

# ELDORADO VISTAS

VOLUME IV, ISSUE 12  
**DEC 2002**

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Monthly Newsletter of the Eldorado Community Improvement Association

1 La Hacienda Loop, Santa Fe, New Mexico 87508 ▼ (505) 466-4248 ▼ [www.eldoradocommunity.org](http://www.eldoradocommunity.org)

## Another Busy Year for the ECIA

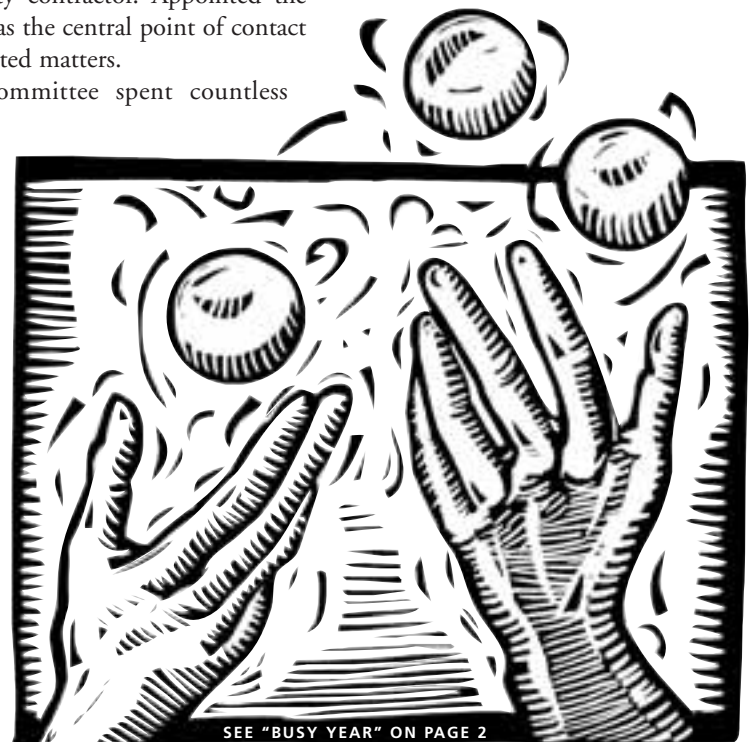
**M**y how time flies! In a blink of an eye, another year has come and gone in the ever-changing world of the ECIA. The ECIA can be proud of a long list of impressive accomplishments during 2002 thanks to the hard work and dedication of the ECIA Board, Committees, member volunteers and staff. Most notable accomplishments:

- ▼ Formed an Information Committee, which initiated substantive enhancements to the *VISTAS* newsletter and website to improve overall communication within the community.
- ▼ Assisted the ECIA and attorney with settling the stable area tax issue. Re-platted the stable area in order to satisfy County requirements for common areas and assisted with the tax-exempt qualification. Total savings: \$850 per year.
- ▼ Spent many hours working with County, attorney, surveyor, and engineer to develop a plan for the hike/bike path along Torreon. Submitted plans and a draft agreement to the County for review. Currently three major contractors are providing the ECIA with bids.
- ▼ Continued the discussion and development of guidelines for screening recreation vehicles in the community. This issue requires a large amount of research and effort in order to decide on specific criteria to be used when screening these types of vehicles.
- ▼ Conservation Committee and staff members cleaned and restored the areas where the old line cabins were located in the Wilderness.
- ▼ Worked with multiple insurance agents to negotiate the best renewal contract in order to provide adequate coverage and still allow the ECIA to retain the diving board. Original renewal quote would have resulted in a 25% increase (\$8,000). After working with several insurance agents, the final renewal price was only a 5% increase (\$1,500).
- ▼ Recreation Committee did an outstanding job with the Fourth of July parade and the Harvest

Festival. There were over a hundred people at the parade celebrating the holiday and participating in the dedication of the new flagpole at the Community Center.

- ▼ Conducted a thorough evaluation of the ECIA operations over the past two years and assessed the overall management, finances, covenants, facilities, personnel and miscellaneous items. Provided the Board with this information so it could be used as a record of the continuing evolution of the ECIA.
- ▼ Road Committee continued to monitor community road conditions and interface with the County regarding long range needs. As reported in an earlier *VISTAS* article, they are currently evaluating the community's desire to pave more roads and how best to fund the new initiatives.
- ▼ Strengthened the working relationship between ECIA and Security contractor. Appointed the General Manager as the central point of contact for all security related matters.
- ▼ Architectural Committee spent countless hours reviewing approximately 400 plans for new homes, additions, sheds, garages, walls, fences and other structures. This is a very time consuming and difficult task, but their efforts are most important because they ensure structures built within the community satisfy the Covenants and Building Guidelines.

**ECIA Work  
Study Meeting,  
Community  
Center,  
Mon., Dec. 16,  
7-9 pm**



SEE "BUSY YEAR" ON PAGE 2

## Share your comments with us!

For policy and  
deadline, see  
below

### Editorial Policy

*Vistas* invites opinions, ideas, stories, photos, and art from the community at large. Please include contact numbers for fact checking purposes. The newsletter will not publish unsigned letters or material deemed inflammatory. Material will be printed at the discretion of the editors. Letters over 150 words will be edited for fit. Community announcements are welcome; accompanying photos are welcome, too.

**Deadline:** Newsletter deadline is the 8th day of each month. Submissions can be dropped off or mailed to the ECIA office or emailed to [info@eldoradocommunity.org](mailto:info@eldoradocommunity.org). Please include "Attn: Vistas" in your message.

### Mission Statement

The mission of *Vistas*, the monthly newsletter of the ECIA, is to inform the Eldorado community about issues before the ECIA Board and the membership at large. By so doing, the publication seeks to foster increased neighborhood pride and community participation in the decision making process.

## Much Ado About RV's

I own a 23 foot motor home which enables me to enjoy the beauty and solitude of the national forest during 2 - 3 day outings throughout the year. I keep my motor home on my property to supply electricity for its refrigerator and batteries, enable easy access, and watch over it. I plan to build a garage in which to store it next year. Currently it is shielded from passing viewers.

The majority of RVs in Eldorado are the size of my motor home or smaller – only 5 feet longer than a Ford Excursion. I have yet to see any discussion about restricting SUVs in Eldorado, either because of their size or color.

When I considered purchasing property in Eldorado, I verified the covenants permit RVs to be stored on property. Current property owners with RVs would be grandfathered in before any change is made; there will still be RVs in Eldorado. Is this issue truly worth the time, effort, expense, and animosity it would cause? I believe this is much ado about nothing.

Bob Wood

## In Response



In response to Diane Feinberg's letter regarding barking dogs, there are steps we dog owners can take to keep the peace. Dogs should be kept inside at night.

This strengthens the human-dog bond, increases canine protectiveness, and eliminates midnight barking. If not in the house, consider keeping dogs in a safe (dog proof and warm) garage.

As for barking at 6:30 am, many Eldorado residents work during the day. Dogs that stay inside at night are let out in the morning when their owners arise. It is a natural behavior for dogs to bark. If residents find nearby dogs' barking troublesome, please have the courtesy to approach the owner in order to find a mutually agreeable solution. Most of us who love our dogs try to be respectful of our neighbors.

When I moved from a large city to Eldorado, I was amazed at how much less barking there is here. Perhaps some Eldorado residents have forgotten how quiet it is here compared to other communities.

Christina Rutland

## More Ado

I am strongly in favor of the community association STRICTLY ENFORCING the covenant that states that any RV, if kept on a homeowner's lot, must be adequately shielded from public view. Abandoning or attenuating the covenant would have a negative effect on property values as well as aesthetics.

I can categorically state that if our realtor had shown us a property here in Eldorado next to a property where an RV were in plain sight, I would have never considered such an offering. Eldorado's covenants are critical for maintenance of the unique beauty of the development.

Stated quite simply: RVs are tacky looking and if I had wanted tacky, I would not have moved to Eldorado.

Margaret Willen

## Busy Year

FROM PAGE 1

- ▼ Revised and updated the Replacement Reserve Study to accurately reflect existing conditions of amenities. Developed a long-range cash flow study to assess future needs and funding. This fund is set aside to ensure adequate future funds to replace amenities as needed.
  - ▼ Finance Committee and staff spent many hours reviewing financial requests which resulted in a professional budget for the upcoming year.
  - ▼ Staff worked with the ECIA attorney to settle an encroachment issue within the Wilderness. Land swap documents were prepared, signed and recorded with the County.
  - ▼ Many of the amenities were improved over the year. Specifically, staff completely rebuilt the older stable area arenas, repainted the Community Center and Railroad Station exterior, improved the outdoor volleyball court area, repaired and resurfaced the swimming pool deck, upgraded playground areas (including new equipment, borders and sand), and reopened the west soccer field after it was resodded.
  - ▼ Continued with the overall management of stable amenity including several inspections and corresponding with owners to correct deficiencies.
- Every New Year presents new challenges for the community. I am sure next year will be no different. As always, the ECIA is looking for your assistance. If you have the time and inclination to get involved and make a difference, contact a member of the Board, committee or staff to volunteer.

Bob Prichard, General Manager

# 2003 ECIA Budget Update

The ECIA Board considered the final draft of the Association's 2003 budget at the November Board meeting. Members will receive budget details with their January notice of payment due. The annual homeowner assessment will be the same as last year – \$240 per lot. Budget highlights include:

Operating Budget	2002 Budget	2002 Projected Actual	2003
<b>Budget Revenues</b>	<b>\$732,110</b>	<b>\$739,271</b>	<b>\$737,135</b>
<b>Expenditures</b>			
Operating	606,135	590,240	645,006
Projects	16,600	13,500	16,100
Capital Fund	64,345	64,345	31,209
Replacement Reserve Fund	25,000	25,000	25,000
Contingencies	20,000	5,500	20,000
<b>Total Expenditures</b>	<b>\$732,110</b>	<b>\$698,585</b>	<b>\$737,135</b>

In 2002, delays in hiring seasonal help reduced operating expenditures while extra interest income boosted revenues. Assuming these anomalies do not occur and factoring in modest inflation (salaries, supplies, and services), next year's budget incorporates somewhat higher Operating expenditures and slightly reduced Revenues.

Any changes in the budget as adopted by the Board will be reflected in the final budget information distributed to ECIA members.

## NOTES FROM THE BOARD

Summer is now winter, with snow already on the mountains. We had a successful and safe swim season. **Bill Donohue** and his crew have prepared the pool for the cold weather and started the upgrade of the dressing room areas. The sub flooring has been a source of odors that created concern. Other pool upgrades being considered include stairs for easy access and installation of a non-toxic water filtration system which eliminates the need for chlorine.

The Board and Finance committee, chaired by **Gisela Knight**, held the annual ECIA budget community forum. No one attended which indicated a strong endorsement of confidence in the process and an absence of burning budget issues. If you would like a copy of next year's budget, stop by the office.

**Bob Pritchard**, our General Manager has been unable to conduct talks with the county regarding increased animal control in the community. We are waiting until after elections to discuss the issue with our sheriff-elect. The input I receive from letters and emails indicates a continuing interest and need for improved animal control and responsible animal ownership.

I am excited about the Torreon hike & bike trail. The county quickly approved our permit request. (Bob did his homework.) We are now seeking bids for the project. With cold days ahead, I expect it will be spring before construction begins.

We have received approximately sixty responses to the road questionnaire. We'll wait another thirty days to review and analyze the results. The resulting outcomes and recommendations of the Road Committee, chaired by **Allen Larson**, will be published as soon as completed.

The response to the RV screening article in last month's *Vistas* has been interesting. There is a full spectrum of ideas and proposed solutions. To date, the consensus is something must be done to reduce the visual impact of RVs, but the solution is not clear. Three residents have volunteered for a community ad-hoc committee. Their challenge will be to develop recommendations for the community's review and subsequent consideration by the board. This issue has been with us for a long time; I'm not interested in hurrying the process. Listening to the community will be the key factor for success with this issue.

I continue to receive positive comments regarding the new format and content of our *Vistas* newsletter. I'm hopeful it can become an effective means of community information, interface and dialog. Please provide any suggestions you may have to help us reach that goal. Your emails, letters and phone calls are greatly appreciated.

*John Reeder*  
President, ECIA

### ECIA OFFICE

#1 La Hacienda Loop  
Santa Fe, NM 87508  
466-4248, 466-4249  
info@eldoradocommunity.org  
www.eldoradocommunity.org

### General Manager

Bob Pritchard  
466-4248  
ECommunity@aol.com

### BOARD OF DIRECTORS

#### President

John Reeder  
466-4909  
zaluki@aol.com

#### Vice-President

Andy Winnegar  
466-6563  
ajwinnegar@aol.com

#### Secretary

Frank Schober  
577-7972  
fschober@att.net

#### Treasurer

Dan Drobnis  
466-4781  
Drobnisd@sdsu.edu

#### Director

Raymond Singer  
466-1100  
raysinger@aol.com

#### Director

Terence Schwind  
(505) 466-7320  
tkschwind@attglobal.net

#### Director

Gretel Underwood  
466-7825  
Wunderwood7@aol.com

### COMMITTEE LIAISONS

Architecture: Dan Drobnis

Conservation:

Andy Winnegar  
Election: Frank Schober  
Information: Frank Schober  
Finance: Dan Drobnis  
Recreation: John Reeder,  
Gretel Underwood  
Road: John Reeder  
Neighborhood Watch:  
Frank Schober  
Stable: Gretel Underwood

### VISTAS NEWSLETTER

Editor:

Diane Kean  
nmvistas@starband.net

Designer:

Hope Ostheimer  
vistas@  
webdesignbyhope.com  
Editorial Assistant:  
Debby Padilla  
466-4248

### CONTRIBUTORS

Ana June  
466-2660  
Vistas Staff

### COMMUNITY RESOURCES

Vista Grande Library  
466-READ  
Security  
204-2945



### Security House Checks...

Did you know you can have a Security Guard stop by your house on days you are not at home? For \$3.00 per house check per day, an ECIA Security Guard will check your home for you. To request the service, please complete an Eldorado Security House Checks form at the ECIA office. You will need to pay for the service at the time of the request. You will also need to provide emergency contact numbers and the names of any persons allowed in your home. Call ECIA at 466-4248 with any questions.



*The entire Vistas staff (including participating ECIA Board members) would like to wish all Eldorado residents a very happy holiday season. Please enjoy this festive time of year. Be safe; we'd like to see and hear from all of you next year.*

#### Santa Visits Eldorado Dec 7th

The Eldorado Residents Association will host a Santa Party on Saturday the 7th of December, from 2 to 4 pm at the Community Center. Santa will be on hand to greet the children. Local train enthusiasts will have some wonderful model trains set up in the train station. Cookies and punch will be served to keep the party going. For information, contact **Pat Kuhlhoff** at 466-4877.

#### Eldorado Area Gardening Presentations

The Santa Fe Master Gardeners Association has sponsored monthly presentations in Eldorado the past 8 months. Monday, December 2nd, at 6:30 pm will be the last get-together for 2002.

Please join us for a potluck meal, visit with other gardeners, and an exchange of gently used gardening books, seeds, plants, cuttings and clippings. There will also be an opportunity to make suggestions of topics for the 2003 series.

The social will be held at the Eldorado Community Center Depot. Please bring a salad, bread 'n spread or a dessert. Soup and beverages will be provided.

For additional information, please contact **Beverly Hafner** at 466-0261.

#### School News

Update on safety issues... The school is happy to announce the long-awaited bike path on Avenida Torreon is in active development! Soon, kids can walk home without getting too muddy or scratched up by weeds. The path will also keep them safer. In addition, the school is looking into having flashing lights installed on Torreon.

The band concert and PTA General Meeting are tentatively scheduled for December 10th. Time to be decided. Call the school at 466-2604 for the details.

The Halloween Carnival was great fun and a "screaming" success! A huge thanks to the many, many volunteers – especially to the **DeBruyns** for orchestrating it.

We are STILL seeking kids' art to post to the Eldorado website! I know there are lots of creative kids out there. What are you waiting for? Call **Ana** at 466-2660.

P.S. Are there any aspiring crossing guards in our community?

#### Vista Grande Library Completes Successful Year

**Tom Brimacombe**, President of the Vista Grande Library Board, has reported the fall fund-raisers have brought the library close to the \$80,000 goal for funding expenses for 2003. The Ice Cream Social and Auction netted about \$22,000 thanks to the work of volunteers, donors, committee members and, most of all, the Eldorado community who supported the event. Throughout the fall, the Leadership Campaign Committee has been hard at work enlisting the support of the business community and private sector to establish continuing funding. Finally, the October phone-a-thon gave the volunteer callers a chance to talk about the library's programs and find the additional support necessary to fund the operations of the non-profit library for 2003.

Volunteers are still needed for data entry, cataloging, shelving books and working at the circulation desk. The communications, fine arts, and children's program committees also have positions open.

Call **Terry Lawrence** at 466-6344. For updates on activities at the library, call 466-READ or check out the website at [www.vglibrary.org](http://www.vglibrary.org).

# December Events

*Left out? Help us compile a comprehensive events listing.*

Email [info@eldoradocommunity.org](mailto:info@eldoradocommunity.org) with your meeting or event information, or bring it to the ECIA office by the 8th of the month for publication in the following month's *Vistas*. Please include "Attn: Vistas" and be sure to indicate:



**1. Type of Event**

**2. Location**

**3. Date & Time**

Photographs (digital or snapshots) are encouraged!

**4. A Resource Person** (one that can answer questions both about the event and the sponsoring organization) and his/her telephone number.

*Note: All meetings are at the Community Center, unless otherwise noted.*

## DECEMBER SPECIAL EVENTS

Santa Claus	Sat., Dec. 7, 2-4pm	Comm. Ctr.	466-4248
Band Concert/PTA	Dec. 10, TBD	School	466-2604 Call
Christmas Holiday	Wed., Dec.25	ECIA Offices Closed	

## COMMITTEE MEETINGS

Road Committee	Mon., Dec. 2, 6 pm	Allen Larson	466-4792
Recreation Committee	Tues., Dec. 3, 7-9 pm	Elaine Napp	466-2023
Architectural Committee	Tues., Dec. 10, 7-9 pm	Bill Schwent	466-7708
EAWS&SD*	Wed., Dec. 11, 7-9 pm	Don Dayton	466-2411
Board Work Study	Mon., Dec. 16, 7-9 pm	ECIA	466-4248
Information Committee	Wed., Dec. 18, 7-8 pm	ECIA	466-4248
Neighborhood Watch		Lyn deMartin	466-1237 call
ECIA Board	Thurs., Dec. 19, 7-10 pm	ECIA	466-4248

## MONTHLY MEETINGS

Master Gardeners	Mon., Dec. 2, 6:30 pm	Beverly Hafner	466-0261
ERA Coffee Social	Tues., Dec. 3, 10 am	Pat Kuhlhoff	466-4877
Book Club	Sun., Dec. 8, 7-9 pm	Ken Fischer	466- 2537
Arts Assoc. Shoptalk	No Program this Month	Cary Carlson	466-6073
Vista Grande Book Club	Thurs., Dec. 12, 7-9 pm	Shelley Moore	466-9636 Library
Search & Rescue	Thurs., Dec. 12, 7-9 pm	Dave Burdett	466-9765
Book Club	Sat., Dec. 14, 7-9 pm	Barbara Rugg	466-2559
ERA Coffee Social	Tues., Dec 17, 10 am	Pat Kuhlhoff	466-4877
Cub Scouts Trp. 414	Tues., Dec. 17, 7 pm	Morey Walker	466-0459
Arts Assoc. Program	No Program This Month	Arlene Siegel	466-3274

## WEEKLY MEETINGS

AA	Tuesdays, 5:45 pm		
Al-Annon (open to all)	Tuesdays, 4:30 pm & Fridays, 9-10 am		
Bridge	1st & 3rd Fridays, 1-4:30 pm	Marjorie Segell	466-3958
Bridge	2nd & 4th Fridays, 1-4:30 pm	Pat Lavengood	466-9765
Bridge (Beginning)	Wednesdays, 9-12am		
Bridge (Mens')	Thursdays, 1-4 pm	Bill Kapoun	466-8497
Boy Scouts	Wednesdays, 7-9 pm	Paul Tuck	466-4815
Community Band	Thursdays, 7-8:30 pm	Peg Johnson	466-1459 School
Fire & Rescue Training	Wednesdays, 7-9 pm	Fire Station Office	466-1204 Station
Fire & Rescue Work Duty	Saturdays, Call for time	Fire Station Office	466-1204 Station
Senior Lunch**	Wednesdays, 12-1pm	Marjorie Segell	466-3958

\*Eldorado Area Water and Sanitation District \*\*Reservations Required

VISIT OUR WEBSITE: [www.eldoradocommunity.org](http://www.eldoradocommunity.org)





## MOMS Club

Here are some of the aspiring ghouls and goblins (and their MOMS) from the Eldorado area. (Photo taken at MOMS' Halloween gathering.)

Christine Bernstein and her family moved to Santa Fe from Wichita, Kansas, a year ago. "Coming to a new place was a bit scary," she writes. With the help of MOMS Club (Moms Offering Moms Support), Christine and her two young sons, Jack and Caleb, soon found a supportive community. "MOMS club definitely helped me make new friends and get involved in the Santa Fe Community. I have always been involved in MOMS Club since my [now] seven-year-old son

was born. It helped me not feel so alone – as if I was the only woman in the world who decided to give up a career to raise a family." MOMS Club is an international support group for today's mother-at-home who is interested in the world around her and wants a variety of activities for herself and her children. The club also includes mothers who work part-time, but who are primarily home during the day with their kids. Internationally, the MOMS Club has over 80,000 active members and 1200 chapters in seven countries.

"The Eldorado chapter started in October 2001. When it first started there were only 3 members. We currently have 21." Christine became the MOMS Club president in August, 2002, when the founding President stepped down. Without a chapter President, the club would have been disbanded. Christine felt it was too important to the moms in Eldorado to let the club dissolve. With a few needed changes, they were soon back on track and are now a successful club. "Our chapter has activities at various times throughout the week. Playgroups are usually held at a member's home. We also often meet at Santa Fe Parks and the Eldorado Community Center."

Christine hopes the Eldorado MOMS Club will continue to grow. "It is important for stay-at-home moms to have the support they need to not feel alone and isolated."

*If you would like to join MOMS Club, please contact Kerri Lay, the Membership VP, at 466-2883 or email her at KerriPaulBo@aol.com.*



## Inspect Your House Regularly

The skills I sell my customers in Eldorado and this part of New Mexico are in the field of home maintenance, repair and construction. Like a lot of people doing the same thing, I give my customers advice---not just concerning what type of repairs to make and how best to make them, but general advice related to how to best maintain the value of their homes.

Homeowners' attitudes and actions frequently cause me grief. Those same attitudes and inactions will cause the homeowner even more expense (grief) when it comes time to sell his or her home. There are a couple of general suggestions I make again and again – often without making a dent in the costly

problems I see developing.

The first of these suggestions is the most important. Always stay in the improvement mode. Don't wait for something to break, fall down, wear out and lose its function before you initiate an effort to maintain it. If you do, you will always be far behind the home care power curve.

Secondly, don't wait until you are about to sell your house before you inspect it. Schedule some time at least every week to make a check of your home and the grounds around it for anything that needs repair, painting or replacement.

*Keep in mind this old saying: "A stitch in time saves nine."*



## 7 Year Tune-up



**I**t was over seven years since the oil and plugs had been changed on the 1969 F-100 Ford truck we had inherited from my wife's father. I still had all the supplies needed that I had purchased in 1996. The plugs, points, fan belt and oil and air filters were still in their now-faded boxes.

I had worked in a gas station briefly during High School where I tuned up a few cars and trucks. The only thing I remember from that experience is what the man who owned the station told me: "Good mechanics don't get dirty." I stood there at the end of that day fully covered in grime, remembered that wisdom, and knew I wasn't a good mechanic.

My goal this day was to remain clean; I pulled the truck up onto the apron of the garage to stay out of the dirt and started to work. Conveniently, these old Fords have plenty of space in the engine well. This is particularly useful for anyone under six feet four inches tall, who, in order to get a good grip on any of the truck's components, has to crawl into the engine itself.

The oil plug almost prevented my work; my son demonstrated convincingly that the plug could not be turned. My father, via a long distance phone call, encouraged me to try again using a counter-clockwise turn. He later emailed the specifications for the tune up.

I found the oil-drain pan next to my house; I considered this a good sign. I had to adjust it to catch all the oil once I removed the oil plug. During the pan adjustments, I noticed some oil on the floor and on my hands and arms. I told myself I would easily get these spills later and my soiled shirt (a favorite) would wash out fine.

When I went to remove the oil filter, I noticed that my oil filter wrench was too small to fit around it. I decided to use the screwdriver, vice grip, hammer, and lock cutter technique. By the time I borrowed the correct tool, the old filter was shredded and about a quart of oil had splattered on the concrete apron.

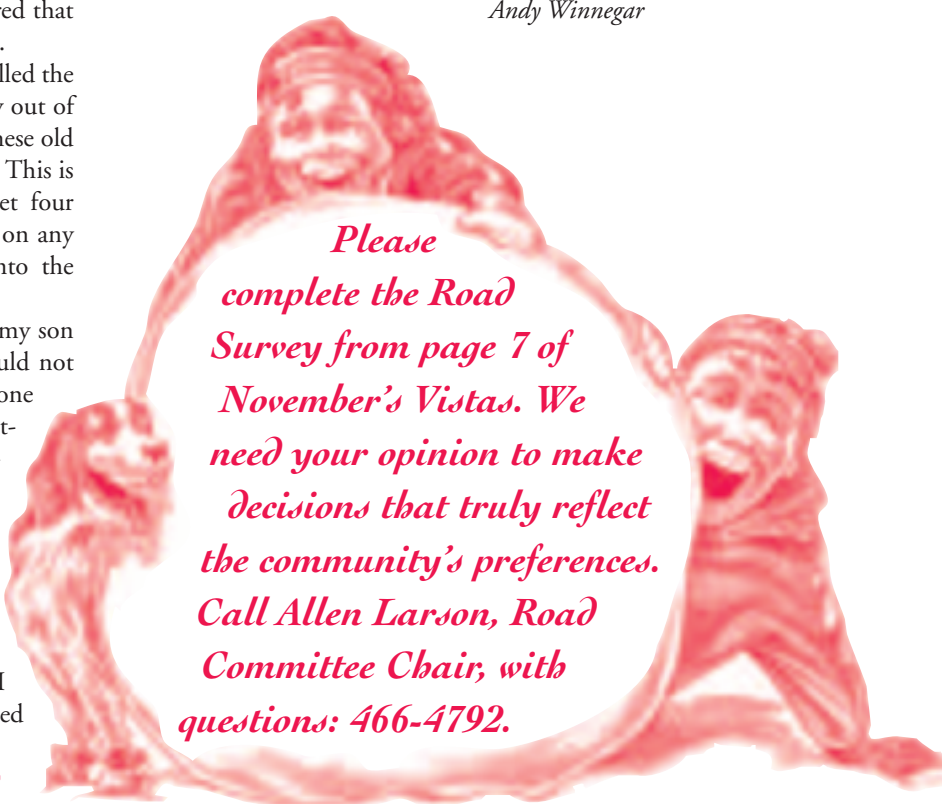
When I finally got to the spark plugs, I discovered they were all fused to their sockets. Thank God I didn't break any off as I took a hammer to a couple of them. I put grease on both sides of the new plugs, then carefully readjusted the contact screws and got the .25 gap in one try. The fan belt and the air filter were uneventful and the

truck started right up.

It was time to clean up. I poured the oil back in the used cans and pulled out a dusty gallon of acid. The instructions clearly indicated the acid could be used to brighten garage floors but it did not affect oil or grease. There is still a stain on the garage apron. My wife said perhaps we could scrub it later with dishwashing soap.

After all that, I still had time to catch the second half of the soccer game. I had only spent 3.5 hours on a project that had taken me seven years to complete.

*Andy Winnegar*



*Please  
complete the Road  
Survey from page 7 of  
November's Vistas. We  
need your opinion to make  
decisions that truly reflect  
the community's preferences.  
Call Allen Larson, Road  
Committee Chair, with  
questions: 466-4792.*

ELDORADO  
**VISTAS**

Eldorado Community  
Improvement Association  
#1 La Hacienda Loop  
Santa Fe, New Mexico 87508

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# eldoradocommunity.org

We have a webpage in our  
Community:  
*eldoradocommunity.org*

If you are thinking about  
construction or additions to  
your home, check out the  
Community Covenants and  
Restrictions.

If you are interested in the  
work of any of ECIA's  
committees, there is info on  
our webpage.

Soon we hope to establish a  
free want-ad or barter service  
for everyone with a 466 phone  
number.

Check out our webpage!  
Your suggestions are welcome.

