



## MANAGER'S REPORT

REPORT BY: JOHN SELLERS

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

My second POATRI Board meeting took place on October 28. Terlingua Ranch faces many challenges we all recognize: deferred maintenance on 50 to 60 year old buildings; property owners who don't pay assessments on time; 1,100 miles of roads needing improvement or repair; staffing a diverse and complex organization in this remote place; and scheduling more activities and events for property owners. Our success is possible because of dedicated staff who make Terlingua Ranch work.

Behind events, remodeling projects, water conservation, improved communication, and road work are more than 30 people striving to make Terlingua Ranch a better place for owners, guests, and visitors.

Hayley DeArman is a one-woman public relations and financial stability team running our Property Owner Services department. Her work improving current assessment payments, updating records, assisting property owners, and collecting overdue assessments is beyond remarkable. 2023 is the best financial year in POATRI history, largely due to her efforts.

Debbie McLarty works overtime managing POATRI's financial records. Her attention to detail and thoroughness are vital when it comes to monitoring capital improvement budgets and keeping up-to-date records. In working with the Board, auditors, tax accountants, and our staff, her bookkeeping knowledge and dedication are invaluable assets to the organization.

Jerry Schaffer oversees a maintenance department that does everything from empty trash cans to repairing \$300,000 pieces of heavy equipment. Transforming our facilities is a product of their hard work. Jerry, Justin Jones, John Myers, Joe Quigley, Jeff McGullam, Carl Erickson, Hunter Ross, and Colton Hynes are the maintenance team.

Dennis Nance and Bart Gonsoulin, and Marc (Nik) Cooper and John Morris staff our two road crews. We can handle road requests six days a week and regularly maintain twice as much road. Allen Cocanower running the dump truck will help with major repairs.

Amy Law is our housekeeping manager. This is an ever-moving target, as some days they clean one or two rooms, and the next day they prepare for 30 new guests. Her staff: Jeanne McCready, Kathleen Tirrell, Lyn Kirksey, and Mary Hynes generate consistent five and ten-star reviews on our booking websites.

Pam Spofford has kept the Bad Rabbit Café afloat despite being short-staffed. Besides managing costs in the Café, she helps coordinate property owner events, staffs hours in the Bunkhouse, and fills in whenever needed. The Café will be open seven days a week before the busy season. Becca McNamee, Dre Williams, Christina Allen, Jordan McGuffie, Hunter Ross, and Zander Newleaf have helped expand the menu, open the Bunkhouse, and maintain excellent customer service. Jana Hendricks and Lauren Penders provide us with seasonal help and Mary, Craig, Brylee, and Connor Mead are joining us this week.

Our front desk staff of Terry Gonsoulin and Tammi Allen manage lodging reservations, water sales, and customer service. Shannon Andrews helps manage our HR needs.

When you hear the manager is doing a good job, don't forget those who do the real work, making Terlingua Ranch and POATRI the best they can be. Get to know YOUR staff and tell them "Thank you!"

--John Sellers, Ranch Manager

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## HOURS OF OPERATION

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

**Property Owner Services**  
(432) 371-3146 x 11  
Monday thru Friday 9am- 5pm

**Bad Rabbit Café**  
(432) 371-2244  
Open 7 days a week 7am - 8pm

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

**Laundry Room**  
7 days a week 12pm - 6am

**Swimming Pool**  
CLOSED for the Season  
Re-opens Spring 2024

## **PRESIDENT'S REPORT**

### **REPORT BY: BRAD ANTENAT**

#### **-View complete President's Report on Poatri.org**

I want to thank our new Ranch Manager, John Sellers, for bringing a much-needed calmness and maturity to the Manager position. Since he arrived in June, he has taken control of operations and allowed the Board to step back and focus more on long-term ideas and solutions for the Ranch. Thank you John, and Ranch employees, for your dedication and hard work. It is noticed and appreciated.

We have nine property owners that have submitted their applications to become directors for the upcoming Board of Directors election. I'm encouraged to see property owners running for the Board and volunteering their time to become more involved with POATRI. Their names and applications are available on POATRI.org.

At the 10/27/23 workshop, we worked through many issues and resolutions, which we then voted on at the Saturday meeting. The Friday workshop gives the Directors an opportunity to openly discuss these issues we are facing with property owners and listen to property owner input. Board transparency has been my main goal during my term as president. I know that not everyone is able to join us at the workshop, but if any property owner ever has concerns about board policy or procedures or a lack of transparency, feel free to contact me.

The first resolution approved at the October meeting was funds to build well houses to protect our water resources and for generators to be able to keep our Café and operations running during power outages. The well houses are needed to protect the wells as we head into colder weather. We'll also resurface the swimming pool during the off-season so it's ready to go next spring. Lastly, the generators will keep the power on during the many power outages we are faced with in South County.

The second resolution passed was to increase the annual maintenance assessments to match inflation. As Directors, we are required to follow our policies and procedures and assess the rate of inflation, and apply that to the annual assessments. This year, that increase is \$8.77.

Our annual assessments should be a reliable and steady source of funds every year. With less than 60% of property owners paying their required maintenance fees, our roads, water projects, and many other projects that we would like to take on are severely underfunded. Last year, the Board set a goal of 90%, or more, of property owners paying their annual assessments. The Board and Property Owner Services started working with a legal collections team to accomplish that goal. Please beware that if you are not paying your assessments, legal action is being taken by the Association to recover those assessments. The program to date has been successful in bringing over \$300,000 in past-due payments.

I'm looking forward to working on more projects with this board, the Ranch Manager and the future Board members that have applied to be directors.

Respectfully submitted,  
Brad Antenat  
President-POATRI



## **TREASURER'S REPORT**

### **REPORT BY: ADAM DALEY**

#### **-View complete Treasury's Report on Poatri.org** Treasurer's and BFC Q3 Report

First, thank you to all the staff at the Ranch for being mindful of the budget and expenses with all of your decisions and choices. I also want to thank the members of the Budget and Finance Committee for all of their great work and efforts. These individuals do such a wonderful job helping with the financial health of our organization and our home. I want to give a special thanks to Linda Shank, Donny Garrett, Trent Edwards, and Ed Marcato for their work.

A few items of note:

BLUF (Bottom Line Up Front): Overall net income is at \$492,314.88 which is a 107.52% increase over last year's \$237,232.49. This can be attributed to the efforts of the program to recoup past delinquent dues. Without this program, we would be greatly below previous year's performance.

Assessment revenue is at \$970,256.70 compared to \$633,461.57 this time last year. Our hope with the recoupment program, we are not only collecting past due assessments, but creating consistent participants in the annual assessment process. Cabin income is at \$379,206.85 which is down 14.99% over last year. There was a slight improvement quarter over quarter, but nothing significance. Expenses are almost identical to expenses from last year, but almost \$170,000 under our current budget.

We have a budget to present for 2024. Thank you to the BFC, John, and the office staff for your work to create that.

Another topic of discussion at the BFC was discussing the assessment fee for 2024. Inflation numbers for 2023 were much lower than those we experienced in 2022. The current CPI (consumer price index) for our area is 4.17% through September 2023. Assessments for 2023 were \$210.26 so this 4.17% CPI represents \$8.77. If approved, this would bring 2024's assessments to \$219.03.

As uncertainty exists within our economy, and travel to the Big Bend region changes, our continued focus on assessment participation is crucial for the long-term success and stability of POATRI. As assessment notices begin to get mailed out over the next few months, please have a conversation with your friend and neighbors about the importance of paying their assessments. Thank you.

Respectfully Submitted,  
Adam Daley, Treasurer



## **WATER COMMITTEE REPORT** - View complete Water Committee Report on Poatri.org

REPORT BY: LARRY SUNDERLAND

We have made amazing progress on improving the efficiency of our current water system. Years of Jerry Shaffer's shepherding has resulted in substantial reductions in our facility's water usage. Now, with the addition of Justin Jones and John Myers to the water team, Jerry no longer has to carry the load alone. We can say with assurance, our water system will be in capable hands into the future.

But we cannot rest. There is only so much that can be done with the current set up. We cannot expect any more major gains in efficiency. Now is the time we have to commit more substantial funds to updating our system and facilities to improve our water security.

We will need to fund our current pending well projects. John Sellers, our manager, and the operations staff are handling the oversight on the Smith Well build project and continuing discovery on the Cabin Well, so a determination can be made on how we can use it.

The Water Committee has, today, been charged with developing a Water Management Plan. We will have a firmer idea of the scope of the plan once we have time for the committee to meet with the board president and the manager. More to come on that.

With all the great work done to date we are finally able to move from crisis management into implementing improvements to our water system. We have a commitment from the board to begin funding capital projects that support water security and conservation. It is up to all of us, the committee, the board, operations, and property owners to lay out the path.

We need to be aware that we are still vulnerable to catastrophic failure due to our reliance on our one potable well. Recent events in the larger community show what can happen when a necessary water supply is removed, even temporarily. Please be conscious when using our facilities for the need to conserve. Fully turning off faucets, taking shorter showers, alerting staff if you see dripping faucets, toilets running, or water bubbling up from the ground. What might appear to be an inconsequential drip can, in fact, lead to a loss of thousands of precious gallons. So please, be our eyes and let us know if you see anything.

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### **Black Bear Season in Terlingua Ranch**

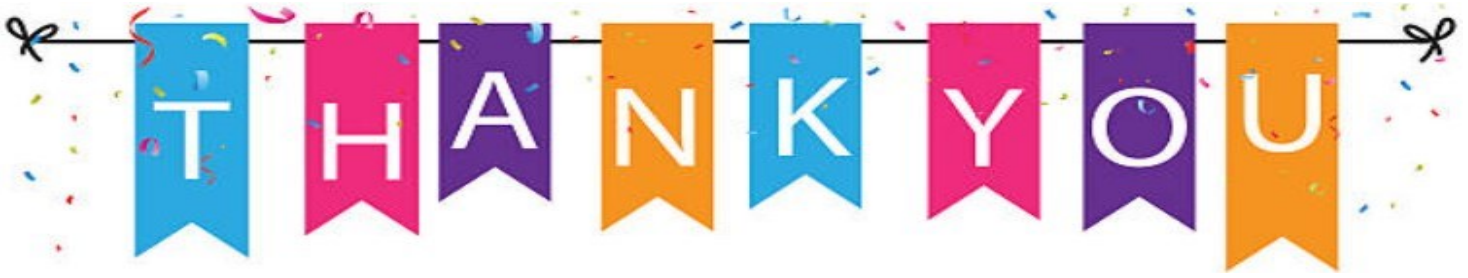
Black bear conservation efforts in bordering states over the last 20 years have been extremely successful in restoring this iconic species within its historic range. An example of this conservation success story is the recovery of the Louisiana black bear, which is no longer federally listed as a threatened species. Similarly, bear populations in Oklahoma and Arkansas have increased and expanded due to habitat conservation and bear management efforts in those states. An unintended byproduct of these successes is the infrequent dispersal of black bears crossing into Texas. While Texas offers state protected status as a threatened species for black bears and it is against the law to hunt, harass or kill them, the state does not actively manage for bears.

#### **NEVER APPROACH A BEAR!**

- Bears are normally shy and not aggressive to humans.
- If a bear regularly visits your deer stand, scare it with rocks, a slingshot or air horn.
- If you encounter a bear at close range, talk in a calm manner while backing away slowly. Do not make direct eye contact.
- DO NOT RUN! This can trigger a bear's chase instinct.
- If a bear approaches you, stand your ground and raise your arms, backpack or jacket to appear larger. Yell at the bear to scare it off.
- If attacked, fight back aggressively with anything available. Let the bear know you are not easy prey. DO NOT PLAY DEAD!

Source: [https://tpwd.texas.gov/huntwild/hunt/resources/bear\\_safety/](https://tpwd.texas.gov/huntwild/hunt/resources/bear_safety/)





Dear Valued Property Owners,

During this season of thanks, I would like to personally convey my gratitude to every property owner who continues to actively participate in Terlingua Ranch and POATRI. I'm contacted daily by owners who want to share ideas, offer historical perspective, and provide valuable insight into property owner needs as well as ever-changing road conditions. Each of your contributions is going towards making a difference in the operational and service-related responsibilities of POATRI.

Due to a concerted effort, the past six months in the Property Owner Services office have been full of progress and financial gains. Assessment payments total \$1,026,458.01 from January - present, with \$14,728.41 from voluntary donations and \$448,624.67 from past-due assessments. It's important to note that over 400 property owners have reconciled past-due balances so far this year, and I'm proud to say that POATRI will end the year in the best financial position in recorded history since the creation of the TRMA over 50 years ago.

Terlingua Ranch property owners are the heartbeat of the Association and there are many who are now three or four generations into enjoying this special place. Property owners who pay their annual assessment are considered to be in "good standing," and are eligible to receive discounts, vote in the Board of Directors election, and are ultimately contributing to the betterment of Terlingua Ranch by helping POATRI provide services and amenities to all property owners and their guests.

The upcoming POATRI Board of Directors election has five open seats for varying term lengths, and each one of these seats is important. Voting in the annual election helps your voice be heard by choosing directors who represent ideas and values that are important to you. The directors help decide how to allocate the assessments and other funds, and your feedback is imperative. The ongoing dedication of the Board, committee and task force members, along with the Terlingua Ranch community, is integral to helping move necessary projects, improvements, and ideas into fruition.

There's no doubt that much progress still needs to be made in many areas, and the list continues to grow. With a community working together and focused on positive progress, I'm optimistic that your ongoing support will help Terlingua Ranch continue to thrive for future generations!

Sincerely,

*Hayley DeArman*

Property Owner Services  
POATRI

## CAPITAL IMPROVEMENTS UPDATE:

Capital investment in facilities and equipment is an often-overlooked part of running a successful business. Terlingua Ranch has a great deal of work to do on the buildings, grounds, and equipment we use to take care of them. Those who have been able to visit the headquarters over the past few months have witnessed significant changes. A few of our priorities as we finish out the year are as follows:

- Completing remodeling of the cold storage, deer storage, and dry storage areas by the Café
- Draining, stripping, and recoating with epoxy of the swimming pool
- Coating the pool deck to keep it cooler in the hot months
- Remodeling of the bathhouse
- Building well houses for the Three Mile and Cabin wells
- Installation of backup generators for our core facilities
- Replacing our phone system that was damaged by a lightning strike in July
- Upgrading our primitive camping and horse camping areas
- Completion of the renovation of our horse corrals
- Catching up on deferred maintenance on the road crew's heavy equipment
- Improvement of Wi-Fi coverage throughout the grounds
- Replacement of old carpet in some of our cabin units
- Construction of water trailer with pumps for fire prevention
- Installation of two electric vehicle level-2 charging stations

At the Board meeting, a task force was created to develop a master plan for the grounds and facilities at the heart of Terlingua Ranch. Long-range strategic planning is essential if Ranch operations are to be efficiently and effectively carried out.

Among the priorities that will be addressed are the design and construction of a new bathhouse, the installation and use of rainwater catchment systems on buildings throughout the grounds, the conversion of the old bathhouse into a new public laundry, the renovation of the existing laundry for housekeeping use, the improvement of recreational facilities throughout the grounds, the improvement of water and energy efficiency in all of our buildings, and the renovation of the cabana, gazebo, patio, and other items surrounding the pool, café, and bunkhouse.

In addition to our buildings and support structures, our maintenance and road crews will have a long-range strategy for the maintenance and replacement of our heavy equipment. We are working on getting the Mack dump truck back in service and catching up on maintenance of our road graders, front-end loader, backhoe, trucks, and trailers. Besides keeping up with maintenance, we hope to have the funds to set aside for upgrades and replacements as needed.

Brad Anthenat, POATRI Board President, will be chairing the task force. The board of directors and your staff need property owner input regarding priorities as we move forward together. Please share your thoughts. I can be reached at [manager@terlinguaranch.com](mailto:manager@terlinguaranch.com).

Viva Terlingua.

John Sellers, Ranch Manager



## POATRI DEBT RECOVERY PROGRAM UPDATE

How do we fund road repair, water, and repairs to our lodge infrastructure? With annual assessment payments from property owners and profits generated from the lodge. While Lodge and Café profits fluctuate, our annual assessments should be a reliable and steady source of funds every year. Unfortunately, that has not been the case. With approximately only 60% of property owners paying the required assessment fees, our roads, water projects, and other projects are severely underfunded.

These past assessment dues hinder our ability to fund vital community services and maintenance. While we understand that times may be challenging for some members, we all must contribute our fair share to ensure the financial health of POATRI.

That brings us to our debt recovery program. If you read the last President's report, this may sound repetitive, but it bears repeating as the future of POATRI and our operations hinge on owners paying their assessments. All owners need to pay their annual assessment. Historically, the Ranch has been nonproductive in finding ways to have all property owners become current on their assessment fees.

Last year, the Board started actively moving towards a solution with the goal of 95%, or more, of property owners paying their annual assessments. Property Owner Services has been focused on communication with property owners who were not in good standing and delinquent on payment plans, including finding and updating incorrect addresses for hundreds of delinquent members, managing payment plans, and processing daily payments. Starting in May of this year, 90-day, 60-day, and 30-day payment reminder letters were mailed to all property owners that were past due on their assessment payments, with the goal of increasing POATRI members in good standing.

To assist in this effort, flexible payment options were offered to property owners who were severely delinquent. We understand that financial situations can vary and are open to working with members who are facing difficulties but want to become current on the fees. Please contact Property Owner Services to discuss potential payment plans or other options.

The program to date has been successful in collecting over \$400,000 in past-due fees. While this is a great start, it is only a small percentage of where we need to be to reach our goal.

We want property owners to voluntarily become in good standing without having to resort to legal processes, but, in many cases, legal actions may be necessary to recover past dues. This is a last resort, but we must protect POATRI's financial stability. We want to make it clear that we have retained a debt collection legal team. This legal team will work to recover the outstanding debts for POATRI. Your credit scores can be affected when your debts are not paid. The final recourse for this legal team may include pursuing foreclosure.

I urge all members to review their account status and make every effort to bring their assessment fees up to date. Timely payments are essential for the continued well-being and maintenance of our roads and Ranch infrastructure.

In conclusion, POATRI relies on the assessments of each member to thrive and prosper. We want all our property owners to proudly be part of our Association and community. Timely payment of dues is a fundamental responsibility. Your cooperation is greatly appreciated.

Respectfully,

Brad Anthenat, President-POATRI

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*"If you really want to get along with somebody, let them be themselves."*  
- Willie Nelson

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## WHAT ROAD CREW IS UP TO

With the recent addition of Road Crew members, there has been a focus on a more proactive approach to general road maintenance and road repairs. Road Crew has been working six days a week to cover additional areas that are in need of attention. Material donations are always welcome, as Road Crew uses this material throughout the Ranch in various that may have been eroded beyond regular repair. Keep in mind that this time of year often brings unpredictable weather and an increase in visitor traffic, so always be sure to submit a request if work is needed on your road or in your area and requests will be addressed in a timely manner!





## 2024 ELECTION ANNOUNCEMENT

The election results for the Board of Directors will be announced on Saturday, January 27, 2024, at the Board meeting. Ballot positions were determined by drawing at the October 28, 2023 board meeting. Voters' lists and ballots are created on November 28, 2023. Ballots will be mailed to property owners no later than December 10, 2023. Ballots must be received before 5:00PM on January 26, 2024.

### Voter List

To ensure you can vote: Is your correct address on file at the POATRI office? If you are a new property owner, have you completed the process necessary to be included as an owner in the POATRI database? Are you current on all fees and assessments? Please check the following to ensure that you can vote in the next election:

1. Is my correct address on file at the POATRI office?
2. If I am a new property owner, have I completed the process necessary to be included as an owner in the POATRI database?
3. Am I current on all my fees and assessments?
4. Be sure to complete the ballot and mail the entire ballot back to the address listed on the ballot for receipt no later than 5:00 pm on January 27, 2023.
5. Remember that mail delivery is not consistent during the Christmas season, so mail early to ensure receipt.
6. Ballots can only be received at the address printed on the ballot [PO Box 1046.] Receipt at any other address will invalidate your ballot.
7. If you have not received an official ballot from POATRI by the end of December, call or contact the Terlingua Ranch office.
8. Help encourage everyone to VOTE.

Voter list and ballots will be created sixty days before the election, with ballots sent to the printer within five days of the ballots being created. The printer ensures all ballots are mailed no later than three days before the 45-day cutoff. If ballots are returned with the correct addresses, they will be re-mailed immediately, up to fifteen days before the close of the election. If a ballot is returned within fifteen days of the close of the election, it will not be re-mailed.

### 2024 Board Candidates Ballot Positions

Position 1 - Dave Johnson

Position 2 - Jim Spofford

Position 3 - Shaun Dunn

Position 4 - Antonio Guerrero

Position 5 - Marbert Moore

Position 6 - Larry Drgac

Position 7 - George "Sandy" Langston

Position 8 - Trent Edwards

Position 9 - Michael Colosi

To follow the election process and for more details, please go to:

<https://poatri.org/basics/board-information/board-of-director-election/>

**Your voter participation is encouraged!**



## HISTORY of Frank X. Tolbert The Godfather of Chili

Joseph Francis Tolbert (1912 – 1984), better known as **Frank X. Tolbert**, was a Texas journalist, historian, and chili enthusiast. For the *Dallas Morning News*, he wrote a local history column called *Tolbert's Texas* that ran from 1946 until his death in 1984. Tolbert was famously known as the Godfather of Chili.

Frank X. Tolbert was born in Amarillo, and was raised in Wichita Falls and Canyon. He attended various colleges, but never received a degree. He worked as a sports writer for the *Lubbock Avalanche-Journal*, the *Wichita Falls Times Record News*, and the *Fort Worth Star-Telegram*. He also wrote articles that were published in *Leatherneck Magazine*, *Collier's*, *Esquire*, and the *Saturday Evening Post*. Mr. Tolbert served in the U.S. Marine Corps during World War II, and married Kathleen Hoover in December 1943. In 1946 he joined the *Dallas Morning News*, and became a regular columnist on Texas topics, including colorful Texas people from all walks of life. Tolbert appeared in several television commercials for Dennison's canned chili during the late 1970s. He was also a food connoisseur, wrote a history of chili con carne called *A Bowl of Red*, and ran *Tolbert's* chili restaurant in Dallas.

In 1967 he founded, with Wick Fowler, the World Chili Championship held annually in Terlingua, Texas, which was later named for them. The chili cookoff was originally a publicity and marketing plan; partly as a promotion for Mr. Tolbert's book, *A Bowl of Red*, and partly to help Shelby and Witts sell Terlingua Ranch property. It was a two-man cook-off between Texas chili champ Homer "Wick" Fowler (1909-1972), a Dallas and Denton newspaper reporter, and H. Allen Smith (1906-1976), New York humorist and author, which ended in a tie.

Mr. Tolbert died of heart failure at age 71. His son, Frank X. Tolbert II, was an artist and chili chef and recently passed this earlier this summer. His daughter, Kathleen Tolbert Ryan, re-opened a Tolbert's Restaurant in May 2006 on Main Street in Grapevine, Texas. Tolbert's Restaurant serves Frank X. Tolbert's famous chili recipe and has been named one of the best chili spots in America by Bon Appetit magazine.

[https://en.wikipedia.org/wiki/Frank\\_X.\\_Tolbert](https://en.wikipedia.org/wiki/Frank_X._Tolbert)



## ROADS 101: What is 4x4 High-Clearance?

A 4x4 high-clearance vehicle is a type of off-road vehicle known for its versatility and capability in handling challenging conditions, designed for rugged terrain and off-road travel and is highly suggested for driving on Terlingua Ranch roads. Let's break down the key components of this term:

**4x4:** This refers to the vehicle's drivetrain, specifically its four-wheel-drive system. In a 4x4 vehicle, power is sent to all four wheels simultaneously, which provides better traction and control, especially in off-road situations where one or more wheels might lose traction. This is different from a standard two-wheel-drive (2WD) vehicle, where power is typically sent to either the front wheels (front-wheel drive) or rear wheels (rear-wheel drive).

**High Clearance:** High clearance means that the vehicle is built with an elevated chassis and body, providing ample ground clearance. Ground clearance is the space between the lowest part of the vehicle (usually the undercarriage) and the ground. High clearance is essential for navigating rocky, uneven, or rough terrain without getting stuck or damaged. It allows the vehicle to clear obstacles like rocks, tree roots, and uneven terrain without scraping the underside.

4x4 high-clearance vehicles are commonly used for off-roading, rock crawling, trail driving, and where rugged terrain is prevalent. Examples of such vehicles include off-road trucks, SUVs, and even some pickup trucks that are equipped with four-wheel-drive and raised suspensions to provide the necessary clearance for off-road adventures and accessing your land within Terlingua Ranch.

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



## NEW OWNER TIPS:

### Importance of 9-1-1 Address

The Rio Grande Council of Governments (RGCOG) is the administrative authority for 9-1-1 emergency communications in the state's Planning Region 8 (Hudspeth, Culberson, Jeff Davis, Presidio, and Brewster counties). RGCOG is responsible for five Public Safety Answering Points (PSAPs) and works directly with agencies to ensure the delivery of 9-1-1 calls to the proper PSAP. The RGCOG has fully deployed advanced 9-1-1 services for wireless callers to include text-to-9-1-1 capabilities.

### 9-1-1 Addressing Request

Persons needing an address are encouraged to call 432-837-7199 or email [kaysem@riocog.org](mailto:kaysem@riocog.org).

#### You will need to provide:

- 9-1-1 caller must know their exact location. Use street signs, mile markers, cross roads, and landmarks.
- Name (to be on letter)
- Phone number
- Current mailing address
- Tract legal description

### Things To Remember

- 9-1-1 caller must know their exact location. Use street signs, mile markers, cross roads, and landmarks.
- Use simple language; do not use abbreviations or slang.
- 9-1-1 texting is not available by all carriers. You will receive a bounce-back message if it is not available in your area or with your wireless carrier.
- If texting to 9-1-1 does not work, please call 9-1-1 for help! It is always best to call 9-1-1 if you can!

The RGCOG utilizes a GIS platform to update and maintain the Addressing Database for all unincorporated communities in the five-county region. RGCOG's 9-1-1 GIS Coordinators work with telephone companies and post offices to obtain correct address information and eliminate errors. They maintain a master street address guide and database for each county and regularly submit updates to the state's database provider. These updates include:

- Maintaining road centerlines and site structure address points.
- Telephone exchanges.
- Emergency service provider and jurisdictional

## DARK SKY CORNER

### Why are dark night skies important?

One of the foundational concepts of the National Parks—and the National Park Service, which was created in 1916 to care for the parks—was the idea that solitude and wildness are components of a healthy society. We now know that artificial light detracts from the natural environment and contributes to the degradation of ecosystems. In the early 20th century, the Park Service grew. Most of the parks and monuments added to the system were in the western United States. For the most part, the new parks were wild and dark, unfettered by artificial light. Many writers, commentators, and thinkers at the time believed preserving nature as a place of refreshment, rejuvenation, and a link to days past was necessary for a balanced civilization. These thoughts and ideas gave rise to the National Park Service.

As we “light the night” with ever-increasing vigor, places like Big Bend become even more important as Oases of Darkness. They give those who want to escape the city or civilization a place to revert to a time when nature was part of human existence. Parks like Big Bend preserve not only darkness for the benefit of people; more importantly, they allow flora and fauna to thrive in environments that each and every species evolved to exist in; cycles of light and dark, varying in length only by the seasons, for millions of years.

Resource scientists have found that both plants and animals are having increasing difficulty adapting to artificial light. In some species, migration and reproductive cycles are disturbed by this light. Predator and prey relationships are altered as nocturnal adaptations are interrupted or made difficult by this human-caused element. Yet the amount of artificial light continues to expand. Every day. Seemingly without end. What are the ramifications for the future?

Big Bend National Park is one of the darkest places in the lower 48 states. And as such, Big Bend is a place where nature exists on terms that nature decided many eons ago. It is also a place of solitude. Here, people can recapture a part of themselves suppressed by careers, distance, and time—anything that keeps them from being in nature. Solitude and darkness can be a fearful place, but when met with a mindset of potential and a place to sooth the soul, that is the very reason the National Parks were created.



## CALENDAR OF EVENTS

- 11/1 Yoga w/ Susanna @ Cactus Farm \*EVERY Wednesday - 6pm  
\*Check Facebook for day and time changes  
Open Mic @ The Boathouse \*EVERY Wednesday - 7:30pm
- 11/3 AA on the Porch @ Cactus Farm \*EVERY Friday - 5pm
- 11/4 Community Market @ Ghost Town Community Garden  
\*EVERY Saturday - 10am
- 11/11 Veteran's Day Cookout on the Patio @ Bad Rabbit Café - 6pm
- 11/17 Leonids Meteor Shower
- 11/23 Thanksgiving Dinner Celebration @ Bad Rabbit Café - 11am
- 11/24 Live Music w/ Lee & Karen Haile @ Bad Rabbit Café - 5:30pm
- 11/25 Wild Game Potluck Cookout w/ The Moonshiners @ Bad  
Rabbit Café - 6pm
- 11/27 Full "Beaver" Moon
- 11/28 Deadline for POATRI assessment payments (account in good  
standing) for BOD election voter eligibility
- 12/7 Property Owners' Potluck @ Bunkhouse - 6pm
- 12/13 Geminids Meteor Shower (biggest meteor shower of the year)
- 12/27 Full "Cold" Moon
- 12/30 Property Owners Patio Party w/ Moses Martinez @ Bad Rabbit  
Café - 6pm
- 12/31 NYE Party w/ Scott Walker Band @ Bunkhouse - 7pm
- 1/4 Property Owners' Potluck @ Bunkhouse - 6pm
- 1/25 Full "Wolf" Moon
- 1/26 Board of Directors' Public Workshop @ Bunkhouse - 1pm
- 1/27 Board of Directors' Public Meeting @ Bunkhouse - 10am  
Property Owner Appreciation Party @ Bad Rabbit Café - 6pm

### 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](mailto:propertyinfo@terlinguaranch.com)

## GET INVOLVED!

### WATER COMMITTEE

Larry Sunderland - Chair  
Jerry Schaffer  
Trent Edwards  
Candus Cornett  
Hayley DeArman  
Brad Anthenat  
Richard Cummins

### BUDGET & FINANCE COMMITTEE

Adam Daley - Chair  
Christine Schlaudraff  
Roger Foltz  
Donald Garrett  
Linda Shank  
Trent Edwards  
Ed Marcato  
Jim Spofford  
Bill Vogl  
Brad Anthenat

### COMMUNICATION COMMITTEE

Bill Vogl & Hayley DeArman - Chairs  
John Sellers

### ROAD COMMITTEE

Barbara Levedahl - Chair  
Judy Eron  
Guy Hopkins  
Bill Brown  
Marbert Moore  
Trent Edwards  
Jennifer Renter  
Kent Gray  
Ed Marcato  
Brad Anthenat

If you would like to get involved by  
joining any of our Committees or  
Task Forces, please send an email to:  
[manager@terlinguaranch.com](mailto:manager@terlinguaranch.com)





## TERLINGUA RANCH EMPLOYEE SPOTLIGHT

### TERRY GONSOULIN - FRONT DESK ENFORCER

**Hometown:** Juliustown, New Jersey

**When did you start working for Terlingua Ranch?** May 2021

**What is the most unusual aspect of working here?** You just never know when the power is going to go out!

**What was the first concert you ever attended?** Bad Company in 1977 or so.

**What is your favorite pastime?** My favorite pastime is watching Grimm, X-Files or Ancient Aliens.

**Where is your favorite destination you've visited, and why?** Killington, VT. I loved the snow and loved to ski there!

**What is one thing most people don't know about you?** I don't know how to swim.

**If you had to eat only one meal every day for the rest of your life, what would it be?** Roast beef, mashed potatoes and gravy!

**If you won a million dollars, what would you do?** I would keep working but pay off everything and then invest in gold.

## BLAST FROM THE PAST (Circa October 1973)



**TERLINGUA GARDENERS —** Bob Graves' niece, Pat Robinson, inspects a rose in front of Luna Vista Restaurant. Mrs. Richard Hines picks tomatoes in her garden near the White Mill Ranch House, which now serves as Terramar Corporation's construction headquarters.