

FACTS

THE FISCAL PLAN IS OFFICIALLY A GO.

“2027 Budget Approved”



The Board of Directors submitted a 2027 budget proposal for consideration. The BOD did not intend to include an increased annual assessment for 2027.

However, after discussion of reserve cash flow, attending members voted for a 2% increase in lot and recreation assessments citing the importance of beefing up reserve monies for improvements, the ability to keep up with inflated expenses, and avoiding special assessments for contingencies.

ANNUAL MEETING AT BEAR POND

An approved expenditure to purchase a UTV Fire Skid to keep inside Ticonderoga. A UTV fire skid unit is a self-contained fire suppression system built to fit into the cargo bed of an ATV. This will act as a mini-fire truck. Estimated cost is \$7,500.



On the topic of fires, last month the Brazos fire volunteers and the forest department quickly extinguished two fires inside TOA started by lightning. The entity of TOA voted to donate \$1,000 to our local volunteer fire department. Members are also encouraged to contribute separately at this link: [Brazos Volunteer Fire Department](#).

Although Rio Arriba County lifted restrictions on burning, a burn ban is still in effect for Brazos Canyon. Open flames are strictly prohibited!

GATE SYSTEM



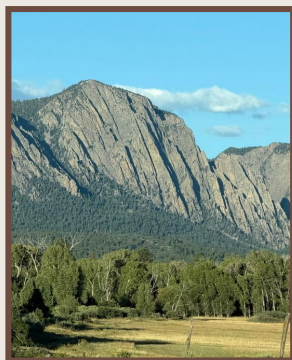
The improved gate system has met the goal of restricting unauthorized access. Members voted to NOT add a second gate on Brass Cap Road, saving \$13K in capital improvement expense. This third gate was originally planned as added security since the ‘first mile’ of the road from SR-512 on Brass Cap Road is not owned by Ticonderoga. But the board recommended that the 3rd gate is unwarranted because both the new gates at SR-512 are providing such exceptional security and folks living in the ‘first mile’ are not a security risk.

TICONDEROGA DRIVE

Members prioritized the completion of Ticonderoga Drive with a base course and voted ‘Yes’ to allocate \$46,970 to finish the work. Funds remaining from the gate security project (including the 13K) will be reallocated towards the work (about 25% of the general account). This road is a common road but was not finished by the developer before going bankrupt. TOA has been improving the road gradually as funds became available. Completing the gravel will assure its use for safe travel and enjoyment.

Incoming 2027 Board of Directors

- **Linda Benson**
- **Mike Brogdon**
- **Greg De La O**
- **Jimmy Garcia**
- **Jeannie Pace**



Safety Awareness:

- Keep a fire extinguisher in your vehicles and ATV's
- Observe speed limits
- Keep Tico identification on your vehicles
- Watch for windrow while clearing work is completed
- Migration Trail will be closed September 1 - December 31.



There is nothing quite like a New Mexico sunset to bring a sense of perspective at the end of a busy week. Captured from a high overlook, this striking view shows the day's final, brilliant light breaking beneath a moody blanket of evening clouds, illuminating the Chama Valley below. Moments like this remind us how incredibly fortunate we are to be surrounded by such inspiring scenery.



Look who decided to pause for a photo! This beautiful mule deer—instantly recognizable by its large, expressive ears—turned to look directly into the camera during a quiet moment on the trail. Standing on a grassy slope beneath a rocky, red-earth Brazos bank, this gentle local reminds us of the incredible wildlife sharing our mountain home.

Jeannie, Linda, Kathi and Tracy



Chama Valley Arts Festival

Looking for Labor Day fun. Consider attending the Chama Valley Arts Festival. More than 60 artists and artisans in downtown Chama and studio tours of local artists. Also, a studio Bingo Scavenger Hunt to win festival merchandise. Get your Christmas shopping completed locally.

Get Involved!

Interested in getting involved or have ideas to share with us?

Reach out to us anytime at:
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