

Upper Brazos Property Owners' Association (U.B.P.O.A.)



Handbook 2023

Website: upperbrazospoa.org

Upper Brazos Property Owners' Association (UBPOA)

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Appendix B: UBPOA By-Laws	Available upon approval at the May 27,2023 Annual Meeting

Preface

The purpose of this handbook is to establish suggested guidelines and policies for the Brazos Lodge Estates and surrounding areas. There are no fixed rules, except for various State regulations. We can make this area even more beautiful, functional, pleasant, and safe for all by everyone working together for the common good. This area can be enjoyed for generations to come if all property owners work together.

Acknowledgements

This revised handbook is possible through the combined efforts of the 2022 Upper Brazos Property Owners' Association Board. This handbook replaces the 1992 revision and the 1971 original.

Upper Brazos History

Mrs. Rose Huntsman acquired the Brazos Lodge Estates through a land grant and had been operating a chiropractic treatment center in the area for many years. Her first husband built twelve original cabins (several are still used today) and the original furniture by hand, from the trees in the area.

The Brazos Lodge Corporation was established in December 1961 by Ray Knapp and Bob Hobson, principal stockholders, in a 19-man corporation. They purchased one thousand acres including the Brazos Lodge from Mrs. Huntsman and her son Charles Sableman. The original plans for the area included skiing, ice skating, riding stables, golfing, fishing, and an indoor swimming pool, with rental cabins and a restaurant available year-round.

The Brazos Lodge Corporation began selling land to interested parties in late 1961. Construction of the first cabins on land purchased from the Brazos Lodge Corporation began in the summer of 1962. There was no water or electricity that first summer. Sawing lumber by hand and carrying water from the Brazos Lodge area was the only way to go. Community roads were only trails at the time. By 1963 water and electricity became available to limited areas.

The Brazos Water Co-op, now known as the Brazos Mutual Domestic Water Consumers Association, BMDWCA, formed in 1964, to assure that all of Brazos residents had quality water available to them. The Upper Brazos Property Owner's Association (UBPOA) formed in 1971 to protect the property of the area after a series of break-ins to area cabins. The UBPOA sponsors basic activities of the area to promote a neighborly environment as well as to preserve the natural surroundings as much as possible.

Functions of the Association

The Upper Brazos Property Owners' Association is an organization comprised of property owners in the Brazos Lodge Estates area. The Association's purpose is to help Brazos Canyon Residents preserve the beauty and sanctuary for both people and wildlife, enable the enjoyment of recreational activities such as fishing and hiking, and encourage a sense of community. A nine-member elected board governs the UBPOA, with each member serving a three-year term. The board consists of a President, Vice-President, Secretary, Treasurer and five general board members. The board follows guidelines set forth in the UBPOA By-Laws.

Voluntary yearly membership dues cover basic UBPOA expenses. All paid members may obtain a copy of the Handbook from the UPBOA website and an annual membership sticker. All Upper Brazos residents are encouraged to join the Association and to share in its responsibilities. The Association owns two properties in the area. The first property holds the pond and the second hosts a storage shed and the BMDWCA 58,000-gallon water tank. The UBPOA holds a ninety-nine-year lease from the BMDWCA for the water tank space. The Association pays Rio Arriba taxes and carries liability insurance policies on these properties.

The Association maintains a deer feed fund, made-up of donations. This fund reimburses paid members of the UBPOA for the purchase of New Mexico Fish and Game recommended deer food as long as funds are available. All New Mexico Fish and Game Department laws prohibit deer hunting in this area apply.

The Association maintains a pond fund also made-up of member donations. This fund is available for pond maintenance, improvement, development, and repair as needed. The New Department of Fish and Games stocks both pond and the Brazos River.

The New Mexico State Highway Department maintains State Road 512. At the September 13, 2007, UBPOA general membership meeting Mr. Victor Carlin of the Moses, Dunn, Farmer, and Tuthill Law firm indicated that:

1. “As a general rule, the language, lot lines, road dedications and road locations shown on the recorded subdivision plats control over any conflicting language in any subsequently recorded deed. The Association collects donations to help maintain major thoroughfares in the community as long as funds are available. Area residents are encouraged to maintain and clear drainage ditches along their property.
2. Road ownership, and liability for road maintenance, is unclear in many areas of the Brazos Lodge Estates.
3. The UBPOA does not own any of the roads.”

As a result of this opinion the general membership of the UBPOA voted to continue to do limited road maintenance to the extent that donated funds are available. The donated money helps pay to keep major roads passable.

The annual UBPOA membership meeting is held in the Brazos in the spring. Board members elections occur at this meeting. The Association sponsors an annual potluck picnic each fall. All property owners are invited to attend any or all events.

The Association periodically sends out notifications via email. Topics may include, but are not limited to, canyon activities, fire mitigation and planning, membership information, water conservation, etc.

The UBPOA works closely with the Brazos Mutual Domestic Water Consumer Association. The BMDWCA provides water to and maintenance of the water system for the area. Regular antifreeze causes groundwater contamination, therefore the BMDWCA suggests that non-toxic antifreeze be used when winterizing your cabin.

The UBPOA maintains the website upperbrazospoa.org. Additional informational sites include “What’s Up in Chama,” “In the Brazos,” and the Rio Arriba Country Fire and Emergency Services all found on Facebook.

Any suggestions, comments, ideas or discussion of problems you may have are welcome. Please direct your comments or problems to:

Upper Brazos Property Owners’ Association
PO BOX 633
Tierra Amarilla, NM 87575

Or call a board member directly. A list of current board members is included in the first newsletter following the annual election and are available at upperbrazospoa.org.

Fire Regulations

EVACUATION NOTICE

State Road 512 if the ONLY safe and recognized route out of the Brazos Canyon!!

The Brazos Canyon Fire District formed in 1999, after many years of arduous work by many concerned area residents. The volunteer fire district covers all areas along SR 512 into the Brazos Canyon. The district is supported by New Mexico State and County funds, as well as membership donations, both financial and physical. All assistance is appreciated. Periodic newsletters are sent out to the fire district members. For more information, contact:

Brazos Canyon Volunteer Fire Department
HC 75 Box 92
Chama, NM 87520

Phone: 911

E-mail: captvaldez@msn.com

To report a fire call 911. When reporting a fire, please be as specific as possible as to the location and extent of the fire. The Volunteer Fire Department will be notified and act. If additional assistance is needed the Tierra Amarilla and Chama Fire Districts will be contacted.

According to the New Mexico State laws, you will be cited as being in violation if:

1. You are the cause of a fire starting in any forest, by any means.
2. You allow a fire to spread from your property to that of another landowner.
3. You burn any flammable materials without using proper precautions.
4. You are observed operating an open fire. Bar-B-Que grills must have covers and always be tended when in use.
5. You burn trash. Burning of trash is prohibited.

The Brazos Canyon Fire District and UBPOA cooperate with the New Mexico State Forestry Department in not permitting fireworks in the area at any time. Fireplace chimneys

must have spark hoods or spark arresters. Fireplace openings shall always be clear of trees and limbs. State and Country “NO BURN” ordinances are strictly observed.

Property owners are responsible to keep their property clear of any fire hazards, even if it is a vacant lot. DO NOT store or pile pine needles. Please take your collected needles to the transfer station in Tierra Amarilla.

Owners are advised to post their names on their cabin for identification. When evacuating for a fire leave a clear signal to emergency personnel that you are gone. Appropriate signals include completed hand tags or a large taped “X” on your front door. It is best to have a fire extinguisher handy inside your cabin, in addition to an outside faucet with an attached hose that can be accessed at any time.

Trash Disposal

Trash services are available to all Upper Brazos residents. DO NOT leave trash containers out overnight!!! Set the roll-out can out on the designated pick-up day. Contact North Central Solid Waste Authority at 505.747.8459 to set up an account.

The posted hours for the county transfer station in Tierra Amarilla are Tuesday – Saturday 8 AM to 4 PM. A paid North Central Solid Waste Authority card is required to utilize the transfer station. One may pay single trips fee at the transfer station. It is illegal to dump trash along State highways or in the roadside barrels.

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Neighborhood Watch

There is no full-time security for the area. Whenever you are in the area, please keep an eye out for any unusual activities. If you notice anything out of the ordinary or any property damage, please contact the appropriate property owner if possible, or a UBPOA board member promptly. If you discover a break-in, please contact the State Police in Chama (575-756-1817) or the Tierra Amarilla Sheriff's Department (575-588-7271) as soon as possible.

Area Events

There are constant events taking place in the Chama Valley throughout the year. For more information regarding Chama Valley events, contact the Chama Valley Chamber of Commerce (575-756-2306). Facebook groups featuring area events include “What’s Up in Chama,” “In the Brazos,” and the Upper Brazos Property Owners’ Association at upperbrazospoa.org.

Change of Address/Ownership Form

If your contact information changes, please notify the Association as soon as possible. You will then be assured of receiving the periodic Newsletter with upcoming Association events. If you sell your cabin, please notify the Association, giving the date of the sale and the new owner's name and address. We try to keep the mailing list and Map Index up to date but cannot do so without your help! If either of these changes occur, please send a copy of this page to:

Upper Brazos Property Owners' Association
PO Box 633
Tierra Amarilla, NM 87575

Change of Address

Your Name _____
Brazos Address _____
Former Mailing Address _____

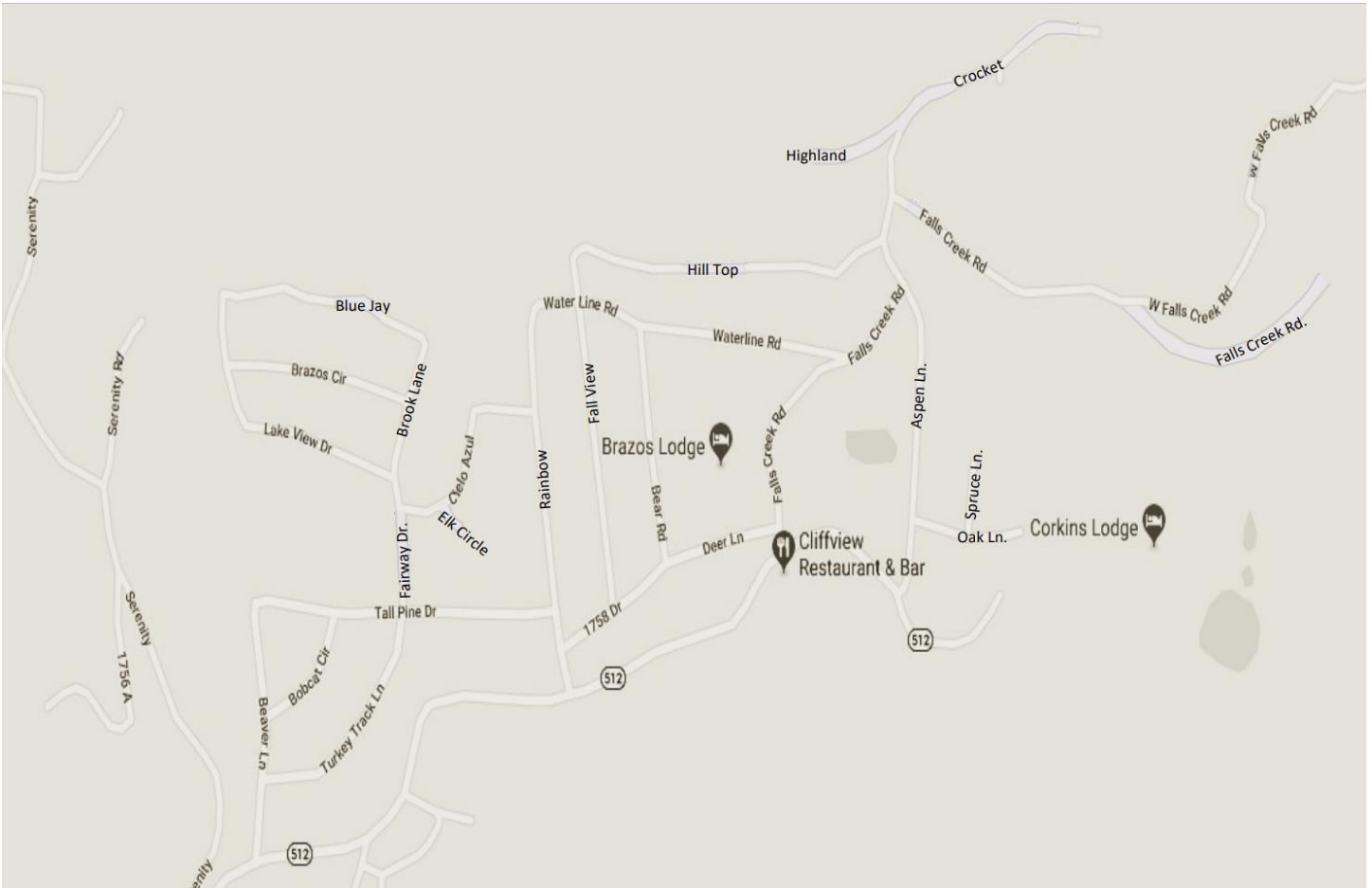
New Mailing Address _____
Email address _____
Phone Number(s) Cell(s) _____ Home _____

Change of Ownership

Date of Sale _____ Brazos Address _____
New Owner(s) _____
Mailing Address _____
Email Address _____
Phone Number(s) _____

Appendix A

Area Map and Index



Map courtesy Irv Lindemuth 9-2022

Appendix B

UBPOA By-Laws

Up-dating during 2022

Available in the 2023 handbook upon approval at the May 27,2023 annual UBPOA meeting