



Dear Ticonderoga Owners / Members:

Ticonderoga Overview:

Ticonderoga is comprised of over 3,200 acres.  
Ticonderoga Greenbelt Easements total 522.04 acres.  
Over thirty houses/cabins have been built.  
There are a total of 150 Recreational Memberships, 93 active, 54 dormant.  
Ticonderoga rises from 7,500' to 10,000' in elevation.  
There are 123 lots in Ticonderoga.  
There are 95 Owners of which 33 Owners live out-of-state.  
An additional 55 Owners live in New Mexico, but not locally.  
7 Owners out of a total of 95 live locally.

Hello again from Ticonderoga, we hope that this letter finds everybody healthy and that everyone has made it safely through this last year. We want to welcome any newcomers to Ticonderoga and also hope that everyone has been able to take advantage of our mountain paradise this year. Please put it on your calendar that our annual meeting is coming up on the first weekend in August.

All of the above plus the daily business of Ticonderoga is run by a Board of 7 Directors, all of whom are owners/members of Ticonderoga, also a Ticonderoga Financial Administrator Paul Edwards and Ticonderoga Site Manager Herman Candelaria, both local residents. Assisting in building matters is the Architectural Review Committee. We have had several new people buy into Ticonderoga this year with the intent to build and we have had several new cabins either built or in progress. Please welcome them into our community. And if you are new and intend to build, it is imperative that you read and adhere to the covenants, especially fishing, hunting, fires and building.

The Vision of Ticonderoga, since its Incorporation June 28, 2001, is to preserve, as much as possible, the natural wilderness and wildlife experience. This mission includes our Greenbelts and fishing areas. This is the vision that is promised to all Owners when they purchase land here.

After some time we have begun to receive good moisture and were able to begin working on the roads. Common Roads are maintained as dictated in the Second Amended and Restated Declaration of Protective Covenants and rules of snow plowing. Common sense approach is always used to try to preserve the road surfaces. With heavy snow in the winter, the Common Roads are plowed only as far as the entrance to the furthest occupied house, leaving the unplowed portion for snowmobiles, sleds, skis, etc.

For maintenance we bring in a yearly allotment of gravel, generally 150 to 300 tons to place it on the worst worn areas of roadway. Owners are responsible for the maintenance and plowing of their own roads. Grading of the Common Roads and repair of bar ditches and culverts is done each year after the Spring run-off. Other maintenance issues are addressed as needed. Thanks to Herman for the work that is done.

Several years ago, we began to bring in a rock base on Ticonderoga Drive to begin building the road  
TOA HC75 Box 215 Chama, NM 87520 E-mail: [tico.admin@ticonderogahoa.com](mailto:tico.admin@ticonderogahoa.com) (575) 404-1771

up since we have folks starting to build in that area. Ticonderoga Drive is a dedicated common road which was never completed by the original developer. We divided the road into three sections and at this time have brought in heavy base on two sections. Hopefully, before too long, we can finish out the top section and begin bringing in the topping gravels. As we have stated in the past, the one thing that we cannot do, for safety reasons, is the winter snow plowing on Ticonderoga Road itself.

The fishing has been great in the ponds and the stream. We have stocked the ponds once this year and will stock one more time. It is our intent to stock the stream again depending on the flow conditions. Fish are now over six dollars a pound. We have some really nice fish in our ponds now and a good four- or five-pound fish is worth 25 to 30 dollars. Pretty incredible! Please be careful by properly handling the fish and by helping us control the people that don't belong and are poaching our fish. You can generally tell the people that don't belong, or don't have fishing rights, so please call Herman, myself or game and fish, (*They are poaching*). *The fishing rules are posted at each pond and the stream.*

Several years ago, we had a washout of one of the levees above the culvert at Bear Pond and this last season had failure of the dam which we will be able to repair, hopefully in August, when the flow goes down. It is our intent to use gabions to do the repair. We have obtained the maximum flows from the corps of engineers, and we are basing our designs on this. We have to rework the creek above cutthroat pond each year to increase the flow into the cutthroat, so we would like to make a more permanent repair there where the old gabions have collapsed.

The east gate was run into several months ago and the repairs took quite some time due to difficulty in obtaining controller parts. It is our intent to replace both controllers this next year and replace the gates themselves this year. Also, several of the logs at the east entry have rotted away, this is a continuing occurrence so at this time we are looking into and pricing large diameter pipe to do this repair.

We are finally giving up on the dumpster! We were finally able to get a larger dumpster a few weeks ago and the problem remains. Just over the July 4<sup>th</sup> holiday the dumpster was filled to overflow. Piles of trash were then placed on the ground outside of the dumpster for the bears to completely tear into and trash that owner's lot. Three times it had to be cleaned up by myself, my wife and several other folks. (See attached photos)

The dumpster originally came about because we felt it would be a real convenience and an additional service to the members that lived in Ticonderoga, especially the folks that would have trouble handling and transporting the small dumpers to 512 or hauling trash to the land fill.

Approval was granted from the owner of the property to put the dumpster on his land along with a nice enclosure and the promise that the area would stay clean. The dumpster was to be for Ticonderoga members only, mainly for the full-time residents. It was discussed many times that it was for household trash only and no construction debris. It was to always stay locked to keep the bears out and nothing was to be set outside of the bin. As it turns out, people from up the valley have been using the dumpster and either filling it up or placing their trash outside of it for the bears to get into. We know that we have had folks from within Ticonderoga disrespect these rules and completely fill it with construction debris, completely over fill it to where the lid will not close or when it's full place trash outside of the bin. The bears then get into it and scatter trash all over the lot. When this happens, it is Herman or myself that cleans up the lot and hauls off the extra trash. Once again: Three times it had to be cleaned up by myself, my wife and several other folks just this weekend. None of us took on this project to become trash haulers. This happens way too many times, and generally in the summer it happens almost weekly. This is entirely unacceptable, and we know the owner of the property has been upset over it. We have been trying for two years now to get a larger dumpster, to go from a four yard to a six yard and we finally got it and we saw no relief in the issue. The bears never got into the bin, there was plenty of trash for them to get into around the outside. The bear proof lid was actually built and was going to be installed next week.

Trash handling, dumpsters or disposal is not in Ticonderoga's rules or covenants. At the last Board

Meeting the agenda included a discussion concerning the future of the dumpster and it was voted to remove it, all signs of it and the land-owner will place no trespassing signs in it's place.

The Forest Service again has money available for hazardous fuel mitigation. Ticonderoga has applied for this money to help mitigate the fuel load at all of the common roads. This will clear out and clean up the brush and downed fuel 30 feet each side of the center of the roadway. This program was on line to happen a few years ago until COVID hit and the money went away. The program's money last time was a 50 – 50 split with the owners, This program is also available to individuals on their private property for a very reasonable cost per acre, you can contact Joe Carrillo at the NM Forest Service.

We reached out to our representative this last year during the legislative session to try to get some money to help with some maintenance on the roadways. We have approximately 16 miles of common roadway and approximately 9.5 miles of what we consider evacuation routes. We were trying to get some money to help widen and re-gravel these evacuation roads. To properly gravel these roads we need about 13,000 tons of rock which would cost around \$450,000.00. We didn't get very far, but we are going to try again this year.

The gate code is still being changed regularly. The trespassing is minimal and it would help us tremendously if everyone would please obtain the Ticonderoga stickers or placards for all their vehicles. It makes it much easier to determine who belongs in Ticonderoga and who does not. We are not sheriffs or police and sometimes it can be very awkward to approach vehicles wanting to know who they are, and why they are in Ticonderoga, we have had some pretty good run ins with people that are trespassing. Please contact Paul or Herman to get these stickers. Also, if you have visitors please have them fill out the temporary passes to place in their wind shields. These can be obtained on the Ticonderoga website. Also please inform your visitors of our firearm and our fishing rules. *All visitors that are fishing must be accompanied by a member or direct family member, again please see the fishing rules.*

All property within Ticonderoga is private, please respect every ones privacy and obtain permission first. We have had people fishing in our ponds that either do not belong or do not have recreational rights to fish. Also, all hunting and shooting can only be done on lots over 35 acres and no hunting is allowed on the common areas or on private property without written permission.

It is the intent of this board to maintain the rules and covenants of Ticonderoga. Again, we are not the sheriff or police, we do try to maintain a complaint driven policy. The intent of Ticonderoga is for people to enjoy the mountain and by maintaining the rules this insures the longevity of Ticonderoga along with safety and maintain owners property values.

Be safe and hope to see you at the annual meeting

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*Michael Brogdon*

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