlewis@cabq.gov), [reygarduno@cabq.gov](mailto:reygarduno@cabq.gov),  
[mcook@cabq.gov](mailto:mcook@cabq.gov), [trudyjones@cabq.gov](mailto:trudyjones@cabq.gov),  
[dharris@cabq.gov](mailto:dharris@cabq.gov), [bthompson@cabq.gov](mailto:bthompson@cabq.gov),  
[lmason@cabq.gov](mailto:lmason@cabq.gov)

**This is a request for action. The City Council will receive their packets for the Monday, August 1 meeting on Friday afternoon, July 29.**

Above are the e-mail addresses for City Council. Again, I would urge all Coalitions, NAs and residents to weigh

in regarding the proposed ban on LED signs. **Please take the time during the next week (before Monday August 1st) to send your comments regarding support for the Ban on LED Signs to City Council.**

**To the City Council:** the City of Albuquerque is replete with lost opportunities to make this a great City for the sake of going on 'the cheap;' from architecture to quality of life projects. Other Cities have declared bans on LED signs, while this city continues to cave in to the sign industry. I would urge you in the strongest of terms to state your support for the ban on LED Signs.

To pursue legislation that essentially treats these signs as having no negative impact on the residents of this City is shortsighted. **Of utmost concern is distraction to drivers and sacrifice of our night sky views; as is the fact that the City of Albuquerque has a horrific record of enforcing anything passed by the EPC and City Council related to zoning and land-use issues.** They simply lack the manpower.

Perhaps if the City Council lacks the courage to ban the LED Signs outright, **it could place it on the ballot and allow its citizens to decide the issue...**

Respectfully submitted, Dr. Joe L. Valles

The sign industry people will definitely be at this City Council meeting. The community needs to be there also. For those who would like to join me in attending the Council meeting, please call me at: 898-2114. You can also call the City Council office to give comments. The receptionist will take your comments and pass them on to the City Councilors, before the City Council meeting which starts at 5:00pm, August 1<sup>st</sup>. The number to the City Council office is 768-3100. Thank you for your support.

## 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

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concrete  
ceramic tile



block fences  
stucco

# 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

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

On October 4<sup>th</sup> the city will propose a \$9.5 million Library Bonds question to the voters. If the voters approve these bonds, the Library System will receive \$3 million to buy new books, e-books, audio books, CDs, and DVDs and to pay for subscriptions to databases, magazines and newspapers. In addition, the Library System will receive \$500,000 for new computers, software, and network hardware and software. The Library has no other source of funding for these things except City, County and State bonds. The rest of the funding will be used to build two new large libraries to replace smaller existing ones, and to provide some needed improvements to existing libraries. **Approval of these bonds will not increase our taxes!**

Spread the word to your friends and neighbors about how important it is to vote in this election and to approve the Library Bonds question. There will be early voting in

September and you may request an absentee ballot by calling 311, via email to [absenteeapplication@cabq.gov](mailto:absenteeapplication@cabq.gov) or at the Office of the City Clerk.

August is a quiet month at our Library. Summer Reading Programs are over, children are going back to school. Two programs continue.

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

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

**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

This is a good month to try out "The Digital Library," Your 24/7 Source for Information at [www.cabq.gov/library/online.html](http://www.cabq.gov/library/online.html)

Browse through the categories to see what a wealth of electronic resources are available to you for free! The featured resource this month is **Byki (Before You**

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### 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



**Knowledge!** (from page 4)

**Resource:** Byki (Before You Know It!)

**You'll Find It At:** <http://libguides.cabq.gov/byki>

Browse by Category — Languages

Choose Your Access Point — Use from Library  
or Use from Home

**What it is:**

- Byki is a powerful language-learning system based on flashcard words and phrases.
- Learning begins immediately. Users master the building blocks of a language as they lock new language words and phrases into long-term memory.
- The Byki language system provides a fun, engaging and effective environment for language learning. Byki is user-friendly, and offers approaches for both beginners and advanced learners.
- The service is web—based, with remote access. Use Byki at home or through library computers with ease.
- Byki allows users to add words to flash card sets to personalize learning.

**What You'll Find Here:**

- More than 80 languages, plus 14 ESL courses.
- A flash card approach that presents 5 learning modes: review it, recognize it, know it, produce it, own it. Pronunciation analysis helps you to say it all just right.
- Take an exam to evaluate current language proficiency. Personal progress tracking helps you to understand and celebrate your progress as you go forward.
- Supplemental language and cultural resources. Check out the "Word of the Day", and the Language Blogs.
- Twitter and Facebook links provide users with an easy way to continue language learning by joining online communities of Byki users.

**Getting to the Information:**

Set up an account, then begin with a guided tour. From there:

***New Location in Taylor Ranch!***

NE Corner of Montañño and Coors ~ 922-9500

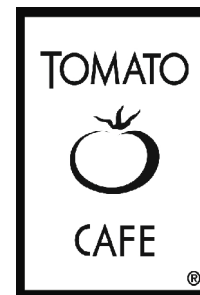
Open everyday for lunch and dinner

***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.**

- Select a language and set of flash cards to jump into learning.
- Explore language activities.

**Patrol Training Class**

**When:** Saturday, August 27 from 8 till noon

**Where:** 4051 Ellison Ave NW (the Northwest Command Center, across from Cibola High School)

**Cost:** Free

**Interested:** Just send me an email to let me know you plan to attend and go!

Patrol@trna.org.

That's all you have to do.

Fred van Berkel, Patrol Coordinator



# 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

**A**n 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.



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Home & Yard Maintenance  
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abqfish@aol.com Albuquerque, NM 87193





**Mark Your Calendar!**  
**TRNA RUMMAGE SALE**  
**September 24th, 8:00 am—12:00 pm**  
**Cross of Hope Church Parking Lot**

It's that time of year! Clean out the closets, garage, shed, storage unit, etc. It's time for the semi-annual TRNA Scholarship Rummage Sale. As you are all aware, this is how you can give back and have some fun at the same time. This one activity pays for the scholarships we give out each year.

**Space rental for members is \$6.00** and for non-members \$12.00. Just fill out the form below and mail it along with your check made payable to TRNA. A "space" is one parking space, so if you've got lots of "stuff" you'll probably want to rent at least two spaces. This has become a popular event with good crowds and lots of buyers, so get your space reserved quickly. (If you are not yet a member, print out the membership form and join for the rest of the year. Half-year dues are only \$9.00).

Call **June Newman at 898-5447** or email [social@trna.org](mailto:social@trna.org), if you have any questions. The shady spaces will be reserved in the order in which your reservation is received, so complete and mail the following with your check right away!

Once again we are indebted to Cross of Hope Church for allowing us to use their parking lot. For those who may not know, Cross of Hope is located on Taylor Ranch Road, between Montano and Golf Course/La Orilla, across from the Don Newton Taylor Ranch Community Center.

Yes, I want to reserve space for the TRNA Rummage Sale on September 24th, 2011!

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

TRNA Member? \_\_\_\_\_

\_\_\_\_\_

Spaces Needed? \_\_\_\_\_

Enclose your check (\$6.00/space for TRNA members, \$12.00/space for non-members) and mail to:

TRNA Rummage Sale  
P. O. Box 66288  
Albuquerque, NM 87193

## OPEN SPACE VISITOR CENTER

### June CALENDAR of EVENTS

#### CONNECTING PEOPLE TO PLACE

6500 Coors Blvd NW between Montano & Paseo del Norte

at the end of Bosque Meadows Rd

Tuesday – Sunday 9:00 am – 5:00 pm

505-897-8831 [www.cabq.gov/openspace](http://www.cabq.gov/openspace)

#### Summer Wings

On Saturday August 13 from 10 a.m. to 4 p.m., the Friends of the Rio Grande Nature Center will present Summer Wings, its seventeenth annual festival celebrating New Mexico's small but spectacular wildlife: Hummingbirds, butterflies, dragonflies, and bees. Entrance to the event is free.

- 8 and 8:30: Bird walks
- 10:30: Dragonfly and damselfly capture, ID, and release
- 11 and 12:30: [Pollinator](#) garden tours
- 1: Tarantula talk by entomologist Ralph Charlton, with live tarantulas
- 2:30: Hummingbird talk by bird bander Bill Talbot
- All day: Refreshments, activities for kids, Bosque Bits booth, bird ID with the Audubon Society

#### BIRD WALKS

Enjoy a natural high when you join naturalists for a bird walk Saturdays and Sundays;

8 a.m. May through Aug

8:30 a.m. Sept - Nov

9:00 a.m. Dec - Feb

8:30 a.m. Mar - Apr

#### NATURE WALKS

Or take an insightful nature tour of the bosque with a volunteer naturalist.

Saturday nature walks have been discontinued for the present.

Sunday nature walks

Jun- Sept at 10 a.m.

Oct - May at 1 p.m.

#### MOON WALKS

Under the light of the full moon, the bosque comes alive with a cast of characters not seen during the day. Led by volunteer naturalists and Nature Center staff members, we'll listen for owls, watch for coyotes, and be alert to movement in the brush during these quiet walks. Be sure to reserve your place in advance and join others under the Meeting Tree at the trail entrance by the parking lot.

#### 2011 Dates

Aug. 13, Sept. 12

Oct. 11, Nov. 10, Dec. 10

Reservations required

Check [start](#) time when making your reservations



# 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.

08/11

## 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> .....     | 453-0868 | crimeprevention@trna.org |
| Patrol Coordinator :            | <i>Fred van Berkel</i> .....  | 899-2738 | patrol@trna.org          |
| Facebook Administrator:         | <i>Wendy Dial</i>             |          | facebook@trna.org        |
| Historian:                      | <i>vacant</i> .....           |          | historian@trna.org       |
| Webmaster :                     | <i>Ceil van Berkel</i> .....  | 899-2738 | webmaster@trna.org       |
| Newsletter editor:              | <i>Nancy Doulgas</i> .....    | 899-5672 | editor@trna.org          |

## Upcoming Events

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



## Back to School in Taylor Ranch

**Marie Hughes Dates:** Registration - **August 10th and 11th**, 9:00 - 11:00 am or 1:00 - 3:00 pm

First day of school - grades 1-5 - **August 16th**

First day of school - kindergarten - **August 18th**

**Chamisa Dates:** New and Returning Student Registration—August 1st 7:30—4:00

First Day of School (1st - 5th Grade) - Aug 16, -(Kinder) Aug 18

**LBJ Dates:** Registration: **Pre-registered Students**

Wednesday, August 10, 2011 10 A.M.-12:45

(8th GRADE 10-10:45 am; 7th GRADE 11-11:45 am; 6th GRADE 12 -12:45 pm)

Registration: **New Students** Thursday, August 11, 2011 9 A.M.-12 NOON

First day of school—Thursday, August 16th

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:**

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Library Update  
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Open Space  
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**



**Back to School!**

When school starts, watch out for children walking to school and running to and from their school buses. Protect our children!

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