



## Taylor Ranch Day May 17, 2008

To celebrate what a great neighborhood we live in, we'll be having our very first “Taylor Ranch Day” on Saturday, May 17<sup>th</sup>. This will be in conjunction with our Rummage Sale and Mariposa Basin Park Cleanup.

It all kicks off with the Rummage Sale starting at 7:30 a.m. at the Cross of Hope Church parking lot (see separate article in this newsletter). Come and get a cup of java & a donut, while browsing the items for sale, then head to the park to help pick up trash at 9:00 a.m.; be sure to sign the roster at the entrance gate where you also pick up the trash bags.

Meanwhile, a variety of activities will be set up at the Don Newton Taylor Ranch Community Center, including APD, AFD, Mobile Pet Adoption Unit, and more, so stop by there and check it all out. You can also go visit the Fire Station across the street. That evening, from 7:30 to 10:00 p.m., there will be a Youth Dance at the Community Center. Any teens who helped clean up the park will be admitted to the dance for free.

As one of the most active and recognized neighborhood associations in New Mexico, TRNA has been part of the “Westside solution” for almost 30 years. TRNA has been, and continues to be, instrumental in acquiring & developing all the amenities we so richly enjoy today. This includes the community center, the park, the swim & tennis complex, the library, the dog park, our schools, expansion of Paseo del Norte, the Montano bridge, and many more. Only through the tremendous contribution of our membership have these things been accomplished. Your continued participation will assure Taylor Ranch remains the wonderful neighborhood it is now.

**COME JOIN IN THE CELEBRATION!**

## President's Message

Patsy Rippo, President, TRNA

Hello! Let me introduce myself, as your new president. I moved from New Jersey to Taylor Ranch about three years ago. I have been on the TRNA Board for about one year, serving as Director of Membership. I am a Realtor with Keller Williams specializing in the Taylor Ranch area.

Brett Lopez just completed two very successful terms as TRNA President. Even though everyone, including myself, wanted Brett to continue as president, the TRNA Bylaws have a two-term limit. Everyone at the TRNA extends a heartfelt **thank you** to Brett. Fortunately for me, he will continue on as Vice President. I have a lot to learn and Brett has set a wonderful example to emulate.

On May 17<sup>th</sup> the Taylor Ranch Neighborhood Association is sponsoring “Taylor Ranch Day” (see article at left). We encourage (and invite) students to help with the Mariposa Park Cleanup in exchange for free entry into the Youth Dance that evening.

As I mentioned, I am also Director of Membership and, as such, I am asking that you take the Membership Registration form in this newsletter and hand it to a neighbor on either side of your house and ask them to join the TRNA. 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.

You may contact me at 396-2244, or [president@trna.org](mailto:president@trna.org).

## Board Member 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.

## Land Use Update

René Horvath, Land Use Director, TRNA

**1. Senior Independent Living facility:** (southwest corner of Western Trails and Coors) Cameron General Construction representative, Mr. Kavan, who is overseeing the building of the Senior facility held another facilitated meeting to review the site plan. Residents received assurances that this was going to be a Senior Independent facility and not apartments. Drought tolerant landscaping would be utilized along with southwest architectural design features. The residents were satisfied with the project as presented. TRNA wrote a letter of support prior to the April 17th EPC hearing, but the developer asked for a deferral. It will now go before the **EPC on May 15th.**

**2. Sun Cal/ Watershed and Inspiration Subdivision:** This project is scheduled to be heard by **EPC May 15th.** At the March EPC hearing, the EPC instructed Sun Cal and the Planning Staff to address the 15 pages of conditions placed on Sun Cal by the Planner. The Planning Department has tried to set up a time to do this, but so far they have not been able to get a response from Sun Cal.

**3. Land Use Planning and Zoning (LUPZ):** Wednesday evening, April 23, 2008, the LUPZ committee, which is made up of several City Councilors heard the following two items:

**#1. The MRA extension** for Unser Crossing was heard first. MRA stands for Metropolitan Redevelopment Area. Development within the MRA boundaries can waive impact fees and also apply for Metropolitan Redevelopment bonds. MRA's are primarily used to provide incentives for redevelopment projects within blighted areas. Downtown for example, used the MRA process for its redevelopment. The developer for the proposed Unser Crossing shopping center, located at the southwest corner of Central and Unser, is primarily interested in the impact fee waiver. A portion of the shopping center is already within the MRA boundary along Central. They want an extension of the MRA to include the whole shopping center. The proponents for the MRA extension are mostly Southwest Mesa Neighborhoods. They say the South west mesa lacks shopping and public services. The opponents of the extension are not opposed to the shopping center but feel that extending the waiver of impact fees for this development project sets a bad precedence and is a misuse of the MRA process. After two hours of public comment the LUPZ Committee voted to send it to the full City Council without a recommendation.

**#2. Amendment request to the Northwest Mesa Escarpment plan:** This was the second item on the agenda at the LUPZ hearing. There is a subdivision being built on the mesa top, just above the Piedras Marcadas Canyon portion of the Petroglyph National Monument. The City's Development Review Board (DRB) approved the technical aspects of the subdivision a few years ago. Unfortunately the approved subdivision does not comply with the Northwest Mesa Escarpment Plan and the developer was asking for amendments to the plan to increase house heights. Diane Souder, from the National Park Service, said the National Park Service does not support the amendments and described the details of the violations, which included grading, drainage, density, and the encroachment issue. TRNA presented its position not to support the amendments, and that the Northwest Mesa Escarpment Plan needs to be followed, and the encroachment needs to be corrected. Councilor Cadigan stressed that the National Monument needs to be protected and that Westside plans needs to be followed and enforced. He made the motion to deny their request. All four LUPZ Councilors supported Cadigan's motion, saying the plan was already in place before the subdivision was approved and that the rules need to be followed. The Developer may take this to District court.

**4. The Southwest Albuquerque Strategic Action Plan:** This plan has been in the works for two years. The plan addresses some of the issues that plague the Southwest Mesa. It acknowledges the need for basic services such as the need for new retail stores and public services such as parks, trails, libraries, and open space acquisition. Walled subdivisions dominate the southwest mesa. This type of development is oriented to cars. The goal is to build complete communities that are more pedestrian, bicycle, and transit oriented by integrating the retail, residential and public facilities. Adjustments to City ordinances need to take place in order to accomplish this goal. Originally it was intended to apply these adjustments citywide. Last February, the EPC heard the case and instructed the Planning department to form a Development Process Committee, made up of City staff and the development community, to work together to amend the necessary ordinances, including the subdivision ordinance. Things proceeded this way until the Development Process Committee decided to apply the amendments only to the Southwest Mesa Sector Development plans and not to the citywide ordinances. The planning Department will be asking for a deferral at the **May 8th EPC hearing.**



**Mark Your Calendar!**  
**TRNA RUMMAGE SALE**  
**May 17th, 7:30 am—noon**  
**Cross of Hope Church Parking Lot**

It's that time of year! Clean out the closets, garage, shed, storage unit, etc. It's spring and 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 is what 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.

TRNA will have a space and will sell your donations if you are not able to attend. **Call Brett Lopez 836-7831** to make arrangements for item pickups, or you can bring them to us that morning. Of course we will always be grateful if you wish to simply send a cash donation to probably the most worthwhile thing we do each year!

As always we will have light breakfast items such as chili dogs with jalapenos (if you have not had one for breakfast you don't know what you are missin') and a host of other TRNA favorites.

Many volunteers are needed to make this happen, so if you can help, please contact Brett, [BLopez401K@aol.com](mailto:BLopez401K@aol.com) or phone him. We need people to help set up, work the food booth, work the TRNA tables.

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.

Brett Lopez , VP, Asst. Education Chair

Yes, I want to reserve space for the TRNA Rummage Sale!

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

## NEW NORTHWESTSIDE APD COMMAND CENTER OPEN

### Commander Steve Warfield In Charge

It's been a long time coming, but we finally have a division of the Westside Area Command between northwest and southwest, with I-40 being the dividing point. The new command center went "live" at 10 pm Friday, April 25th, with special opening on April 26th. Housed in temporary space of 4,000 sq ft at 4051 Ellison (across from Cibola High School), it will be home to 58 uniformed personnel, including 9 sergeants, 3 lieutenants, and 2 admin. The new commander is **Steve Warfield**, who has lived on the Westside for 12 years. He says he plans to establish better communication links with everyone. A briefing room will be available in the facility for groups to interact with officers. He states that it's "imperative to see officers and residents claim ownership of the best possible quality of life," and this can only be done with everyone's help. The majority of the admin work will still be handled by the southwest area facility, continuing under Commander Candelaria, who has served our area so well all these years, and will continue as commander of southwest side. **THANK YOU**, Commander Candelaria! We look forward to working with Commander Warfield. He can be reached at [swarfield@cabq.gov](mailto:swarfield@cabq.gov). Following is Candelaria's announcement.

#### INSIDE THIS ISSUE:

My special thanks to our leaders:

*Mayor Martin Chavez  
Chief Raymond Schultz  
Deputy Chief,  
Mike Callaway*

Their vision is vital in our continued efforts to better serve our community

Email the Commander  
[Ccandelaria@cabq.gov](mailto:Ccandelaria@cabq.gov)



## FROM COMMANDER CANDELARIA

"*Westside Crime Fighters*", our vision will become a reality when the Albuquerque Police Department's 6<sup>th</sup> Area Command opens its doors on April 26<sup>th</sup> 2008. Undeniably, this long awaited event will transform Westside public safety and further enhance the quality of life for the Westside Community. At that time, the Westside Command will be divided into two commands, the existing command (whose territory will extend from I-40 south to Gun Club Road) and the new command (whose territory will be from I-40 north to Highway 528).

In considering the coming change, I experienced a range of emotions because I feel responsible for the welfare of the entire community west of the Rio Grande. While the last 4 ½ years have been the most challenging of my career, I am grateful for each opportunity to serve you that has occurred. However, just as it has been said, "*Teamwork divides the task and multiplies the success*", I must acknowledge the two components that have consistently contributed to our many successes throughout the last several years. First, year after year the Westside officers and staff have dedicated themselves to this Command. Despite the sheer geographic size and the explosive population growth that cause an enormous volume of calls for service, these committed men and women have consistently faced and overcome every challenge. Partnerships and friendships com-



prise the second component that was instrumental in our many successes. *Henry Ford once said: "Coming together is a beginning. Keeping together is progress. Working together is success"*. Partners and friends, your steadfast, selfless, courageous diligence to work together has made a positive difference in our community. The officers and staff of the Westside Command combined with the Westside Community resulted in the dynamic, synergistic strength that is characteristic of Community Based Policing.

*Ivy Baker Priest said: "The world is round and the place which may seem like the end may also be the beginning"*. So, as we experience an ending, I say with sincere gratitude to

each of my *Crime Fighting Partners and Friends*, *Thank You*. I appreciate all that you have done. And, as we experience this new beginning, let us keep our enthusiasm high, our commitment unwavering, and our effort unflinching to ensure the citizens of our community have an optimal, enjoyable, quality of life.

**Conrad E.  
Candelaria  
Westside Area  
Commander**

## West Side Coalition of Neighborhood Assoc.'s Meeting—April 2, 2008

Walt Sala, TRNA Director, WSC

As you may already know from the many articles in the newspaper and TV, this meeting of the West Side Coalition was not too productive and it was almost a war, regarding the Metropolitan Redevelopment Authority (MRA) proposal for the Unser and Central Location.

The MRA was not to subsidize private developers, but to help revive old neighborhoods. Everybody agreed that the area needs commercial development, and the need to expand the area. But the disagreement was that impact fees should be paid for infrastructure, others thought that the commercial development would be worth not getting the fees.

Further the argument was that the builder would not build without the fees being forgone. Councilor Sanchez was in favor of giving up the fees, and Councilor Cadigan was in favor of the fees, he felt that giving up the fees the whole city would be taxed to make up this deficit, also that if this developer would not build, he thought he would anyway, someone else would.

It also was thought that President Serreno, who was in favor of giving up the fees, was not playing fair in letting others speak out against the MRA. It seemed that he would not recognize Councilor Cadigan, who then just took the floor to have his point of view heard. Some of the land needed for the expansion is owned by the city and some by the Unser family.

The problem is quite complex, the area needs commercial development, but also schools, roads, parks, water, etc. The answer is both, but it takes money and not just planning, but execution of the plan without changes to suit the developers wishes.

As we all know the Westside is growing, and it has many needs, planning, allocated money for schools, parks, roads and other infrastructure, but mainly following through on the plan. A suggestion was made for a newly established business committee to reform the Association's bylaws. It was agreed to discuss this at the next meeting as members need to be notified in writing 15 days prior to the scheduled meeting ... It should be non-partisan and fair to all differing parties.

Time for all to get involved in our association and make sure we are truly represented!!

Walt Sala, wscn@trna.org 



**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*

## Mariposa Basin Park Cleanup

Don MacCornack, Director, Beautification

Mariposa Basin Park looks GREAT! The Clean Team has made a HUGE impact due to their enthusiasm. These individuals are willing to give up some of their precious free time to improve our park and our neighborhood. The April Community Heroes are Dwane Lane, Lynn MacCornack, and Rae Phillips. I also want to thank those who pick up when they use the park.

The efforts of the Clean Team have not gone unnoticed. Last month TRNA was recognized by the City for our efforts to keep the park clean. Thank you Taylor Ranch for your support!

Our next park cleanup is scheduled for May 17th, in conjunction with Taylor Ranch Day. Please plan to come out and make some new friends. Remember that any teenagers who help us pick up trash get free admission to the Youth Dance that evening.

If anyone has any ideas for improving the park, please email me at [beautification@trna.org](mailto:beautification@trna.org).



## District 5 Meeting

Rae Phillips, Editor

Taylor Ranch was well represented at Councilman Michael Cadigan's District 5 meeting April 3<sup>rd</sup> at Don Newton Taylor Ranch Community Center. Several representatives from various city departments were present to discuss ongoing issues and address the concerns of attendees.

Israel Tovar and **Chris Albria**, from Environmental Health spoke first, addressing the issues of the **Air Quality Protection Division**. Mr. Albria explained the blowing dust controls required of contractors developing open land. Anything over  $\frac{3}{4}$  acre requires a permit. Anything over 25 acres must be developed in phases. With any high wind event 30 mph or greater, developers are required to stop work. Developer is required to also put up a sign listing a phone number to call "if you see our dust." If that doesn't work, use the 311 city number to report.

The department is working on a bond issue, which would require cleared but undeveloped land be re-vegetated within 1 year. When asked if there was an air quality monitoring station in our area, Albria said there was one just off Montano. To alert residents when air quality is bad, he stated they put out an alert in a press release to the media.

APD Westside Area Commander Candelaria spoke briefly about the new northwest area Command Center, expected to open April 26<sup>th</sup>. It will be in temporary housing across from Cibola High School. City wide, they have busted 14 meth labs so far this year. Officers will now be working five 8-hour days/ week, instead of the 4/ 10 previously scheduled. This should increase visibility on our streets.

The new **County Clerk, Maggie Toulouse Oliver**, was in attendance. She stated there would be three early voting sites on the Westside for the June 3<sup>rd</sup> primary. You can find locations by going to [www.bernco.gov/clerk](http://www.bernco.gov/clerk). Early voting dates are May 17<sup>th</sup> to May 31<sup>st</sup>. May 6<sup>th</sup> is the last day to register to vote. Absentee ballots may be requested now – call 468-1291 – but they won't be mailed out until May 6<sup>th</sup>. This year they will be able to start counting the absentee ballots five days before the election, which should help expedite the tallying.

Next to speak was **Michael Riordan**, Associate Director of the **Department of Municipal Development**. They are in charge of construction of roads, median landscaping, and parks. He said that developers are asking the Review Board for extensions to avoid putting in required roads accessing their area, due to slow down in sales. He responded to complaints about two lane roads that 'bottleneck' traffic but have 4 lanes on other portions by explaining most of these were on county land, not city.

When asked about a possible light installed at Coors & Bosque Meadows, Riordan pointed out that Coors is state owned, and hence the responsibility of NM Dept of Transportation – who say it doesn't "warrant" a light, plus it would place it too close to existing light (at La Orilla).

**Jeff Hart**, of **Parks & Recreation** was present and spoke also. Currently their department handles the maintenance of 145 miles of landscaped medians, 120 miles of bike trails non-traffic related, and 400 miles bike access in traffic areas. Plus all the city swimming pools, 155 tennis courts, 140 youth soccer/ football facilities, 17 softball fields, dog parks, and golf courses. They also handle the Open Space Program, which currently holds 29 thousand acres in the city. The Westside has quite a bit available it's hoping to acquire. Currently they are working with both the state and developers to incorporate open space as areas are developed. Land is getting very expensive; hence developers tend to balk at their requirement to set aside a portion for open space and parks.

Mariposa Basin Park was discussed, with its many problems related to illegal nighttime usage. Several ideas are pending, but there are questions as to who is responsible for financing for improvements. Under consideration: adding an entrance gate with spikes on the auto exit side, and/ or increased lighting. A camera will be installed near the entrance to check out the pattern of activity, etc. Also Westside police are patrolling it more often, along with the help of TRNA's Citizen Patrol.

Hart said anyone seeing water run off from city landscaping should call the 311 city line to report it. Several complained that all the new landscaping may look nice, but it consumes too much water, and why not do more rock/ gravel, etc. Riordan added that future median landscaping would be more drought tolerant. But he pointed out that city planning needs to get involved as well, to curtail the amount of grass commercial developments put in. There should be lawns only in areas used by people for activities. This is a problem in dog parks, which is turning to dirt & mud due to high usage, so they are considering artificial turf or wood chips.

**Mark Sanchez**, Executive Director of the **City Water Utility** spoke last. In connection with development issues already brought up, he mentioned that Councilor Cadigan got a new construction ruling passed that would require developers to incorporate zeroscaping, rain barrels, low-flow toilets. But that ruling has since been repealed. Sanchez stated that the Water Authority Board (made up of city & county reps) is now in charge of water source (not the city). Biggest problem with this board is a lack of public interest & input. They only hear from the developers and builders, so that's whom they satisfy.

Sanchez also provided attendees with a "Conservation Kit" containing several ideas and ways to cut back on water usage, including low flow showerhead and outdoor sprinkler. These are also being provided to schoolchildren, along with educating them about our need for water conservation, hoping they will persuade their parents to take action. Additional monetary incentives will be provided in the form of credits on water bill for those making water-conserving changes such as going to low-flow toilets, adding "on demand" hot water systems, or adding rain barrels to catch roof runoff.

# 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 _____      |

**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.

May 08

**Mail this form with your check to: TRNA Membership, P. O. Box 66288, Albuquerque, NM 87193-6288**

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

## 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 MacCornack .....	897-1593	treasurer@trna.org
Director/ Zoning, Social.:	Brett Lopez .....	839-4805	zoning@trna.org
Director/Police Liaison:	Gary Gudell .....	710-5191	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
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Newsletter editors:	Ceil van Berkel.....	899-2738	editor@trna.org
	Rae Phillips.....	899-1273	editor@trna.org

*(Land Use, cont'd from page 2)*

**5. Coors Corridor Plan Update:** Jon Messier, from the City Planning Department is now overseeing the update of the Coors Corridor plan. He had worked on the original plan back in the 1980's. They will ask for a continuance at the **May 8th EPC** hearing. The goal is to have the plan available for the public to review in late summer or early Fall. ®

### REMEMBER ...

### TAYLOR RANCH DAY—SATURDAY, MAY 17TH

**Bring those unused treasures around your house to the TRNA Rummage Sale, or donate them to TRNA's space. Either way, you are helping a deserving young person receive a college scholarship! Then help us clean up the park. Then hang around for all the other exciting things going on to celebrate the unique Taylor Ranch lifestyle!**



Newsletter Email Address: [editor@trna.org](mailto: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.

