

RANCHO VIEJO Round Up

F A R A W A Y F E E L I N G . . . C I T Y C L O S E

Serving the Rancho Viejo Communities of Windmill Ridge II, III, IV and La Entrada

Summer/Fall Public Meetings Attended by Residents

July 30th NE/SE Connector Public County Meeting Held.

Reported by Ian Norrish, RVS Communications Committee

A community NE/SE Connector meeting was held Wednesday, July 30th in the SF Community College Jemez Room. County Commissioner Liz Stefanics opened the meeting and introduced the key speakers, Chuck Vigil, the Santa Fe County Project Manager for the road project and Carlos Ruiz, Engineer representing the consulting company OCCAM, commissioned by SF County to provide a recommendation on the construction and alternatives.

The original intent of developing the new roads was to relieve some traffic on Richards Ave., the majority of which flows

CONNECTORS Cont'd. on pg. 9

Santa Fe County Approves Master Plan Apartment Complex.

Reported by Ian Norrish, RVS Communications Committee

A September 9th meeting of the Santa Fe County Board of County Commissioners, approved the Master Plan for the residential apartment complex to be built adjacent to SFCC. This approval allows the developer to move forward with a more detailed Development Plan for layouts, road access and traffic flows. The expanded plans will also require approval from the County.

Some Rancho Viejo residents expressed concerns at the meeting, mostly about the road access via the proposed SE Connector road, the lack of funding to do a complete SE Connector and traffic issues on

APARTMENTS Cont'd. on pg. 8

On September 6th, Rancho Viejo Homework Group Began Work.

Reported by Pat Barnes, RV La Entrada Editor

On September 6th, over 50 Rancho Viejo residents met in the Jemez Room at the Santa Fe Community College to begin the Homework Group process.

The meeting facilitator, Carl Moore, reviewed the purpose of the group, which will hold several meetings to provide advice and guidance about the "build out" of the remaining developable land here in Rancho Viejo. Results of the Homework Group process will be utilized in future applications for development approvals. Mr. Moore also introduced three individuals to present facts about Rancho Viejo.

HOMEWORK Cont'd. on pg. 7

Photo by Ian Norrish, RV South



Santa Fe County Project Manager Chuck Vigil took questions from attendees about the connector roads being considered.

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Photo by Anne Lefton, RV South



At the introductory meeting, Homework Group members learn more about the purpose of their future meetings.

The Round Up

is a bi-monthly publication of
Rancho Viejo South
and Rancho Viejo La Entrada
Community Associations

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Market Update

The last 90 days saw 17 sales in Rancho Viejo with an average asking price per square foot of \$171. The lowest selling price was \$222,500 with a high of \$637,500. The present inventory levels in Rancho Viejo have risen slightly with 33 homes for sale, however there seems to be high buyer activity right now. Call for your confidential market analysis today.

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COFFEE & CONVERSATION RAPTOR RELEASE



All photo montage images of our Fall Coffee & Conversation Raptor Release Party held at Institute of American Indian Arts Hogan are courtesy of Dan Johnsen, RV La Entrada.

Reported by Pat Barnes, Resident & Editor of RV La Entrada

Under a beautiful late afternoon sky on Saturday, September 13th, three Great-Horned Owls were released into open space adjacent to the IAIA Hogan. Over 70 residents gathered to watch as Lori Paras, Santa Fe Raptor Center (SFRC) director, coordinated the release. This event was planned by the La Entrada Communication Committee and was organized by Paul Dillon.

During spring winds, the baby owls had fallen from their nests. They were raised at the SFRC, an organization whose main goal is to care for injured or displaced birds so they can be released back into their natural habitat. Prior to the release, Laura Swartz, Blair Swartz and their daughter Stacey, experts on the subject of raptors, displayed three educational birds, including a Screech Owl, a Northern Saw-whet and a Mississippi kite. Cameras flashed as they carried the raptors around the room for close inspection by our residents, both young and old.

The three Great Horned Owls released should have an impact on our increasing pigeon and rodent populations since raptors consider these pests as food.

The SFRC is a registered nonprofit organization which relies on private contributions to continue their valuable work. The Center is located in Eldorado where Lori Paras, with the help of volunteers, houses and cares for various raptors. Contributions can be made to: Santa Fe Raptor Center, P.O. Box 32021, Santa Fe, NM 87594-2021. Your donation is tax deductible.

More information about the SFRC is available at www.thesantaferaptorcenter.org.

Prepare Your Garden for a Long Winter's Nap.

Reported by Lee Lefton
RVS Communications Committee

Now that fall is here, it's time to start readying your gardens and landscapes for the predicted colder-than-normal winter. Tom Church and Stephanie Burns from the Santa Fe Master Gardener Association have these important tips for you:

- Late October is prime planting time for perennials, trees and shrubs. Flowering bulbs can go in until the ground freezes. November is a good time to seed your perennial wildflowers.

- When temperatures cool down, water less frequently. It's important that soil be damp going into late fall. Just don't over-water. Once soil begins to freeze, soak trees and shrubs once every 2 to 3 weeks during winter months, except when it's very cold or the ground is frozen.

- Fall feed to help plants withstand winter stresses and encourage root growth. Use low nitrogen/high phosphorous feed.

- Spread a thick layer of mulch to protect plants and soil over winter months.

- Weed and deadhead perennial beds. Protect vulnerable perennials by building chicken wire cages around them.

- Bring in house plants. Drain pools and birdbaths. Set up feeders and any winter watering stations for birds. Prune dead tree branches. Store amendments and fertilizers. Drain drip system. Disconnect hoses from faucets, but keep one handy for winter watering.

Once you've done all of this, start planning next year's garden, order seed catalogs and stay warm through the winter.

DOG OWNER REMINDER

Please clean up pet poop when you are out walking our trails. Doggie bag stations are conveniently located in our community parks and near the trails ... there for your convenience.

USE THEM!

South News: LOTS DEVELOPING IN OUR RV SOUTH COMMUNITY.

Reported by Lee Lefton, RVS Communications Committee member



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MANY RESIDENTS HAVE BEEN WONDERING what's happening with lot development in the community. Here's what Cass Thompson of Univest had to say. "We have six lots that are sold and under construction or soon to be under construction in Windmill Ridge Unit 4. Construction on one of the lots was completed in mid-September and the rest should be completed within the next nine months if the weather is nice to us this winter." With the sale of the remaining lots in the South comes the completion of sidewalks, landscaping and a fully developed community, which should then increase everyone's property values. Patrick Thomas, Qualifying Broker at Coldwell Banker and Rancho Viejo resident shared what he tells many clients. "I know real estate all over the county and Rancho Viejo is the best value in Santa Fe. We have paved roads, a sewer system, parks, trails, and 50% open space, right next to the Community College and IAIA. And we have a strong Homeowner's Association that has maintained the quality of the community, which helps keep property values up." Patrick lives in Rancho Viejo and has owned rental properties here for 14 years. "My management company gets several calls a week from people wanting to lease here. Usually I have to tell them there's nothing available."

AT THE SEPTEMBER 23RD BOARD MEETING, the Board of Directors approved the 2015 budget with no increase in assessments. The budget will be included in the Annual Meeting packet, which will be mailed out to all homeowners by mid-October. A review of the entire budget will take place at the November 18th annual meeting.

THE RV SOUTH COMMUNITY ASSOCIATION IS SOLICITING APPLICATIONS to fill four (4) vacancies on the Board of Directors. Three Directors will serve a two-year term and the fourth will serve a one-year term. You should have already received a Notice of Interest Application Form in your latest monthly assessment statement. A list of Board candidates and their bios will be included in the Annual Meeting packet. As stated, the packets will be sent out to homeowners by mid-October.

LASTLY, OUR GUEST SPEAKER at the Annual Meeting will be Lynn Krupnik, attorney for the South Homeowner's Association. We look forward to seeing all of our homeowners at the meeting on Tuesday, November 18th. *See box below for details.*

MESSAGE TO ALL RV SOUTH RESIDENTS:

THE ANNUAL MEETING IS TUESDAY, NOV. 18TH.

Registration is from 5:30 - 6:30 • The Meeting Begins at 6:30

SF Community College Jemez Rooms 1 & 2

Look for Your Annual Meeting Packets to Arrive in Mid-October.

RV SOUTH COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

For July, August and September, 22 modification submittals were given to the DRC. We approved all of them ... a 100% approval rate!

In this issue of the *Round Up*, I'd like to take on the usage of storage tanks in Rancho Viejo South. Storage tanks are not allowed on any lot, with these exceptions: Propane or similar fuel tanks of 10 gallons or less used for residential use (grills and fireplaces, e.g.) are allowed. Fuel tanks that are used to heat spas or hot tubs are allowed, but the container must be screened so it is not visible to neighboring lots or common areas. These must also be 10 gallons or less. And to comply with water conservation efforts, rain barrels of 65 gallons or less are allowed, as long as they are a neutral color. These do not require DRC approval.

I have noticed many rain barrels in Rancho Viejo, and the DRC thinks these are a great way to conserve and use water. So if you are contemplating getting one or more of them, please go right ahead! Any water we can save will be appreciated.

Reported by Susan Young, Chair



Susan Young, Chair

LANDSCAPE COMMITTEE

Thanks to the continued diligence of all, our RVS landscape is looking great! Working hand-in-hand with Heads Up, RVS will continue with installation of the MP rotary sprinklers throughout the landscaping. The next installation will be along the spine path where the water pressure inhibits the distribution of water using conventional sprinkler heads. As winter rapidly approaches, it is time to think about shutting down the irrigation system. While the actual shutdown date depends on how the weather cooperates, the process will be accomplished in coordination with RVN and Ranchland Utilities. In an effort to deter calls from concerned residents, Manager Vince Montoya will send out an e-blast when the system shuts down. At present, the Ranchland Utility study is on hold while the engineering firm hired to evaluate the system is on vacation. When the study resumes, RVS will continue to work with RVN and Ranchland Utilities to reach a solution that is equitable to all.

Reported by Bonnie Houston, Chair



*Bonnie Houston
Board Liaison*

FIND OUT HOW TO JOIN A SOUTH COMMITTEE BY CONTACTING VINCE MONTOYA, RV SOUTH ASSOCIATION MANAGER. SEE CONTACT INFORMATION ON PAGE 4.

SAFETY COMMITTEE

New "We Love Our Children" signs have been installed throughout the South community. Since school is back in session, please watch out for children when driving by our schools. Also be prepared for additional traffic around schools.

According to New Mexico Game & Fish, snakes can be active in northern New Mexico until the early winter season. If you choose to put out bird feeders, be aware that bird seed on the ground will attract rodents and, in turn, may attract snakes. Please be alert. If bitten by a snake of any kind, seek medical attention immediately.

The Board has provided new guidelines for sidewalk repairs. The community manager will conduct another inspection using these new guidelines and provide findings to the Board for approval.

Due to safety issues, some concerned citizens have contacted County Commissioner Liz Stefanics to ask that the intersection of Saddleback Mesa and Richards Avenue be made into a four-way stop. Robert Martinez with Santa Fe County conducted a traffic study to investigate these concerns. His findings indicate that the intersection does not qualify for a four-way stop due to the amount of traffic and the current number of reported accidents.

The latest news on the pit bull attack which occurred in our community is that the owner of the dog has pleaded "not guilty" to the charges brought by the county. The hearing scheduled for late September will occur too late to be reported in this issue. To our knowledge the owner is still in possession of the pit bull.

Our committee is looking for new members. If interested, please contact Manager, Vince Montoya at VMontoya@hoamco.com.

Reported by Jim Kerr, Board Liaison



*Jim Kerr
Board Liaison*

COMMUNICATIONS COMMITTEE

Joint meetings of the La Entrada and RV South Committees are allowing us to share projects and make better use of our resources. A good example being the recent Coffee & Conversation event featuring an educational talk by members of the Santa Fe Raptor Center followed by the release of three rehabilitated Great Horned Owls over Rancho Viejo property. See related story on pg. 3.

Several County meetings important to Rancho Viejo residents plus the new Homework Group meetings were held this month and they are summarized in this issue. See stories on pg. 1.

We will continue to keep you updated, both on meeting dates and reports of the outcomes.

Reported by Ian Norrish, Chair



Ian Norrish, Chair

La Entrada News: BOARD REPORT AND 2013 NM LEGISLATIVE ACT



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Submitted by Pat Barnes, Editor for La Entrada

THE HOMEOWNERS ASSOCIATION BOARD MET on Wednesday, September 10th. Tom Rael, Association Manager, reported on the latest financial statements and informed members that the proposed 2015 budget will be developed in November and discussed at the December meeting. He also reported that residents who have exceeded overdue HOA payments of \$1,000 are taken to court. In all cases, except for the small number of foreclosures, the payments and fees have been recovered or there is a payment plan in place.

Judy Keller, chair of the Design Review Committee presented proposed changes for design guidelines reflecting a clarification for gutters, structures, play equipment, yard ornaments and window treatments. Specific recommended changes are posted at: www.laentradatranchoviejo.com. The legal staff will review the proposed changes prior to Board approval.

Pat Barnes reported that Paul Dillon has been appointed new chair for the Communications Committee. The Winter Holiday "Deck the Doors" contest has been scheduled for December 13th. More information is provided in the box at left.

Cass Thompson informed residents that the sales of new homes continues at an excellent rate. He also indicated that the 41 new lots will be released during November.

There were several concerns regarding the ongoing construction disturbance and those who had complaints were asked to forward their issues to Tom Rael at 954-4479. Cass Thompson agreed to communicate with all trade companies about the need to maintain professional cleanliness in the building of the new homes.

LA ENTRADA BOARD

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473-7700

Vice President: Pat Barnes
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Secretary/Treasurer: Alina Catanach
alina@ranchoviejo.com
473-7700

"DECK THE DOORS"
3rd ANNUAL
LA ENTRADA
CONTEST &
HOLIDAY PARTY
SATURDAY, DEC. 13

Doors will be judged at
11:00 a.m. that Saturday.
Party to follow from 2 - 4 p.m.
(Location to be announced)

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party and some to wrap up
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2nd Prize Winner - \$50
3rd Prize Winner - \$25

OUR NEXT BOARD MEETING IS SCHEDULED FOR
6 P.M. WEDNESDAY, DECEMBER 10 AT THE RANCHO VIEJO FIRE STATION.

HOMEOWNER ASSOCIATION ACT OF 2013 — The legislature of the State of New Mexico enacted the Homeowner Association Act which became effective on July 1, 2013. The act requires specific disclosures from all homeowner associations to parties purchasing property which are subject to these associations.

Since the date shown above, Homeowner Association Management Company (HOAMCO), La Entrada's association management company, has been processing the requests and charging for its service. In an effort to be more cost-efficient, the La Entrada Board voted to change the way that La Entrada will process disclosure statements. As a result, the Board will be processing the disclosure statements and the proceeds will be put back into the La Entrada Homeowners Association. This change will reduce the cost to homeowners when selling homes and keep the funds in the Association.

When you sell your home, you must have your realtor submit a disclosure request to: Officers, La Entrada at Rancho Viejo Community Association, Inc., 1421 Luisa Street, Suite R, Santa Fe, NM 87505.

LA ENTRADA COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

The Communications Committee was busy during August and September preparing for two events that both occurred on September 13th.

The first event was the 3rd Annual Neighbor to Neighbor Food Drive benefitting the Food Depot here in Santa Fe. We were able to make a donation of 452 pounds of food to the Food Depot. We extend many thanks to Kathy Brown who was instrumental in bringing this important charitable event to Rancho Viejo.

The second event was the fall Coffee & Conversation Raptor Release Party held at the IAIA Hogan where Lori Paras from the Santa Fe Raptor Center released three rehabilitated Great Horned Owls in our community. See story and photos on page 3.

Other activities include updating the Welcome Packet for new residents and continued improvements to the community website. Just go to <http://www.laentradaatranchoviejo.org> to request a login if you do not already have one. Please check the website for La Entrada community information.

The La Entrada and South Communications Committees met on Monday, Sept 8th to see where we might combine activities. The two committees have agreed to meet four times a year.

Finally, a very special thank you goes to former chairperson Joyce Matteson for all of her service to the La Entrada community. We appreciate the work she has done for us.

Are you interested in joining our Committee? Please contact Paul Dillon at arttrek@comcast.net.

Prepared by Paul Dillon, Chair



Paul Dillon, Chair

DESIGN REVIEW COMMITTEE

The La Entrada Community Association Homeowner Handbook covers design guidelines, architectural standards, association rules and standards for conduct and use. Specifically, DRC approval is required for all changes or additions to landscaping; walls, fences and gates; changes and additions to outdoor lighting; awnings/shades; fire pits, kivas or BBQ pits; flagpoles; portals, patio covers and patio additions; storage sheds, incidental structures, gazebos, ramadas, and shade structures; swing sets, trampolines and play equipment; exterior window coverings or treatments; and placement of yard ornaments.

As of now, the DRC Committee has received 13 requests: 11 approved, one disapproved and one pending. Thank you! Please remember that any changes or additions MUST be submitted to the DRC for approval prior to installation.

Do not hesitate to contact your HOA Manager, Tom Rael, with any questions that you may have. The form for submitting landscape drawings, plans and modification to the exterior of your home is available at the sales office or may be downloaded at www.laentradaatranchoviejo.org.

Prepared by Judy Keller, Chair



Judy Keller, Chair

FIND OUT HOW TO JOIN A LA ENTRADA COMMITTEE BY CONTACTING TOM RAE, LA ENTRADA ASSOCIATION MANAGER. SEE CONTACT INFORMATION ON PAGE 6.

HOMEWORK Cont'd. from pg. 1

Beginning with developer Warren Thompson, a brief history was given starting in 1981 when Rancho Viejo was purchased. He highlighted some significant events that have occurred since, including the donation of land for the college, schools, churches and the fire department and work with SunCor in the development of the concept by the original design team used to plan the community. He addressed the transition that resulted following the recession and the reorganization of building under Univest-Rancho Viejo LLC in 2011.

The next speaker was Robert Griego, Santa Fe County Community Planning Manager, who presented information on the existing county planning framework. The County Growth Management Plan, approved by the Board of County Commissioners in 1999, set the framework for the community district concept and planning process. Based on this, in 2000, the Community College District was adopted, with a plan and an ordinance with land use and zoning regulations.

The last speaker was Joe Porter, the original design team coordinator who created, with the support of the County and the developer, the design for the beginning of the Rancho Viejo

Photo by Anne Lefton, RV South



Joe Porter, Design Team Coordinator, speaks to residents' concerns regarding development in Rancho Viejo.

HOMEWORK Cont'd. on pg. 13

APARTMENTS Cont'd from pg. 1 ... Richards. These factors and other concerns will be taken into account as the Development Plan evolves, according to the attorney for the developer.

Minutes and video of the meeting are available from the Santa Fe County Website at:
<http://www.santafecountynm.gov/>

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CONNECTORS Cont'd. from pg. 1

south from beyond the I-25 underpass. Mr. Ruiz explained the traffic flows and admitted that some of the initial problems on Richards Ave. had been removed with the completion of the new, larger traffic roundabouts.

Alternatives for the SE Connector road routings were presented and were discussed with input from an SFCC representative who expressed concern that the connector would bisect the existing SFCC campus and effectively isolate the rope course. Several Rancho Viejo residents also spoke against a planned routing through the college campus.

When asked why the connector could not be re-routed east of the campus boundary, Mr. Ruiz replied that it would be much more expensive due to a needed land purchase from existing landholders, plus the technical difficulty and cost of crossing deeper arroyos. Despite that fact, Mr. Ruiz asked that residents provide their input to his company for consideration.

After several more residents expressed concerns over the proposed roadway, it was disclosed that there are insufficient funds to complete the roadway through to Avenida Del Sur, but probably enough to complete a section from Rabbit Road to College Drive. This lack of funding changed the opinions of many present, especially given the enthusiasm for moving the planned connector east outside the college boundaries which probably would not even allow the road to reach College Drive.

It appears that this project, or at least the SE Connector section, is severely constrained by lack of funds to the point of being, at best, a poor solution to a problem that has largely been overcome by the new improved roundabouts on Richards Ave.

By contrast, the NE Connector is apparently federally funded and can proceed. It is anticipated that design work for the project would be completed by mid-2017 with construction completed by mid-2018.

Christine Kelso from Marin Associates spoke about her work on the environmental analysis of the alternatives and also urged residents to provide their input as soon as possible.

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OUR 5TH ANNUAL NEIGHBORHOOD WATCH YARD SALE A SUCCESS

*Submitted by Susan Young,
RV Neighborhood Watch Reporter*

The rain held off and we had a beautiful morning for our 5th Annual Neighborhood Watch Yard Sale on July 25. Our revenue total was \$1034.80, all of which will be given back to the community.

A great big "Thank You" to all our wonderful neighbors who donated their treasures to our yard sale. Every year we are grateful that so many people contribute to the Neighborhood Watch. And also, we thank the tireless volunteers who always make our Yard Sales successful by giving their time and efforts: Jim Bailey and Paul Burguires, Pat Barnes, Kathy and Charlie Brown, Russell Fory, Donna and Dennis Hoilman, Jim and Elizabeth Kerr, Anne Lefton, Angela Lehman, Valerie and Richard Martinez, Anke Mihalas, Mary and Bernie Paiz, Matt Segura, Ganesh Singh, Patrick Thomas, Sylvia and Chuck Wheeler, and Susan and Richard Young. A special thank you goes to Carol Thompson, who always organizes the sale, picks up donated items, and stores them in her garage where volunteers price them.

In a future edition, we tell you how and where we spent the money we made to keep Rancho Viejo the safe and beautiful community that it is.



Photo by Mary Paiz, RV South

Busy yard sale shoppers look for bargains.

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Carol Thompson, Area Coordinator RV Neighborhood Watch
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Neighborhood Watch website: rvneighborhoodwatch.com

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Landlords: Please keep tenant(s) informed of RV community's news too. Give the manager of your association their name(s) and contact information.

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1. Your best bet is to accompany your kids while trick or treating or make sure another parent does.
2. Make sure your child carries a charged up cell phone or has access to one.
3. Know the route your kids will be taking if you are not accompanying them yourself.
4. Make sure you set a time for your kids to be home. It is not safe to be out on the streets late.
5. It's important to know your kids' activities and with whom they will be trick or treating.
6. Remind your kids to stay in well-lit areas and streets.
7. Be sure older kids are trick or treating in groups and remind them not to leave the group.
8. Instruct your kids to NEVER leave their group to go into the home of a stranger.
9. Unfortunately, sex offenders live among us. You can look up where they live on the internet since almost every state has a website listing the locations of sex offenders.

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HOMEWORK Cont'd. from pg. 7

Community. Using slides and providing information from his Rancho Viejo work, he spoke of the open space concept based on the lay of the land. He stressed the importance of using the Homework Group process to evaluate what has occurred in the past, review the status of the road system, discuss the role of the communities and identify strategies to deal with sustainability in water conservation. Mr. Porter has worked with the Homework Group during the process.

Carl Moore asked every participant's response to two questions:

1. Why did you choose to live in Rancho Viejo?
2. What would you like to see happen in the future?

This information was insightful as the Homework Group continued September meetings to plan, choose options and present preferred changes for the community. A meeting date to present these results will be announced and all residents are encouraged to attend.

All information, charts and summaries of the Homework Group meetings can be found at: www.lawrencemeetingresources.com/ranchoviejo/.

FIREWISE COMMUNITIES/USA UPDATE

By Pat Barnes, RV La Entrada Editor

Rancho Viejo Firewise Communities/USA committee members participated in the Firewise Virtual Workshop: *Get Prepared, Rebuild Your Life* presented September 16th. The speaker was author and researcher Linda Masterson. Her featured book titled: "Surviving Wildfire" is a comprehensive guide for motivating homeowners to become better prepared. Masterson wrote the book after losing her home to a 2011 Colorado wildfire.



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Submitted
by Kathy Brown,
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paper tiger

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Photo by Don Perkins, RV South


Lavender and gold fall flowers blanket Rancho Viejo.

Rancho Viejo RoundUp October 2014

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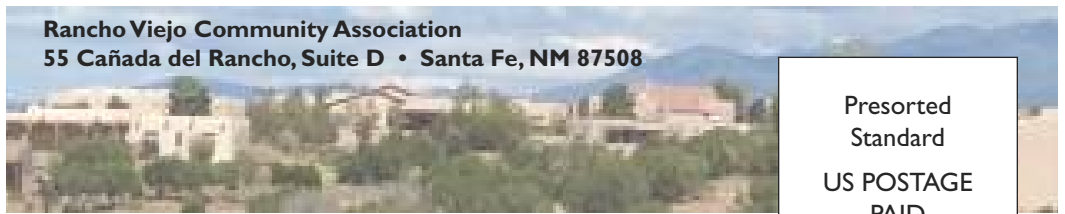


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What's Brewing? Tathagata Coffee at Your Service.

Reported by Pat Barnes, Editor for La Entrada

For everyone who's been craving great coffee, sweet treats, and a fun place to relax, hang out and visit with neighbors, Tathagata Coffee is open for business. The name Tathagata means "seeking perfection" in all things, including coffee.

Proprietor Trevor Lucero offers a wide selection of custom roasted, small batch coffee, espresso, latte, cappuccino, cold brew coffee, chai, and tea. He has worked closely with a master coffee roaster to achieve the ultimate coffee experience. There are fresh, tempting pastries and sandwiches and some pretty cool art decorates Tathagata's walls.

Trevor grew up in New Mexico and received an MFA from University of New Mexico

Photo by Lee Lefton, RV South



Tathagata Coffee is a pristine and inviting environment in which to share a cup of coffee with neighbors and friends.

where he majored in art. He also taught at UNM and is an accomplished artist who continues to paint.

Trevor owned two coffee houses in Albuquerque and brings that expertise with him to Rancho Viejo. The community is already taking advantage of the new, calm, welcoming atmosphere since he opened this past August. Tathagata is located at 55 Cañada del Rancho, Suite C, next to the South Association office and is open 7 days a week from 7 a.m - 3 p.m. Come in and treat yourself. With Trevor's great coffee and always warm welcome, you're sure to become a regular.



Photo by Dan Johnsen, RV La Entrada

Trevor Lucero welcomes you to try his coffee specialties at Tathagata Coffee.

Mention this Round Up story for \$1.00 off your next order.

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