

HAPPY  
HOLIDAYS!

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

## Rancho Viejo Open House Focused on Homework Report.



All photos by Dan Johnson, La Entrada resident



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Open House held on Nov. 1st bringing Homework Group together with residents to discuss growth of our Rancho Viejo community.

Prepared by Pat Barnes, La Entrada Editor

**ON NOVEMBER 1, OVER 40 RANCHO VIEJO RESIDENTS** met in the Santa Fe Community College Jemez Room to review a 25 page report prepared by the recently formed Homework Group. This team of folks met seven times between September 6th and 23rd to address issues that face our community. These discussion areas included: village centers, housing, affordable housing, open space, landscape and irrigation, and transportation. The report can be found at [www.lawrencemeetingresources.com/ranchoviejo](http://www.lawrencemeetingresources.com/ranchoviejo).

Developer Warren Thompson welcomed all of the attending residents and expressed his appreciation for the quality report and the critical need to “keep the vision of Rancho Viejo alive, visible and fresh.”

Attendees were given a brief overview of the process used by Carl Moore, Joe Porter, and Faith Okuma, the planning team leaders, and then encouraged **HOMEWORK Cont'd. on pg. 2**



## The Round Up

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

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### TO ADVERTISERS:

You must provide written proof of membership in all organizations or associations, including business license numbers listed in ads. Please submit this information to RV South Manager, Vince Montoya, at 473-3896 or [VMontoya@hoamco.com](mailto:VMontoya@hoamco.com).

Thank you!

HOMEWORK Cont'd. from pg. 1

to visit "stations" around the room with maps and posters of the guiding principles drafted by the Homework Group. Participants fielded questions about each of the issues where consensus had been reached. New issues were raised and noted for future discussion.

Mark Hogan, Projects and Facilities Division Director for Santa Fe County reported that the Northeast/Southeast Connectors Alignment Corridor project will be revisited by the County staff. He indicated that the County had "put the brakes on our transportation connections and had abandoned the original plan." Residents were encouraged to attend future meetings to review alternatives or contact the County if they get a small group together that is interested in participating in a focus group discussion.

Robert Griego, Planning Manager for the Planning Division of the Growth Management Department and a Rancho Viejo resident also supported the need to rethink the design of the roads in this area.

An implementation process of the Homework Group will have regular meetings with the developer to provide ongoing communication to make sure all of the projects going forward are consistent with guiding principles of the Homework process.

photo by Dan Johnsen, La Entrada resident



Homework Group team leaders and participants: (left to right) Cass Thompson, Faith Okuma, Carl Moore, Warren Thompson, Jessie Lawrence, Joe Porter



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## Firewise Application Completed for 2015

*Prepared by Pat Barnes and Annie McGovern*

**MARK YOUR CALENDARS** for May 2, 2015. It's our next Firewise CleanUp date and is scheduled to coincide with the national date.

Our end of year evaluation revealed that we are the only Firewise Community in Santa Fe County and one of 16 in all of New Mexico. Rancho Viejo contributed more than 300 hours of volunteer time to meet, plan and implement our annual clean up day. Each of the landscape companies that manage Rancho Viejo donated a combined total of \$9500 of services specifically related to firewise activities throughout the year, such as removing tumbleweeds, clearing dead trees, monitoring the walking paths and actively participating in our CleanUp day. And, our local Fire Department is always actively involved in these activities.

We are always looking for residents willing to join the Firewise Committee as activities get scheduled for year. Please contact Annie McGovern at 471-1088 or Pat Barnes at 291-5947.

## Developer's Corner

**2014 HAS BEEN BUSY.** We constructed new lots, initiated the Homework Group and have begun to study ways to improve the effluent reuse system.

Home sales are moving along at a steady pace and the latest developed production lot in Windmill Ridge has sold and is currently under construction. In addition, we have finished 41 new lots. This will afford us the opportunity to offer a wider selection of homes for sale. By completing the lots that front Rancho Viejo Boulevard, the entrance into La Entrada will be complete. If you know of someone looking for a house, this is a great time with a good selection of lots.

To insure that the vision for Rancho Viejo is shared with the residents, we initiated a process called "The Homework Group". We invited the entire community to participate and 35 hard working individuals volunteered to get involved in the process over the months of September and October. The results were very positive and we intend to continue to work in this collaborative manner as development moves forward. A sincere THANK YOU to all of the residents who participated. This was an outsized time commitment and the input from the group was tremendous. We look forward to meeting with more residents as we have future open houses.

All three HOA's have agreed to work together to study the effluent reuse system and determine the best way to manage the system over the years to come. We are very excited that the associations are planning for the future improvements to this vital resource. Look for more information in the upcoming months.

With continued sales, a clear vision and planning for the future, our busy community will continue to grow strong.

Thank you, Cass Thompson

## What's Happening at the Rancho Viejo Sales Office



*Prepared by Alina Catanach*

### WE ARE EXCITED

to announce that Rancho Viejo Properties has recently sold out of developed production lots in Windmill Ridge Phase IV, with the final completion of homes expected March, 2015.

We have released 41 new lots in La Entrada to continue the completion of La Entrada Phase One.

To date, we have closed a combined total of 31 homes in Windmill Ridge and La Entrada with a couple more closings by end of 2014. We will continue to build through the Holiday season as we have 12 new homes on the books for 2015. Seven of those homes yet to be built will be in La Entrada.



## South News: MANAGER'S END-OF-YEAR MESSAGE HERALDS GOOD NEWS.

*Reported by Lee Lefton, RVS Communications Committee*



**Vince Montoya**  
RV South Manager  
505-473-3896  
VMontoya@hoamco.com

### WE WELCOME OUR NEW 2015 SOUTH BOARD

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Bernie Paiz  
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### IT IS THE SEASON TO BE REALLY JOLLY!

We have so many terrific reasons to celebrate the holiday season here in the South. Here's perhaps the biggest of all: The Board approved the 2015 Budget with no increase in dues. We are doing more to improve the community without raising dues by diligently using funds in a very responsible manner. We are hiring reputable contractors and making certain that they are doing the job they were paid to do in a professional and timely fashion.

### WE ARE THE SAFEST COMMUNITY IN THE COUNTY.

That's according to the Santa Fe County Sheriff's Office. Through our Neighborhood Watch Program and our many concerned residents we hope to continue this awesome distinction.

The HOA, in collaboration with Rancho Viejo North and La Entrada, has been in productive negotiations with Ranchlands Utilities to provide irrigation for future landscaping needs. An engineering firm has been contracted to conduct a study of the existing system and offer solutions for reliable and efficient irrigation system for the long-term future.

Our trash service termination project in combination with our small claims court filings have resulted in the collection of over \$30,000 in delinquent HOA dues.

### OUR AUDIT AND RESERVE STUDY IS COMPLETED.

The Financial Audit of the Rancho Viejo South Community Association Inc. has been completed and the Audit opinion was "Unqualified". This means the financial statements present fairly in all material respects the financial position of the Association for the audit period as of December 31, 2013. For those of us who may not understand these accounting terms this is all great news and is exactly what we expected to hear. The total fund balances of the Association were \$1,283,412, an increase of \$574,583 from the December 31, 2010 Financial Audit. Our Budget & Finance Committee has done a superb job of making certain that the Association's funds gain the highest return possible while ensuring that all accounts are federally insured.

The other good news is that the reserve study for the Association has been completed and should be furnished very soon. Residents will be notified upon receipt and the report shall be made available to all residents upon request.

### IN SUMMARY, 2015 LOOKS TO BE BRIGHT AND CHEERY FOR RV SOUTH.

As you can see, we continue to improve our community in many facets and our future, indeed, looks extremely bright.

Last but definitely not least, we must acknowledge our HOA, the Board and our committees for doing so much great work to keep RV South one of the most desirable communities in Santa Fe.

Vince Montoya, Community Manager  
Rancho Viejo South Homeowner's Association

# RV South 2013 Annual Meeting Report and Introducing Our New Board Members

Reported by Lee Lefton, RVS Communications Committee

**RANCHO VIEJO SOUTH HELD ITS ANNUAL MEETING** on Tuesday, November 18th in the Santa Fe Community College Jemez Rooms. Board President Carol Thompson opened the meeting at 6:30 p.m and, after some initial controversy from the floor, the 2013 Annual Meeting minutes were approved. Board candidates were then announced including Teri Buhl, Madelene DeRollo, Jonnalyn Grover, Marcia Kaplan, Bernard Paiz, David Pfeifer, Carol Thompson and John Zipprich.

Carol then introduced the first guest speaker, RVS Association attorney Lynn Krupnik of the Krupnik Law Firm. A homeowner in RVS since 2006, Lynn thanked the Board and committee members for all of their hard work in maintaining a beautiful community. Lynn clarified some issues facing associations these days and fielded a number of questions from various attendees.

Following Lynn was Justin Scott, President/CEO of our management company HOAMCO. Going forward, Justin encouraged us to work together to keep our community an attractive place to all residents current and future. He thanked our South Manager Vince Montoya for his service to the community and outlined the many duties HOAMCO performs for us here in Rancho Viejo South.

Next, the agenda called for board nominations from the floor, but there were none. Candidates already on the ballot each had one minute to explain why they were running for the Board. These brief statements were followed by Committee Chairs giving short reports on accomplishments in 2014.

Bonnie Huston, Landscape Committee Chair, talked about some new dog stations, completion of the Windmill Park shade structure, replacement of dead trees with native species and the addition of more efficient sprinklers in the common areas that use 50% less water. She called on Developer Warren Thompson of Univest to speak on Ranchland Utilities and our the hiring of a firm to perform an engineering study. Due this month, it will recommend the best ways to manage our effluent water.

Next Susan Young, Design Review Committee Chair, said that this year, the committee received 76 requests for home modification and approved 70 of them for an approval rate of 92%. She reminded homeowners to fill out and turn in design modification forms for any improvements to the outside of their property and to refer to the Homeowners Handbook for guidance.

Ian Norrish, Communications Committee Chair, discussed all the methods used to communicate with residents. Principally, the Round Up newsletter and Eblast messages keep residents in the know. Coffee & Conversation meetings have been very well attended. An updated Welcome Package including a welcome letter, the Homeowners Handbook and a CD-ROM with community governing documents is given to new homeowners. Finally, the updated RVS website is reported to be very user friendly.

Jim Kerr, Safety Committee Board Liaison, discussed the problem of speeding. We now have new signage saying, "We Love Our Children, Please Drive Carefully." We will still be busy completing the repair of sidewalks next year. Our community also participated in the FireWise Program and, at present, we are the only community in the County to qualify for their national award. Lastly, according to the Santa Fe Sheriff's Department, Rancho Viejo is designated the safest community in the County.

Vince Montoya gave the Townhome Committee report. After many

## New Board Members (in alphabetical order)



Jonnalyn Grover



Bernie Paiz



Carol Thompson



John Zipprich

ANNUAL MTG. Cont'd. on pg.10



## La Entrada News: BUDGET REPORT & OTHER END-OF-YEAR BUSINESS



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### LA ENTRADA BOARD

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Vice President: Pat Barnes  
patbrns2@gmail.com  
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Secretary/Treasurer: Alina Catanach  
alina@ranchoviejo.com  
473-7700

*Prepared by Pat Barnes, La Entrada Editor*

**THE HOMEOWNERS ASSOCIATION BOARD** met in closed session on Tuesday, November 4th. Association Manager Tom Rael reported on the 2014 budget and proposed 2015 budget. The Board and HOAMCO have worked on the details of expenditures in 2014 and they proposed the budget for next year. The 2015 budget includes a 4% increase in our dues and is comparable to other associations in the County. Heading into 2015, the La Entrada HOA's Reserve Account currently has a balance of just over \$151,000.00.

During this past year, the area that exceeded the budget was for legal fees resulting from an ongoing lawsuit. Resolution of the suit will hopefully be accomplished soon.

A meeting to finalize plans for a solution to our parking issue has been scheduled at the Fire Department. The results of this meeting will be presented at the next Board Meeting, scheduled for Wednesday, December 10 at 6:00 p.m. at the Rancho Viejo Fire Station.

Our Annual Meeting is on the horizon. It will be held January 15 at 6:00 p.m. at the Fire Station on Rancho Viejo Boulevard. The 2015 budget will be included in the Annual Meeting packet, which will be mailed out to all homeowners by mid-December.

## Answers to Effluent Water Treatment Questions.

*Prepared by Pat Barnes, La Entrada Editor*

**DID YOU KNOW** that Rancho Viejo houses a Biolac Water and Wastewater Management system? This is an innovative system in water reuse for common areas and parks. Rancho Viejo (South, North and La Entrada) has hired a team of engineers, headed by Douglas Albin, Senior Design Specialist for the Molzen Corbin Company to review the water needs and develop the next stages in the system. In an interview, Mr. Albin (DA) responded below to Rancho Viejo (RV) questions:

*RV: Why do we need to update the system used for effluent water?*

DA: Currently, the effluent reuse system is operating in less than ideal conditions. The effluent pumps at the wastewater treatment plant are set up to pump effluent to all of the irrigated areas in the three associations in Rancho Viejo. There is a substantial difference in elevation between the south end and north end of Rancho Viejo which requires pressure reducing valves to regulate the system pressure. There is also a concern that effluent water may not be metered and/or allocated appropriately.

*RV: What is the scope of your work on this project?*

DA: The scope of work is to evaluate the existing effluent reuse system and provide Rancho Viejo HOAs with a list of recommended improve-







## LA ENTRADA COMMITTEE REPORTS

### COMMUNICATIONS COMMITTEE

After the successful 3rd Annual Neighbor to Neighbor Food Drive, held September 13th, the La Entrada Communication Committee received a very nice note from the Food Depot with some interesting data about the food collected. 24 neighborhoods participated in the September event, collecting a total of 6629 pounds of food. This is 1277 pounds more than last year, which is equivalent to 22,000 meals for those in need in Northern New Mexico. Monetary donations from the 24 neighborhoods totaled \$3450. La Entrada collected 472 pounds in non-perishable items. Many thanks to resident Kathy Brown for initiating this worthwhile and important project in our community. We look forward to participating next year.



Paul Dillon, Chair

Speaking of the Holidays, the 3rd Annual Deck the Door contest will be held on December 13. The theme this year is "Winter Wonderland in La Entrada." Local artists will judge the door decorations at 11:00 a.m. First prize contest winner will receive \$100, 2nd prize, will be \$50; and 3rd will be \$25.

In addition to the contest, the La Entrada Communication Committee is preparing for the upcoming 3rd Annual Holiday Party on the same date at the Dillon home, 85 Via Orilla Dorado, from 2 until 4 p.m. Please mark your calendars! When attending, please bring homemade cookies or cakes, some for the party and some to wrap up for the Rancho Viejo Fire Station Crew and for

homeless shelters. We look forward to celebrating with you at the Holiday Party.

As always, the La Entrada Communication Committee welcomes anyone who would like to serve on the committee. Our next meeting is on January 12. If you are interested, please contact Paul Dillon at [arttrek@comcast.net](mailto:arttrek@comcast.net).

*Prepared by Paul Dillon, Chair*

### DESIGN REVIEW COMMITTEE

The Design Review Committee will be presenting an amended version of design guidelines at the December meeting which will include landscaping, walls, fences, gates, outdoor lighting, awnings/shades, fire pits, kivas or BBQ pits; flagpoles, portals, patio covers and patio additions; storage sheds, gazebos, ramadas, and shade structures; swing sets, trampolines and play equipment; exterior window coverings or treatments; and placement of yard ornaments.



Judy Keller, Chair

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](http://www.laentradaatranchoviejo.org).

*Prepared by Judy Keller, Chair*

**TO JOIN A LA ENTRADA COMMITTEE CONTACT TOM RAE, LA ENTRADA ASSOCIATION MANAGER.  
SEE CONTACT INFORMATION ON PAGE 6.**

.....  
*EFFLUENT WATER cont'd.. from previous pg.*

ments. The proposed improvements are intended to allow each of the three communities to control their own reuse system and operate it in a more efficient manner.

RV: *When will the engineering study be completed?*

DA: Molzen Corbin will provide Rancho Viejo HOAs with a draft of our evaluation the week of November 17 for review and comment. Upon receipt of the review comments we will finalize the report. We anticipate the evaluation will be completed by the end of 2014.

RV: *Is the study process the same for each of the Rancho Viejo Communities?*

DA: Yes. Rancho Viejo HOAs requests that we include all three communities in our evaluation.

RV: *What information will we have when your report is complete?*

DA: Evaluation of the existing system, and a list of proposed improvements and estimated costs.



Mr. Douglas Albin  
Senior Design Specialist  
at Molzen Corbin

**RELATED  
ARTICLE:**  
HOAs to Combine  
Efforts in Managing  
Treated Effluent  
Page 8



## RV SOUTH COMMITTEE REPORTS

### DESIGN REVIEW COMMITTEE

As of this date, we had a total of 76 submissions from homeowners, and approved 70 of them, for an approval rate of 92%. That is an excellent percentage of approval! The DRC wants to take this opportunity to thank all homeowners who submitted their modifications. We appreciate you taking the time to fill out our paperwork, per our covenants.



Susan Young, Chair

I would like to talk about one of our design guidelines that has been a recent issue - use of railroad ties. In July 2010, the Board of Directors adopted an amendment to the Architectural Design Guidelines Rules and Regulations regarding the installation of railroad ties. They are NOT allowed for use in landscaping or for use in retaining walls or any kind of fencing in all of Rancho Viejo South.

The reason this amendment was adopted is that creosote is used to treat railroad ties, and creosote is made from coal tar, which, according to the Environmental Protection Agency, is a possible human carcinogen. The coal tar can leak into the soil.

We understand that railroad ties can be an attractive part of your landscaping, but it is just not safe to use them. This amendment was adopted for your family's safety.

If you have any questions regarding this policy, or any policy of the DRC, do not hesitate to call Community Manager Vince Montoya at 505-473-3896, or myself at 505-424-6116.

*Reported by Susan Young, Chair*

### SAFETY COMMITTEE

The Community Manager conducted yet another inspection of sidewalks using our new guidelines and provided findings to the Board for approval. Stay tuned for further progress on our sidewalks.

We are still getting reports of excessive speeding, following too close, illegal passing and running stop signs. PLEASE, spread the concerns of our residents for safety in our community.

The latest Pit Bull report - The dog was put in custody at the animal shelter to be evaluated to determine if it can be rehabilitated. Please keep your dogs supervised!

According to the Santa Fe County Sheriff's office, with the help of our residents and our Neighborhood Watch Program, we continue to live in the safest community in all of Santa Fe County. Thanks everyone, for helping to keep our community so safe!

*Reported by Jim Kerr, Board Liaison*



Jim Kerr  
Board Liaison

### COMMUNICATIONS COMMITTEE

It's been all go for our Committee the past few weeks, preparing material and presentations for the 2014 Annual Meeting and Elections. Our role has been to make sure that each committee has all the visual aids needed to describe their duties, plus make and run the presentation.

We wish you a very happy holiday season.

*Reported by Ian Norrish, Chair*



Ian Norrish, Chair

**TO JOIN A SOUTH COMMITTEE CONTACT MANAGER VINCE MONTOYA AT 505-473-3896.**

## HOAs to Combine Efforts in Managing Treated Effluent.

*Prepared by Bernie Paiz and Bruno Keller*

**IT IS UNANIMOUS** among the three homeowner associations that we recognize the value of the treated effluent and how it will enhance and add to the value to our neighborhoods.

The three independent HOA's commissioned an Engineering Study by Molzen Corbin to determine the feasibility and cost of assuming the responsibility for transmitting treated effluent from Ranchland Utilities to our distribution systems.

Ranchland Utilities is a domestic waste water treatment company and the present agreement with the State of New Mexico does not provide for delivery of treated effluent to customers.

The State of New Mexico Environmental Department is in the process of transitioning to require the end user to hold the necessary permits not the water treatment company.

Molzen Corbin will study the transmission to and distribution by all three associations to determine system efficiency and suggest incremental improvements to manage the cost structure of this transition and its operational consequences.

One objective of the study will be to identify conflicts and functional problems that have become apparent by having three separate associations involved in the irrigation system.

The final organizational structure is not set but there has been discussion about engaging a Consultant or Management Company to oversee system management and operations.

The cost and risk associated with assumption of this responsibility and a fee structure to deliver and maintain the system will follow the Engineering Study.

**RELATED ARTICLE:** *Answers to Effluent Water Treatment Questions on Page 6*





# Neighborhood Watch Hopes You Have Safe and Happy Holidays.

*Reported by Susan Young, RV Neighborhood Watch*

## SOME HOLIDAY TIPS FROM THE NATIONAL SAFETY COUNCIL:

Sometimes we can get frazzled with all the holiday chaos, so hopefully these tips will be helpful in keeping you and your family safe!

- Be especially careful when choosing toys for infants or small children. Avoid giving them toys with small parts that can be pulled or broken off. They can be a choking hazard for little ones.
- Be aware of dangers associated with coin lithium batteries.
- Don't burn trees, wreaths or wrapping paper in your fireplace (kiva).
- If you plan on decorating with spun glass (angel hair), wear gloves. It can irritate your skin and eyes.
- Be careful spraying artificial snow on your tree or windows, as these sprays can irritate your lungs if you inhale them.
- Never use lighted candles near trees, curtains or any flammable items. Do not leave candles unattended, ever!
- If you go out of town for the holidays, remember to cancel your newspaper service.

**NOTE:** *It has come to the attention of Neighborhood Watch that someone has been stealing porch light bulbs. Remember to check on your porch lights and replace them if necessary. This will help keep burglars away!*



## NEIGHBORHOOD WATCH LOCAL CONTACTS

**Carol Thompson**  
Area Coordinator

**RV Neighborhood Watch**

**Home: 471-9044**

**Cell: 603-0833**

**Email: [carolath@msn.com](mailto:carolath@msn.com)**

**Neighborhood Watch  
website:**

**[rvneighborhoodwatch.com](http://rvneighborhoodwatch.com)**

## SEE ANYTHING SUSPICIOUS?

**Call County Sheriff's Office:  
505-428-3720.**

**If you wish to remain  
anonymous,  
call Crime Stoppers  
505-955-5050.**

# More Tips for Staying Safe All Winter Long.

*Reported by Lee Lefton, RVS Communications Committee*

Now that the cold weather has arrived, here are some tips to make it safely through the frigid seasons:

- Have a disaster plan in case of a fire or other emergency.
- Do not drive in snow unless absolutely necessary.
- Have emergency supplies in your home and car.
- Winterize your home: Have your heating system checked over by a professional annually; get your home properly insulated; caulk and weather-strip doors and windowsills to keep cold air out; inspect and flush your water heater; clean gutters; replace batteries in smoke, heat and carbon monoxide detectors.
- Have a mechanic check these items on your car: Antifreeze levels; battery and ignition system; brakes; exhaust system;

fuel and air filters; heater and defroster; lights and flashing hazard lights; oil; thermostat; windshield wipers.

- Install good winter tires.

**YOU CAN FIND MORE WINTER SAFETY TIPS ON GOOGLE.**



*Let it snow, let it snow, let it snow ... a very cool winter scene in Rancho Viejo.*



ANNUAL MTG. Cont'd. from pg. 5

hours spent on townhome repairs, the good news is that 90% of those repairs are completed with what remains to soon follow. Extensive roof inspections were performed last year followed by water tests this year and no leaks were reported. In 2015, roof and stucco inspection plans will be implemented to identify problems before they become major issues, which will help maintain our reserves.

Vince continued with the Manager's report and listed his responsibilities, the main one being to work with the Board of Directors to implement and enforce all policies and procedures in the Association's governing documents. He then acknowledged the Board and the committees for all of their hard work and concluded saying he looks forward to working with everyone in the years to come.

Carl Baldwin from the Budget and Finance Committee gave his report on the 2015 budget along with providing information on the latest audit and reserve studies. We are fortunate to have resident CPAs Carl and Penny Baldwin to help us proceed in the right direction with our budget. Thanks to a \$36,000 surplus from last year, the 2015 budget was approved with no need for an increase in assessments. Currently, our reserves stand at a healthy \$1,253,894.

Lastly, Vince announced the names of our four new 2015 Board members. Elected were Jonnalyn Grover, Bernie Paiz, Carol Thompson and John Zipprich.

At 9:00 p.m. the annual meeting was adjourned. Afterwards, as the room cleared, the new board convened briefly to elect these new officers: Bonnie Houston, President; Carol Thompson, Vice-President; Jonnalyn Grover, Secretary. In addition, John Zipprich was appointed Finance Committee Board Liaison.



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### FREE HOLIDAY ART MARKET

Saturday, December 13th  
9:00 a.m. - 4:00 p.m.

Event Will be Held at the  
Institute of American Indian Arts  
Located at 83 Avon Nu Po  
in Rancho Viejo

### FREE WINTER WRITER'S FESTIVAL

Saturday, January 3rd  
Time to be Announced.

Event Will be Held at the  
Institute of American Indian Arts  
Located at 83 Avon Nu Po  
in Rancho Viejo

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## Round Up Editors' Annual Message

The RV South and La Entrada editors wish to thank residents, as well as members of our boards and committees for all the enthusiastic support received while producing the *Round Up*.

Hats off also go to all of our loyal advertisers. Last but not least, kudos to our writers, photographers and the contributors who helped make the 2014 newsletters shine. Now it's on to 2015!

— Anne Lefton, RV South Editor & Pat Barnes, RV La Entrada Editor



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**Owners:** Stay informed about news and events happening in the community. Please be sure the manager of your association has your contact information.

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

Vince Montoya  
RV South Manager  
Vmontoya@hoamco.com  
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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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Winter in Rancho Viejo  
photo by Ann Bevins, RV South Resident

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