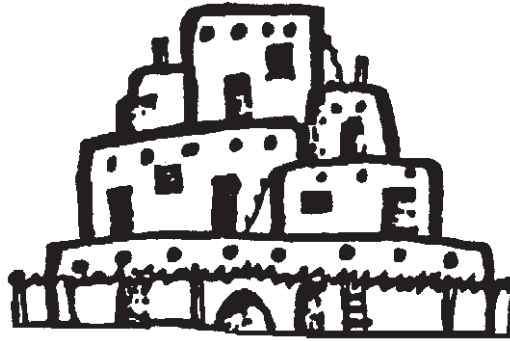


San Marcos Association Newsletter



January
February
March
2005

Second Phase of Hwy. 14 Reconstruction Likely to Start This Summer

Changes in NMDOT project scheduling have put on a fast track the second phase of reconstruction of the Turquoise Trail. Previously planned for the spring of 2006, the reconstruction of the road from Cerrillos to Lone Butte will probably start this summer. Design work should be finished by the end of March. A pre-bid meeting with interested contractors is likely in April with contracts let by the end of May.

The general consensus among members of the public and the Department of Transportation is that work on the first phase has gone very well. The implementation of Context Sensitive Design principles, some flexibility on the part of the DOT and responsiveness to the concerns of the Citizens Advisory Committee coupled with the professionalism of the NMDOT project team and the cooperation of the contractor, Twin Mountain Construction, has resulted in a safe and attractive road that does not overwhelm its surroundings. Work remains to be done in March on the scenic pull-offs, replanting and reclamation along the length of the roadway, wetlands plantings under the Galisteo bridge and, hopefully, further improvement to the entry to Cerrillos.

There have been several recent meetings between the Citizens Advisory Committee, members of the NMDOT design department, and the consultant Parsons-Brinkerhoff in an effort to clarify outstanding planning and design issues for Phase II and to incorporate lessons learned from Phase I. Rep. Rhonda King arranged a useful meeting between the CAC and Andres Aragon Viamonte, design engineer and assistant to Secretary of Transportation Rhonda Faught.

Of major concern to the CAC is that the roadway be kept to the existing terrain and that unnecessary environmental degradation be avoided. Though this second phase does not present as many problems as the first, the design and reconstruction of the San Marcos Bridge, without requiring extensive detours, has always loomed large. The DOT plans to use a "soil mixing" technique to solve the problem of unstable material under the roadbed approaches. This means bringing in suitable soil and mixing and compacting it in a series of shafts so as to support the foundations of the bridge, which will have an arch design and utilize some prefab components.

A temporary 2-lane bridge, constructed as close to the west of the existing bridge as safety allows, will avoid the problem of complicated or lengthy detours. The banks will ultimately be restored.

There are outstanding issues of run-off utilization and wetlands preservation at San Marcos and the Arroyo Gallinas, size of clear zones, and width of shoulders and tapers. The community wishes to continue formal environmental monitoring. The DOT has agreed to look again at the

Annual Membership Meeting

The annual meeting is to be at the **Turquoise Trail School at 6:30 on Thursday February 16th**. All are welcome; old members; new members and non-members.

Please come with a check or cash if you wish to renew or initiate your membership. All memberships are by the calendar year and very few are current for 2005.

The first (very quick) business will be the financial report and election of board of directors members and officers for the next year. Nominated to return to the board for two years will be Bonnie Berget, Kas Berget, Linda Murnik, Hugh Nazor, and Walter Wait. Nominations from the floor will be welcomed. Continuing on the board are Alice Bauer, Zach Bauer, Donna Herring, Alexis Higginbotham, Sigmund Silber, and Archie Tew.

Nominations from the board for officers will be: President, Alice Bauer; V. President, Sigmund Silber; Secretary, Alexis Higginbotham; and Treasurer, Hugh Nazor. Nominations from the floor will be welcome.

There will be a brief presentation of the San Marcos District Planning Committee activities and about plans for a train from Albuquerque to Santa Fe. There are various routes being considered for the tracks and some of them would have an influence on the future of our area.

We will answer questions that anyone may have about these and the Highway 14 work. The annual meeting is also the time to ask any questions you might have about the Association and what is going on in the area. Any concerns or opinions you may have can be expressed and listened to.

The S.M.A. is well over twenty years old. Many who started this organization

road from pg. 1

redesign for the intersection of 44/45 with a view to traffic calming and turn lanes at that increasingly busy crossroads.

There will be a public information meeting for the community at some point this spring when designs are complete and planning is further advanced, but the basic concept of the road as established in the first phase will continue. We expect that NMDOT will continue to recognize Phase II as a definite use of context sensitive design.

Linda Murnik

meeting from pg. 1

have passed on or just retired from active involvement after many years of service to our community. Others are still active and are officers of the group to this day. Some of this latter group are looking around for those to take over for them.

If you have the interest and a very little time. Please consider joining the active core of the S.M.A. We have hundreds of members (most of whom remember to pay their annual dues) who support us in various ways. We have usually had about a dozen Board members who attend the monthly meetings on the third Thursday of most months (none in August or December).

We could use a few more to join the core group. Any interested and potentially involved person is more than welcome. The monthly meetings at Nai's Roadhouse include dinner and usually runs from about 6:30 to 8:00. Come to the meeting and get a feel for this easy-going group. See how it feels to you and join us if you choose.

Our Appeal on Illegal Variances

As reported in past Newsletters, we are appealing a variance granted by the County Commission on May 11, 2004. The County has finally issued a written finding and we issued our brief to the court.

The County then responded to our brief and we to their response. We have now applied to the court for a date for oral arguments. This will constitute the 'trial'. Some time after the oral arguments, the court will issue a decision.

We anticipate that the date for the oral arguments should be no later than some time in April.

We hope that all understand that we are appealing this decision not because of any malice toward Mr. Montañó or his family. We are acting on behalf of a large number of property owners whose legal rights are being abused by this decision and others like it over the years.

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Real Estate Statistics for Hwy 14

The following charts show sold statistics for residential homes & land for SFAR Area 11 (Hwy 14 & CR42) for 2003 and 2004. Statistics are based on Santa Fe Association of Realtors reported sales and are deemed reliable but not guaranteed. Average home price is derived by dividing the total dollar volume of sales by the number of units sold. Median home price means that half of all sales occurred above this price point and half below. DOM = Days on Market.

Note that these statistics **do not** include Cerrillos & Madrid.

Residential Homes 2003

Total Inventory	Dollar Volume	Average Price	Median Price	DOM
29	\$8,962,950	\$309,067	\$295,000	147

Residential Homes 2004

Total Inventory	Dollar Volume	Average Price	Median Price	DOM
32	\$13,885,500	\$433,922	\$382,500	187

Residential Land 2003

Total Inventory	Dollar Volume	Average Price	Median Price	DOM
22 n	\$1,906,500	\$86,659	\$81,250	350

Residential Land 2004

Total Inventory	Dollar Volume	Average Price	Median Price	DOM
18	\$1,666,200	\$92,567	\$84,000	225

These statistics indicate that the Hwy 14 area is experiencing healthy appreciation. Between 2003 and 2004, the average sales price of homes increased by 29% , and land increased by 7%. The demand for a rural lifestyle with quick access to the city increases the desirability of the Hwy 14 area. While this is good for property value, the growth needs to be managed. It is crucial that our community makes every effort to maintain our rural character and protect our water supply. Please help in these efforts by attending the San Marcos District Planning meetings.

Submitted by: Alice R. Bauer - Realtor
French & French/Sotheby's International Realty
(505) 577-3563

[Editor's Note: Another way to understand the difference between the two average price figures: The numeric average is the average of all houses sold - including some very expensive ones which push the number up; the Median is the value of the average house sold.]

Ortiz Mt. Clinic Health Tips

February is a good time to remind us to take care of our hearts. Heart disease causes more deaths annually than any other disease including cancer. Treat your heart right by not smoking, eating well, exercising daily, controlling stress, getting your blood pressure checked and treated if high and having your cholesterol and C-reactive protein checked. Heart disease is due to multiple factors including, possibly ,chronic inflammation in the blood vessels. A C-reactive protein is a new cardiac marker that can indicate levels of inflammation. Being healthy is a combination of living well and treating conditions that arise despite living well.

Submitted by the clinic

Wireless Internet Access

Many of us in the San Marcos area use the internet. We do not have (and are not likely to have) the option of either a digital service telephone line (DSL) nor a cable connection. We are just too far from the telephone switching system and too rural for cable TV/internet. Even with a 56k modem, the best dial-up connection most can realize is about half of that.

Up until recently, the option has been satellite for both digital TV and internet access. Satellite TV is very good, but there are problems with satellite internet. The biggest is latency. It takes time for a radio signal to get from your dish antenna to the satellite and back down to the earth station. Even at the speed of light, there are thousands of miles to travel. Then there is the trip back. And this delay happens with each packet, of which there are many in most transmissions. This slows things down.

Another problem is that speed is asymmetrical. That is: things are sent down to you at a much higher rate than they are sent up to the system. Download speed is about four megabytes a minute; upload is only about twice as fast as the best dial-up connection available out here.

The third problem is price. Depending on the speed you want, you will pay between \$65 and \$125 per month. For this you do get "always on", unlimited service. Our experience using it for five years was that there were few problems but great frustration when there was one. Telephone service was very limited and local help was not available.

Well, the solution is at hand. La Cañada Wireless Association <www.lcwireless.org> is a cooperative wireless internet service provider. They are a non-profit, 501 (c) 3 with the charter of providing broadband internet service to this unserved area. They are centered in Eldorado. After they got started, cable became available in Eldorado, so the greatest need is now in various other areas - such as the San Marcos area.

Think of the founders and technical members of this group as a club. Years ago they might have been HAM radio operators with 2 meter mobile repeaters spotted all over the landscape. Some work at LANL. Others work from home or are retired. They are all volunteers.

Being all volunteer means that things sometimes move slowly and with less than organized efficiency. There is a large (but progressing) list of people who want to join this cooperative. People who get this service become members, not customers. It is appreciated if one has some time to donate to help others get their installation done.

The web site given above tells what is involved better than we can here. The equipment coat of installation is about \$300 or somewhat less. Until recently the monthly fee has been \$55, but has decreased to \$40 beginning in March. The stated goal

The San Marcos Newsletter is published by The San Marcos Association, P. O. Box 722, Cerrillos NM 87010. Contributor articles are signed; those by the editor are not. Meetings of the Association are announced on the web site: www.sanmarcosassociation.org

Directors and Officers:

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Alice Bauer - Vice President
Alexis Higginbotham- Secretary
Hugh Nazor - Treasurer, Editor
Zach Bauer
Bonnie Berget

Kas Berget
Donna Herring
Linda Murnik
Sigmund Silber
Archie Tew



is to reach \$30 per month. Membership has been growing very rapidly and the goal seems reasonable for the not too distant future.

Service began with one T1 line, and service was surprisingly fast with 50 to 60 people sharing that line. There are now two T1 lines bound together to give twice the bandwidth. As with any new and growing organization that is feeling its way, there are some glitches but in the last five months that we have been on the system things have been very smooth. There are now about 80 people connected to the system and how fast and where it grows will depend on expressed interest.

Service is easily available in some parts of our area. High points near South Fork and Silverado should have little trouble connecting once they do what is required to have their installation completed. Others are not in line-of-site of an access point (AP) from which to receive the radio signal. More access points will be added as determination is made of what the interest is and as to where the best sites are to best cover the most people.


If you might be interested go to <www.lcwireless.org> and take a look.

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Membership is open to any resident / property owner in the San Marcos area. Most of the funds of the Association come from your annual dues. 2005 dues re \$15 per person or \$25 for a household. We need your dues and your involvement. Please send your check to: **San Marcos Association, P.O. Box 722, Cerrillos, NM 87010-0722** Please fill in and include this form.

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