



## MANAGER'S & PRESIDENT'S REPORT

REPORT BY: JIM SPOFFORD

- View complete Manager's /  
President's Report on Poatri.org

We have had many good things happen during the first quarter of this year. We've also had some disappointments and frustrations. Nevertheless, there are still several opportunities in front of us.

Good things have come in big and small packages. Our guests staying with us during spring break were terrific this year – lots of fun and little to no drama.

Another really good thing has been all the volunteers who have pitched in to help us during this time. Here are just a few -- and my apologies to those I have missed.

Seth and Laura own property up in Cedar Springs. They also own and run a successful BBQ restaurant in Oregon. When they discovered the situation we were facing with the Cafe, they rolled up their sleeves and jumped in with both feet. They even extended their stay here several weeks to ensure we were in good shape.

Tina brings her grandkids to the lodge each month to teach them the value of community service. They are adorable and work

diligently cleaning and straightening the area around the Lodge.

Mark and Linda Lu are frequent visitors to Terlingua Ranch. Thanks to their interest in geology and the desire to become owners here, Mark has been using his professional mapping skills to build us a new POATRI map of the area.

Many other friends and neighbors in our community -- including Kim, Marilyn, Michelle, Carol, and others -- have worked shifts or volunteered to work shifts in the Café.

Even our Board Members have pitched in extra time to help deal with management issues. Help ranged from analyzing tax and insurance matters to building new doors for our storage areas and a new serving counter for the bunkhouse. Brad has even started to get a handle on all of our digital assets – a huge effort.

One last volunteer group I want to call out is all the exempt property owners who have “pitched in” during the first quarter. Voluntary donations, so far this year, are several times what we received for the entirety of the previous year. Thank you all! We promise to be good stewards of your funds.

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## HOURS OF OPERATION

**Lodge Office & Front Desk**  
(432) 371-3146 ext. 10  
9am - 5pm  
7 days a week

**Property Owner Services**  
(432) 371-3146 ext. 11  
9am - 3pm  
Monday thru Friday

**Bad Rabbit Café**  
(432) 371-2244  
Call for hours

**Water Sales**  
9am - 3pm  
7 days a week

**Laundry Room**  
12pm—10pm  
7 days a week

**Pool**  
10am - 10pm  
7 days a week

## MANAGER'S & PRESIDENT'S REPORT

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I greatly appreciate all those who have helped out in both big and small ways. Your attitude and support go much further than you realize.

We have made good progress on several projects. Efforts to reduce the number of loose dogs and clean up the area around our shops and the employee RV area have gone well. We reclaimed the small walk-in cooler next to the deer locker using a Cool-Bot and window AC unit that cost less than the price of a service call on the old 52-amp unit. The new setup runs on less than 8 amps and has provided much needed cold storage for the Cafe.

I don't have enough space to cover all the other projects we worked on this quarter. These projects included our larger capital projects (employee RV shade structures, new septic systems, and several attempts to get washing machines delivered, and others) along with many mid-sized, operations-funded efforts. The updates for these and other projects can be heard on the recording of our quarterly board meeting from April 30th. You can find the link to this meeting on the POATRI webpage or POATRI Facebook page. The passcode is 123a\$456. I encourage you to listen.

Thank you,

## Terlingua Ranch Lodge & Bad Rabbit Café is HIRING!

*Café Cooks & Servers  
Housekeeping  
Maintenance*

- ♦ Competitive hourly pay based on experience
- ♦ Criminal background check required
- ♦ RV hook-ups available if needed; must provide own RV if needing on-site residence

Come by for an application in person  
or email [propertyinfo@terlinguaranch.com](mailto:propertyinfo@terlinguaranch.com)  
for details.



## TREASURER'S REPORT

REPORT BY: ED MARCATO

-View complete **Treasure's Report** on **Poatri.org**

Update on Taxes, Annual Audits, and Payroll Tax Audit:

Our 2021 taxes, being done by Pace & Associates, are scheduled to be done in June.

We have hired a new Audit Firm, Lauterback Borschow, with offices in El Paso, who will perform Financial Reviews for 2019 and 20, which our previous auditor failed to do, and they will perform a full audit for 2021.

We had a Payroll Tax Audit by the IRS over this last year, that showed we made some late tax payment and failed to file some payroll tax reports back in 2015, 2016, and 2017. The IRS initially wanted to charge us \$175,000, but we finally settled for a charge of \$10,300.

Now for a review of our Financial Performance:

We are starting off 2022 on a positive note with all our Income categories being somewhat above budget, and our expenses a little bit over budget.

Here is a brief summary of our Income performance for the first quarter:

Assessment collections are \$456,380, which is \$16,000 more than budgeted. We are over budget both in current year assessments, and in older past due assessments.

Cabin Income is \$216,176, which is \$38,000 more than budget.

Café Income is \$99,907, \$9000 more than budget, and Cost of Goods Sold for the Café was \$7000 less than budget.

RV Income and Retail Sales were also better than budget by \$6500 and \$6800 respectively.

Overall, our Gross Profit of \$773,816 was \$84000 above what we budgeted.

Expenses are recorded as 417,103 which is \$113,000 over budget. However, \$78,000 of this resulted three payroll periods that occurred in March that are budgeted for April, and, for insurance payment made in March that are also budgeted for April. When the expense budget is adjusted for these items, the actual expense over budget is \$35,000.

And this consists of:

\$9000 for materials to rebuild the Café counter and widen door frames for the new refrigerator, which was done while the Café was closed for part of January due to staff COVID illnesses.

The IRS Payroll Tax Audit, described earlier, resulted in a charge of \$10,300.

The remaining overage of about \$15,000 is spread across several of our normal operating expense categories.

The bottom line is we have a Gross Profit better than budget by \$84,000, and expenses over budget by \$35,000 for Q1.

-View complete **Water Committee Report** on **Poatri.org**



## **WATER COMMITTEE REPORT** - View complete Water Committee Report on Poatri.org **REPORT BY: LARRY SUNDERLAND**

**Update on TCEQ certification for Smith Well** - We are continuing to gather water pressure data for TCEQ on our potable water system lines. Jacob and Martin, our engineering firm, will analyze the data and then TCEQ will make a determination on allowing us to continue operating with our current exception.

**Update on capital improvements expenditure** - We authorized the expenditure of \$190,000 for capital improvement projects. The shade structures are complete. The RV septic systems and electrical upgrades are installed. The washing machines have been paid for and we are awaiting delivery. We are still working on the design and layout for the water system upgrades. More work will be done on moving housekeeping washers and dryers to the bunkhouse ante room. This move will remove the conflicts between housekeeping's needs and owners access.

**The Water Fund** - The Water Fund was formed to take 5% of our hospitality revenue and use it for water related improvements. Through 5 quarters it has generated \$44,672.95. We have spent \$8,677.99 on well monitoring equipment. This has allowed us to begin monthly monitoring of our wells health, and is a critical component in understanding our available supply and how to best manage it.

**System improvements** - Jerry Schaffer and his maintenance team have almost finished the installation of our emergency power supply at the Smith Well, a new requirement for public water supplies from TCEQ.

**Cabin Well** - We have an existing well, behind the cabins, drilled in the early 70's, that when drilled showed great promise to deliver a good supply of water. It was never brought on line. We are entertaining the idea of bringing this well on line to provide us a second source of potable water to help us relieve the pressure on our one potable well, the Smith Well.

**New water delivery token system** - We are looking at purchasing a new token operated water delivery system that would be set up to deliver accurate amounts of water. It would be installed at the Three Mile Well.

**Non Potable Water Sales** - In order to improve our data collection on our water sales I have proposed to the board of directors that we move water sales to Property Owner Services to insure that our water sales forms are accurate, that only account holders are receiving water, and that those that haul water for others are actually authorized by a property owner to do so. In addition those choosing to have someone else haul their water, will be required to come into the office fill out a form designating the person they wish to haul their water and the frequency of that hauling. Once we have done our due diligence the board will determine when to proceed. For a smoother roll out, we will have a period of 90 days from determination to implementation which will allow property owners time to come in, become familiar with the new process, and have all their information pre installed in our system.



### **RANCH CONSERVATION and the IMPORTANCE OF FIRE PREVENTION**

Fire awareness and prevention are more important than ever with no rain, low humidity and wind gusts. The four factors for fires are weather, topography, fuel, and humans. Here are a few tips to help keep you, your neighbors, your home, wildlife and the landscape safe.

If you are thinking of having a fire, check with the National Weather Service for any Red Flag warnings or burn bans in the area at [www.weather.gov](http://www.weather.gov) or by calling 432-563-5006 or 432-837-5541.

Don't store flammable materials around the direct perimeter of your home. This includes firewood, gas cans, paint cans, propane tanks, batteries, etc.

Clear any plants or trash debris within 30 feet creating a survivable space. Creosote bush (a.k.a. greasewood) that is prevalent in the Ranch is particularly flammable.

Have an emergency supply of water on hand, ready to use if necessary. Keeping a gallon or two in your vehicle is also a good idea.

If you see a fire or have any questions about burning, contact Terlingua Fire & EMS 432-371-2536. Their Facebook page also has updates at [www.facebook.com/terlinguafireems.com](http://www.facebook.com/terlinguafireems.com).

## God's Country

by: Mary Kitchen

a Pennsylvanian full of Terlingua Soul

Looking at the snow, I begin to ponder,  
And allow my mind, to simply wander,  
Can't help but feel, rather forlorn,  
I believe I was, to the desert born.

Let us travel down, to old Big Bend,  
Where beauty and warmth, simply has no end,  
Jack rabbits scamper, road runners fly by,  
The land is wide open, under the Texas sky.

The cactus wren, pokes his little head out,  
While a Javelina, lifts his ugly snout,  
A curious bobcat, saunters up the drive,  
While a mountain lion, does her best to survive,

Early evening from, the corner of my eye,  
I see my coyote arrive, still a little shy,  
And the quail with her covey, as cute as can be,  
Most certainly are, a real joy to see.

There are birds a plenty, many owls and hawks,  
Diamondback rattlers, sidewinders and fox,  
And tarantulas, wolf spiders and black widows, it's true,  
No matter the critters, all her beauty shines through.

The steep limestone cliffs, of Santa Elena Canyon,  
You'll simply stand gazing, with perhaps a companion,  
Boquillas, the hot springs, yes, they're something to see,  
If I picked a home, it would be Terlingua for me!

No abundance of water, if you drill you'll go deep,  
About 10,000 feet, you might find you a seep,  
Yet, the Window, Mule Ears and the Rio Grande,  
A small part, of the majesty, of God's own hand.

The beauty of ocotillo, her spines reaching high,  
It's God's Chihuahuan desert, under the Texas sky,  
Here a mere drop of rain, makes it all look brand new,  
Yes, my trip to go home, is so long overdue!!!



## ROADS 101: Safety Tips for Driving in the Desert

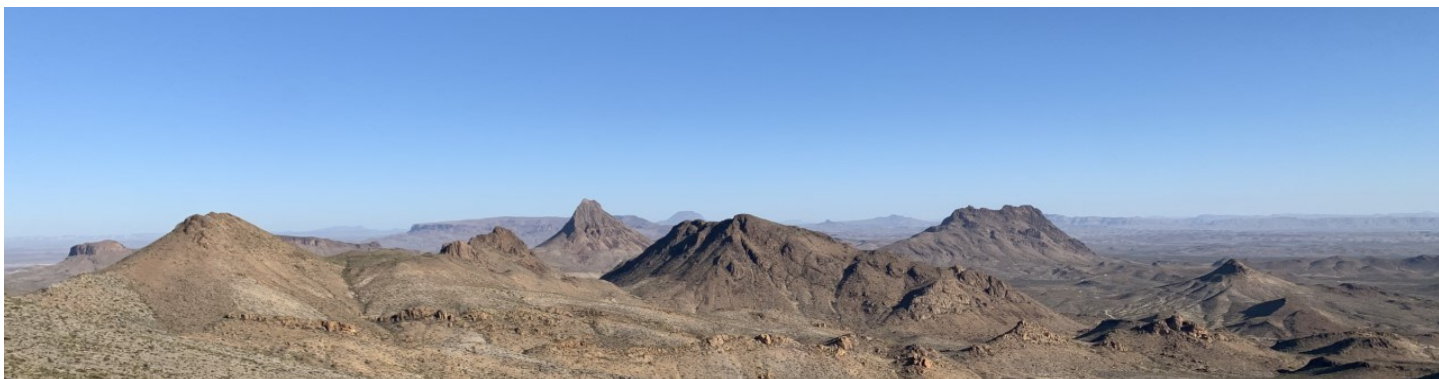
There is a whole lot of middle of nowhere out here along with rough and tough roads. Most parts of the Ranch do not have cell phone service so you can't call for help. You need to be prepared and as self-sufficient as possible. Always carry plenty of drinking water and let someone know where you are and when you expect to return.

If you break down, always stay on the road where you can be found and never cut across the desert!

With 1,100 miles of dirt and rocks roads, we go through a lot of tires on Terlingua Ranch. If you will be driving out here, you need to be prepared. It is highly recommended that you always have a jack, at least one (if not two) full size spare tires, a portable air compressor, a tire iron, a can of fix-a-flat, and a tire plug kit. A good topo map, offline navigation apps and a GPS system are wonderful things to have with you too, and it is essential that you always have water with you.

Do not try to cross running water if you are unsure how deep it is. A typical SUV with 6" of clearance can easily be moved off the road by 4" of fast-moving water. And off the road could mean into rocks, into a ditch or off the side of a cliff, so use caution.

For more information about  
Terlingua Ranch roads,  
please visit:  
<https://poatri.org/roads/>



## CALENDAR OF LOCAL EVENTS

- 5/2 Spanish Classes @ the Cactus Farm \*EVERY Monday - 6pm
- 5/3 Broken Heart Blues @ the Cactus Farm \*EVERY Tuesday - 7pm
- 5/6 Acoustic Music Circle @ the Cactus Farm \*EVERY Fri - 7pm
- 5/8 Mother's Day
- 5/14 Gary Gorence @ The Bad Rabbit Café - 7 to 10pm  
2<sup>nd</sup> Saturday Artist Market @ Earth and Fire Gallery - 9am -?
- 5/21 Hoedown Underground @ Bunkhouse - 6pm to 9pm
- 5/26 Full 'Flower' Moon (total lunar eclipse)
- 5/30 Memorial Day
- 6/1 National "Say Something Nice" Day
- 6/2 Property Owners Potluck @ Bunkhouse - 6pm
- 6/4 Hoedown Underground @ Bunkhouse - 6pm to 9pm  
National "Black Bear" Day
- 6/16 Full 'Strawberry' Moon
- 6/19 Father's Day  
Juneteenth
- 6/21 Summer Solstice
- 7/4 Independence Day
- 7/7 Property Owners Potluck @ The Bunkhouse - 6pm
- 7/13 Full 'Buck' Moon
- 7/29 Board of Directors' Pre-Meeting Workshop @ Bunkhouse - 1pm
- 7/30 Board of Directors' Meeting @ Bunkhouse - 10am

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### SHARE YOUR LOCAL EVENT WITH US!

To have your event included in our POATRI newsletter, please email the event name, date, time, and location to:  
**propertyinfo@terlinguaranch.com**

## GET INVOLVED!

### WATER COMMITTEE

Larry Sunderland  
Russell Bundy  
Brad Anthenat  
Hayley DeArman

### BUDGET & FINANCE COMMITTEE

Jim Spofford  
Ed Marcato  
Bill Vogl  
Christine Schlaudraff  
Roger Foltz  
Barbara Levedahl

### COMMUNICATION COMMITTEE

Brad Anthenat  
Hayley DeArman  
Melissa Martinez  
Blakely Bowen  
Bill Vogl  
Dale Weiss

### DARK SKY TASK FORCE

Barbara Levedahl  
Rick Bradbury

If you would like to get involved by joining any of our Committees or Task Forces, please send an email expressing your interest to:  
**manager@terlinguaranch.com**



## DESERT NATURE SPOTLIGHT

### Jumping Cholla Cactus

Cholla (pronounced choy-ya) is a cactus that grows tree-like with one low-branch trunk, usually. By mid-summer, it will be covered in pink blooms and will then fruit. They are called 'jumping' due to their ability to detach themselves easily when barely touched.

In times of drought, animals like the bighorn sheep or mule deer will rely on the fruit for both food and water. They generally grow in inaccessible and hostile places of the desert, allowing their populations to remain stable.



*“The extreme clarity of the desert light is equaled by the extreme individualization of desert life forms. Love flowers in openness and freedom.” - Edward Abbey*

## REPORT BLACK BEAR SIGHTINGS

The American black bear (*Ursus americanus*) was once found through out the state of Texas, before finally succumbing to the combined pressures of sport hunting, predator control and habitat alteration in the 1950-1960s. During this period, a viable population of bears remained in the nearby mountains of Coahuila and Chihuahua Mexico and provided a source population for natural recolonization of unoccupied habitat in the Trans-Pecos. By the mid-to late-1980s, a small breeding population was reestablished in the Chisos Mountains, Big Bend National Park. Data collected by Texas Parks and Wildlife Department over the past three decades suggest that recolonization in the Trans-Pecos is an ongoing process and the state still protects black bear as a threatened species.

As the black bear population increases in number, Texas Parks and Wildlife Department continues to monitor bear sightings,

mortalities, population ecology, habitat selection and bear-human interaction reports.

**Please report black bear sighting to your local TPWD District Biologist or Wildlife Diversity Biologist.**

Reports will be entered into the Texas Black Bear Database and will be utilized to define management/conservation goals, identify and prioritize gaps in knowledge and develop actions and strategies to implement goals and mitigate bear-human conflicts.

**Austin Bohannon**

Wildlife Biologist

Texas Parks and Wildlife Department

(432)244-9916

[Austin.Bohannon@tpwd.texas.gov](mailto:Austin.Bohannon@tpwd.texas.gov)

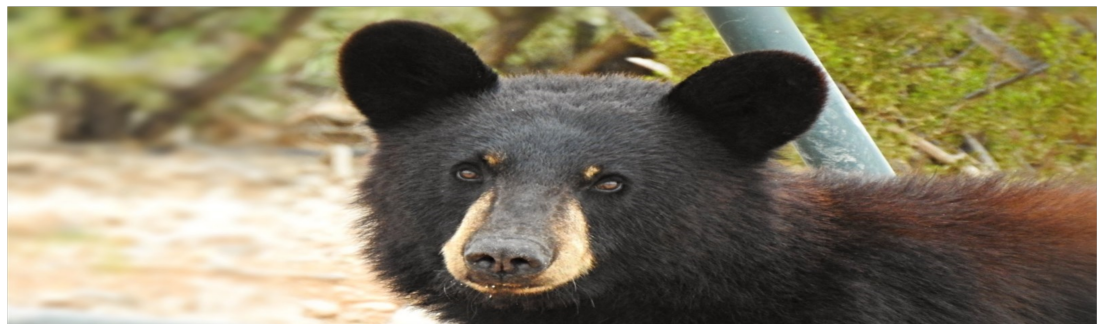
**Krysta Demere**

Wildlife Biologist

Texas Parks and Wildlife Department

(432)244-9945

[Krysta.Demere@tpwd.texas.gov](mailto:Krysta.Demere@tpwd.texas.gov)



## NEW OWNER TIPS

Congratulations! With the purchase of your land in the area known as Terlingua Ranch, you are now a member of the Property Owners Association of Terlingua Ranch, Inc., which is simply known as POATRI.

You may have questions about Terlingua Ranch and POATRI. The best way for you to learn about us is by visiting our websites. These websites are designed to assist both new and existing property owners in finding information needed to make informed decisions about Terlingua Ranch property ownership.

Please become familiar with the websites. If you have additional questions, please contact our Property Owner Services Department.

You are a valued member of this community. All of the staff of Terlingua Ranch and the Property Owners Association look forward to making your acquaintance!

### At **POATRI.org** you will find such information as:

- History of Terlingua Ranch and the creation of POATRI
- POATRI's annual assessment fee and how it is used
- Detailed road maintenance
- information about the 1,100 miles of dirt roads on the Ranch
- Board of Directors' meetings, agendas and minutes
- POATRI financial reports
- Local services contact list

At **TerlinguaRanch.com** there is information about the Lodge facilities, such as:

- Bad Rabbit Café
- Cabin style motel rooms
- RV and camping sites
- Pool and Bathhouse

### At **POATRIintheDesert.com** you will find such information about:

- Water Committee
- Dark Sky Information
- Ranch Conservation

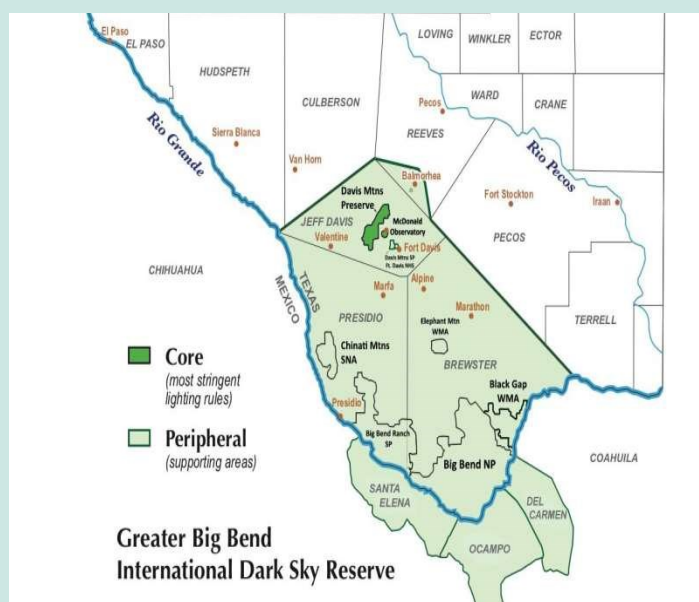
## World's Largest International Dark Sky Reserve Created

The world's largest International Dark Sky Reserve is coming to Texas and Mexico, thanks to a partnership between The University of Texas at Austin's McDonald Observatory, The Nature Conservancy, the International Dark-Sky Association (IDA) and many others. The designation, granted by the IDA, recognizes the commitment of organizations, governments, businesses and residents in the region to maintaining dark skies. The move will benefit not only astronomical research, but also wildlife, ecology and tourism.

The new Greater Big Bend International Dark Sky Reserve will encompass more than 15,000 square miles in portions of western Texas and northern Mexico. It is the only such reserve to cross an international border and includes Terlingua Ranch.

Since 1988, the International Dark-Sky Association has led the global movement to protect the night from light pollution. The IDA Association fosters and empowers a global volunteer network

that drives the worldwide dark sky movement by promoting eco-friendly outdoor lighting and educating policymakers and the public about the importance of nighttime conservation.



## JOIN THE DARK SKY MOVEMENT

*Learn more at [DarkSky.org](http://DarkSky.org)*



**PROVIDE YOUR EMAIL  
TO RECEIVE  
FUTURE NEWSLETTERS**

**Email it to:**  
**propertyinfo@terlinguaranch.com**

**Name** \_\_\_\_\_  
**Tract #** \_\_\_\_\_  
**Acct #** \_\_\_\_\_  
**Email** \_\_\_\_\_

**\* Future newsletters will be emailed ONLY \***

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- Calendar of Events
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- Black Bear Sightings
- New Owner Tips
- Dark Sky Corner

**2022 BOARD MEETINGS**

Last Saturday in July & October @ 10am  
Pre-Meeting Workshop on Friday @ 1pm  
Located in the Bunkhouse

POATRI  
PO Box 638  
Terlingua, TX 79852

BULK RATE  
US POSTAGE  
PAID  
PERMIT NO.  
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