

**TALAVERA COMMUNITY ASSOCIATION (TCA)
GENERAL MEETING MINUTES
Held May 24, 2006, 7:00pm-8:00pm,
at the Talavera Substation of Las Alturas Fire Station**

Meeting called by: TCA Membership
Next Regular Meeting: Early August 2006
Type of Meeting: General Meeting

I. Greetings and Introduction of New Neighbors, Al Vickers, TCA President. Al welcomed the meeting attendees and announced that based on adoption of the draft association bylaws during the Feb. 4, 2006 general meeting, our association now has a formalized administrative and organizational structure and a new name – the Talavera Community Association, or TCA for short. The bylaws are available for review at www.zianet.com/scha. We are in the process of updating the website to reflect the new association name and update its content. Also, about half a dozen new residents introduced themselves and received a hearty welcome to the community!

II. Thank You's! To the organizers of the community yard sale held April 21st and 22nd – Maureen Villmer and Mike Meehan for making it such a huge success! In all, over 25 families participated and it looks like this may be repeated now every six months, depending on demand. If you are interested in participating in future community yard sales, please contact Mike Meehan at m@zianet.com. A debt of gratitude is also owed to Jason Ackleson who is stepping down from managing the Association's web site for so long (thanks Jason!) and another thank you goes to Larry Cottingham for assuming the webmaster responsibilities.

III. Financial Report and Organizational Report, Stephanie Charitonenko, TCA Secretary/Treasurer. Stephanie reported that transfer of funds from the (old) SCHA bank account to the (new) TCA account was completed. As of the end of the first quarter 2006, TCA funds amounted to \$1,379.87 based mainly on previous dues paid by members to date and receipt of new, annual dues requested from members from the start of 2006. The balance was virtually unchanged from last quarter except for expenditures related to purchase of association signage, costs of the Feb. 4th Potluck Dinner, payment of filing fees related to incorporating, and the addition of

\$6.53 in interest. No expenditures are expected for the second quarter of 2006 except to support the next Potluck Dinner planned in early August. However, there is expected to be income to the fund given the continued receipt of \$25 annual dues from members. Stephanie also reported that the TCA has now officially been incorporated as a non-profit corporation in NM and that the process to become a 501(c) (4) for IRS tax-exemption purposes is in progress and expected to be completed before the next meeting. Once this process is complete, payment of \$25 annual dues can be deducted from personal income tax as a charitable contribution.

IV. Talavera Fire Station Report, Daren Bloomquist, Volunteer Fireman.

Summary of discussion, outcomes and next steps: Architects plans have been finalized to expand the fire station with two more bays in order to house the station's equipment. This expansion has been generously supported by both NM State Senator Lee Rawson and NM State Representative Joseph Cervantes who helped to obtain about \$180,000 from the State for the additions. Daren also advised on child safety this summer – according to the National Highway Traffic Safety Administration, “a locked car sitting in the summer sun quickly turns into an oven,” and “temperatures can climb from 78 degrees to 100 degrees in just three minutes, to 125 degrees in 6-8 minutes.” Also, please be aware of pool safety, especially if children under five years old are present. Lastly, the station is looking for volunteers (EMS, fire fighters, and administrators) to help out the all-volunteer fire station management and operation. Please contact Arnold Diaz at 496-3907 to help out in this critically important work.

V. Local News.

• Park Plans

Paul Curry Development has donated two acres of land adjacent to the fire station to the TCA in order for a public park to be established. A

committee has been formed to plan and design the park in order to submit a funding request to being construction on the park by the end of 2006. Volunteers on this committee are needed! Your ideas and time spent on this committee can help make a lasting contribution to the community. *Please contact Al Vickers at tel.: 521-1220 to get involved in this important effort.*

VI. County News.

- **Funding for the bike lane** to be continued on Soledad Canyon Road up toward the Organ Mountains has been approved and construction is expected to take place either by the end of this year or early 2007.

- **Proposed Tortugas (“A”) Mountain Park.** Al explained for those who did not already know, that NASA is withdrawing control of about four sections of land on and around the Mountain that will revert to BLM control. The Tortugas Mountain Park Committee, appointed by Doña Ana County, had announced and listened to interested parties during the last year to gauge what community members would like to see done with the land once it reverts to BLM control. Based on the input, the Committee is recommending that the county take control of a minimum of 1,280 acres and perhaps up to 1,500 acres, in conjunction with about 500 – 600 acres of NMSU land, to make a regional park. This land and this timing represent a unique opportunity within the greater Las Cruces / Doña Ana County metropolitan area to set aside a large primary significant cultural, historical, and geologic feature, and the related parcels of land, at little or no cost. It will be an open-space element of the future greater City of Las Cruces. Both the BLM and NMSU agree in principle to the plan and all parties are waiting to see if the county also agrees. The proposed park would be reserved for activities such as hiking and biking that would have low environmental impact. Other parties are also submitting proposals for different uses of the land. To view the Tortugas Mountain Park Committee Proposal or to obtain any other additional information, contact Gregg Henry, Tortugas Mountain Park Committee Chairperson at fullcircle@zianet.com.

- **Baylor Canyon Road** will be eventually paved from Dripping Springs through to I-70, however there is no planned date for completion of this work.

VII. State News.

- **Dripping Springs/Tortugas Crossing Road Repairs:** Senator Lee Rawson has obtained \$300,000 which will enable the county to develop a permanent plan for placing conduits under the threatened area of the road. However the money needed to implement the project has not yet been authorized. Hopefully, these funds which are estimated to be approximately \$1.2 million will be approved by the state during the January 2007 legislative session.

VII. Federal News.

- **Update on the Talavera Flood Area Survey: Al Vickers for Paul T. Dugie, Doña Ana County Flood Commission Director.** May 12th communication from Paul Dugie, “With the levee failures that happened after Katrina, FEMA will not allow any map changes until all levee systems have been studied and/or certified...we do not know when the flood study will become effective...”

The flood plan designation is on an indefinite hold, until funds are available for a new study to certify the Rio Grande Levees. It may be some time before such funds are made available.”

But, here’s the background for new residents and others who may not yet be aware of the flood study activities to date...

- **Objective(s):** The Doña Ana County Flood Commission has conducted a flood study of our area and submitted their draft findings to FEMA for review in order to make Flood Insurance Rate Maps (FIRMS) as accurate as possible. The flood study will impact many residents in our area, by either taking their property out of a FEMA Special Flood Hazard Area or placing it in a FEMA Special Flood Hazard Area.

- **Current Status:** The draft findings are also available for public review and comment at the Flood Commission office in Las Cruces. Based on the draft findings, the SCHA compiled a set of 16 questions and submitted these to the Flood Commission. The answers to the questions have been posted on the SCHA website, <http://www.zianet.com/scha/>.

- **Next Steps:** FEMA and the county will now verify the findings and prepare a preliminary map. A notice of the findings will be sent to every property owner in the area. At that time, any person who has scientific data (to be completed by any licensed engineer) that challenges the study finding can submit such data as a challenge to the designation on the

map. This challenge period will last for 90 days from the time the preliminary map will be released (TBD). Once all challenges are reviewed and either accepted or rejected, the final map will be drawn and certified.

Once certified, the results will be sent to mortgage lenders. Those companies will notify mortgagees that flood insurance is needed to protect their property and the assets of the loan. It may be beneficial to homeowners that may find themselves in the new FEMA Special Flood Hazard Area to go ahead and obtain flood insurance once the preliminary map is released so as to “grandfather in” lower insurance premiums **before** the new flood zone designations are finalized.

VII. Association News.

• **Nominating Committee and BOD Members:**

The TCA needs volunteers to serve on the Nominating Committee and to fill the remaining two seats of the Board of Directors. Please contact Al Vickers at tel.: 521-1220 to get involved in the TCA leadership.

• **Flyer Idea:** In order to spread awareness of the TCA and its activities, we plan to distribute a one-page flyer about the TCA to area residents. Those willing to distribute flyers to homeowners on their street should contact Al Vickers at tel.: 521-1220.

• **Road Improvements Idea:** We would like to investigate road improvement options with the county and so are asking for volunteers to serve on a committee dedicated to this purpose. If interested, please contact Al Vickers at tel.: 521-1220.

VII. Other Matters.

• **Recycling:** Resident Jeff Berg has offered to help us consolidate our recycling efforts by arranging a drop off during certain times of the month at the local firehouse. To participate or receive more information, please call Jeff at 522-0286.

• **Interested in Receiving the Albuquerque Journal?** The Albuquerque Journal is currently looking to start home delivery in our area. If interested, please call 1-800-577-8683, ext.

3172 – they need a show of interest. Ask for Damian or Robbie. Or, contact local resident, Bill McHale at 522-2332 or email billmch2000@yahoo.com.

• **USPS Cluster Mailboxes Available:** The USPS has agreed to install free-of-charge cluster mailboxes at the ends of roads intersecting Soledad Canyon Rd. if all of the homeowners on the street agree. Also one of the homeowners on the corner of Soledad Canyon agrees to have the USPS mount the box on a part of their property. Please contact the central post office in downtown Las Cruces for forms and process. They are eager to do this, because it is cheaper for them and helps motivate their carriers to service our area.

Sharing Our Great Experiences with Area Businesses...

BugyMan – “Creepy Crawlers Don’t Stand a Chance,” Tel. 527-4393. *I’ve had great experience with this pest control company, found their products to be very effective, and their prices quite reasonable. Plus, I can send you a 10% coupon to use on your first service with them – Stephanie Charitonenko, scharitonenko@chemonics.com.*

“Me-See-A” Valley Windows and Cleaners, Tel. 496-2501. *This locally-owned business specializes in house and window cleaning. I’ve found Donna, the owner, does a wonderful job – both on windows and on cleaning my home – and at very competitive rates. – Stephanie Charitonenko*

• **Your Comments and Inputs Are Always Appreciated, Stephanie Charitonenko.** Your feedback is appreciated to help make future issues useful to you and inclusive of the latest community events. If you have suggestions on how to improve newsletter format or content, or you would like to suggest community news items to be included in the next issue (new issues expected every three months, in line with our TCA meeting schedule), please send them to scharitonenko@chemonics.com. Any corrections are also appreciated.