



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

Our Very Own Winter Wonderland



A panorama of our lightly snow-dusted mountains beautifully frame some Rancho Viejo homes in this winter scene. Let it snow, let it snow, let it snow!

Discover What Rancho Viejo has in Store for 2015.

Prepared by Pat Barnes, La Entrada Editor • Photo by Dan Johnsen, La Entrada Resident

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Development of New Homes: Rancho Viejo Properties announced that all production lots in Windmill Ridge Phase IV have been sold. Completion of homes is expected by March.

Forty one new lots in La Entrada Phase One have been released and two of the lots have sold. To date, we have closed a combined total of 35 homes in La Entrada. Building continued through the Holiday season and 12 homes are now under construction.

County Development Projects: Last December 16th, Mark Hogan, Projects and Facilities Division Director for the County met with over 50 Rancho Viejo residents to discuss the Northeast/Southeast Connector Alignment Corridor project. Additional meetings will be scheduled to further review the alternative route. See pg. 3 article.

Interested in staying up to date on public hearings and Santa Fe Board of County Commissioners meetings? www.santafecountynm.gov/growth_management/planning or contact your homeowner's association manager. DISCOVER cont'd. on pg. 8.

The Round Up

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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NE and SE Connector Update

Prepared by Mark Hogan,
Project Division Director for Santa Fe County

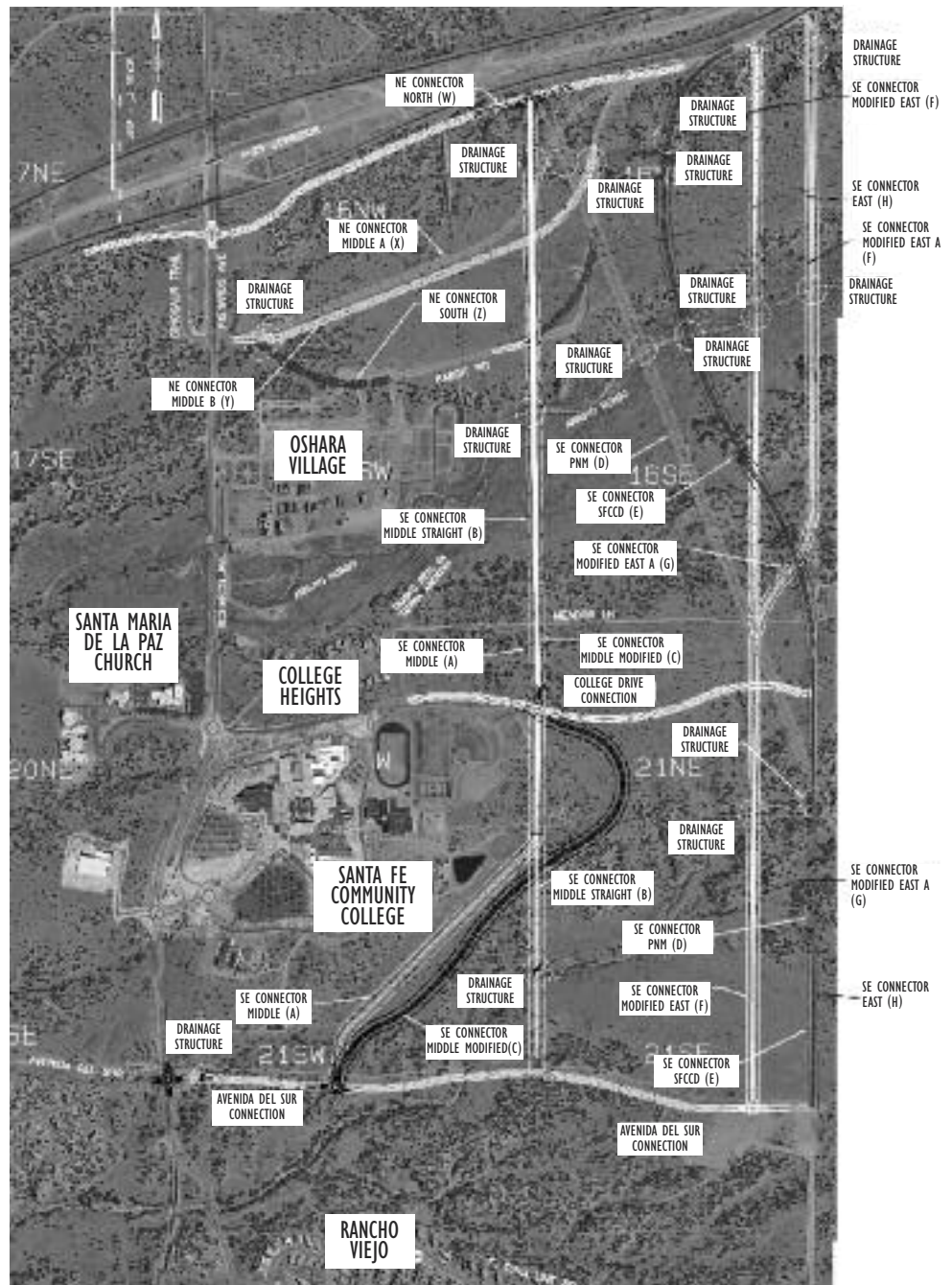
This past December 16th, Mark Hogan, Projects Division Director for Santa Fe County met with more than 50 residents to discuss the Right of Way Alignment Project for the Northeast/Southeast Connector. The meeting was held to review and discuss the eight proposed alignments that the County and the New Mexico Department of Transportation (NMDOT) selection committee have considered for the Southeast Connector.

The selection process and the makeup of the selection committee were also discussed. There was input and discussion from the community residents who were present. Additional neighborhood focus group meetings will be scheduled to discuss the impact of potential right-of-way alignments for all Community College neighborhoods. The focus group meetings will provide an opportunity to discuss the schedule for the project and what next steps the County is planning in order to establish this important transportation route.

If you would like to stay informed about future neighborhood meetings and public hearings regarding the NE/SE Connector, you may send an email request to Mark Hogan at

mhogan@santafecountynm.gov stating your Community College neighborhood and your preferred email contact. He will put you on a General eBlast list as well as on a contact list for your neighborhood. For Santa Fe County information and details about Santa Fe Board of County Commissioners meetings, log on to www.santafecounty.gov/growth_management/planning or contact your homeowner's association manager.

OVERVIEW OF NE and SE ALTERNATIVES



The map above shows all of the Southeast Connector alignments that have been studied to date.
Residents are invited to attend public hearings regarding the NE/SE Connector.

South News: A GOOD YEAR BEHIND US AND A GOOD YEAR AHEAD.

Reported by Lee Lefton, RVS Communications Committee



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2014 was a very productive year for the South and 2015 is already starting off with plenty of things happening. Vince Montoya, our Association Manager, had this to say:

"I would like to wish all a happy, healthy and prosperous new year. As I begin my third year as your community manager I believe that a solid foundation has been created so that we can move forward in not only maintaining but also improving your community. I want to recognize and give many thanks to the volunteer Board and committees that continue to work tirelessly in serving the community. At our recent training retreat the committees were asked to present their goals for the upcoming year and by all accounts it appears that 2015 is going to be productive and promising."

As is often the case when residents move into a covenant-controlled community they may not be aware of all of the covenants and/or restrictions that apply to their property. In an effort to make the community more informed, this year Vince will be sending out monthly email blasts titled "Did You Know?" Each month these emails will highlight several little known covenants or restrictions of the community. These emails should be very informative not only for any new members of the community but for established residents as well.

Below are some important things you should know as we move forward into 2015:

- The infrastructure committee has begun to evaluate the asphalt on the streets and walking trails for scheduled maintenance.
- Our snow removal contract calls for plowing of the main roads once buildup reaches four inches and side roads at six inches. Main roads are Saddleback Mesa, Johnson Mesa, Chili Line, Mesa Pino, Mineral Hill, Dalton Pass and Cimarron Pass. The alleyways will only be plowed at the direction of the HOA.
- Townhome repairs continue at a very impressive rate. All identified repairs should be completed by the end of January.
- Negotiations between the HOA and Ranchland Utilities regarding the treated effluent are continuing with much optimism from all parties.
- The new Board and the committee chairs held a successful annual training retreat on Saturday, January 24th to discuss progress and make new plans for the coming year.

And here's what many of you will consider the best news yet: There was no increase to your 2015 HOA assessments. Which means residents that are set up for auto pay do not have to make any adjustments.

All in all, 2015 looks to be a very exciting year for the South.

PLEASE LOOK FOR RV SOUTH COMMITTEE REPORTS ON PAGE 6.

IF YOU WOULD LIKE TO JOIN A SOUTH COMMITTEE, PLEASE CONTACT VINCE MONTOYA.

La Entrada News: 2015 BEGINS WELL FOR LA ENTRADA RESIDENTS.

Prepared by Pat Barnes, La Entrada Editor

The **La Entrada HOA** held its annual meeting on January 15th at the Rancho Viejo Fire Station. The 2015 budget was reviewed by HOA Manager, Tom Rael, and Secretary/Treasurer, Alina Catanach and approved. It reflects no increase in our quarterly assessments and the developer will contribute to the operating fund.

Pat Barnes will continue as Vice President for the next two years. Paul Dillon, Communications Committee Chair, reported on the successful Winter Holiday gathering at his home and discussed the two Coffee & Conversation meetings scheduled for 2015. Actions taken by the Board included approval of IRS Revenue Ruling 70-604 and approval of an Antidiscrimination Policy to be added to the bylaws. The next Board meeting is scheduled for Wednesday, March 18th at 6 p.m. at the Rancho Viejo Fire Department Community Room, 37 Rancho Viejo Blvd.

Two guest speakers, Sean Gabriel, Director of Operations for Proscape Landscape Management and Melissa Pessarar, Insurance Agent for State Farm provided the residents with information regarding landscape management, snow removal and insurance policies.



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Photo by Paul Dillon, of La Entrada



On December 13th, over 20 residents from Rancho Viejo gathered at Paul and Sally Dillon's home. All enjoyed delicious mulled wine, cookies and snacks while meeting each other for the first time.

La Entrada Calendar

Board Meeting
Wednesday, March 18th
6:00 p.m.
RV Fire Department
Community Room
37 Rancho Viejo Blvd.

PLEASE LOOK FOR RV LA ENTRADA COMMITTEE REPORTS ON PAGE 6.
IF YOU WOULD LIKE TO JOIN A LA ENTRADA COMMITTEE, PLEASE CONTACT TOM RAE.

RV SOUTH COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

Happy New Year to all residents of Rancho Viejo! Let's talk about storage tanks in this issue of the *RoundUp*. Storage tanks of any kind shall not be erected, placed or maintained on any lot here. But wait ... there are some exceptions to this rule we would like to tell you about:

- Propane or similar fuel tanks are allowed, but must have a 10 gallon or less capacity and be used for normal residential use (grills, fireplaces).
- Fuel tanks that are used to heat a spa or hot tub are allowed, but the container must be screened so it is not visible to neighboring lots or common areas. These tanks also must also have a capacity of 10 gallons or less.
- We strongly encourage water conservation efforts, of course, so rain barrels are allowed. They must be a neutral color and have a capacity of 65 gallons or less. Rain barrels do not require DRC approval.

The Design Review Committee thanks all residents in advance for getting approval for projects that require it. Here's to keeping our neighborhoods beautiful in 2015!

Reported by Susan Young, Chair



Susan Young, Chair

SAFETY COMMITTEE

Some Winter Safety Tips:

- Drive cautiously during the winter months. We still see lots of speeding and people following too closely, especially when the person being followed is trying to obey the speed limit.
- Be prepared for cold weather when traveling. Take extra water, blankets, flash lights and snacks.
- Remove icicles from canales to avoid damage to your roof. Use extreme caution or hire an experienced contractor.
- Wear bright or reflective clothing when walking in the early hours or at night, even when just checking your mail. Always carry a flashlight to avoid hazards.
- Clear all debris including snow and ice from sidewalks adjacent to your property. **DO NOT USE ICE MELT PRODUCTS.**
- Be cautious when dealing with door to door solicitors. If possible communicate through a closed door.
- Mountain Lions have been sighted here, so be cautious. If you encounter one, stop. Don't run, speak firmly, make eye contact, stand tall and make yourself appear larger by opening your coat and raising your arms in front of this very large cat. RV sightings were during the day but these cats usually hunt at night.

Our committee wishes you a safe and happy 2015!

Reported by Jim Kerr, Board Liaison



*Jim Kerr
Board Liaison*

LA ENTRADA COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Happy New Year to all residents of La Entrada at Rancho Viejo! We have had a successful year with our La Entrada Communications Committee work and events. We ended the 2014 year with our 3rd Annual Holiday Party held at the Dillon home on December 13th. We had about 20 people in attendance. It was a very enjoyable party. Residents brought cookies to share at the party and some that were later delivered to the fire station and the homeless shelter. Thanks to Eunice Vellon for delivering the cookies. Since there were no residents signed up to participate in the Door Decorating Contest by December 1st, the contest was cancelled for this year. Thanks to Kathy Brown for contacting the judges for the Door Decorating Contest. We hope many residents will participate next year.

Our January Joint Communications Committee meeting was held on January 12th. Our discussion topics included initial planning for the Spring and Fall Coffee & Conversation events.

Thanks to Mary Ann Moss and Pat Barnes for delivering Welcome Packets to our new neighbors. Thanks to Dan Johnsen



Paul Dillon, Chair

and Sally Dillon for their continued work on the website.

The Communications Committee welcomes anyone who would like to participate. We will meet again in March. Please contact Paul Dillon at arttrek@comcast.net if you would like to join us.

Reported by Paul Dillon, Chair

DESIGN REVIEW COMMITTEE

Happy New Year residents! Spring is just around the corner and some of you are beginning to think about your spring projects. Please remember to provide the Design Review Committee detailed information about additions or improvements you plan to undertake and wait for approval before you begin the work. The form for submitting landscape drawings, plans and modifications to the exterior of your home is available at the Rancho Viejo sales office or may be downloaded at <http://www.laentradaatranchoviejo.org>.

I am also pleased to inform you that this committee has carefully reviewed our Homeowners Handbook and made some



Judy Keller, Chair



NEIGHBORHOOD WATCH LOCAL CONTACTS

Carol Thompson, Area Coordinator Rancho Viejo Neighborhood Watch
Home: 471-9044 • Cell: 603-0833 • Email: carolath@msn.com
Neighborhood Watch website: rvneighborhoodwatch.com

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DISCOVER Cont'd. from pg. 1

Coffee & Conversation: Each year Rancho Viejo South and La Entrada Communications Committees sponsor these two events for local residents. This past year the spring session focused on "Backyard Betterment." The fall event hosted The Santa Fe Raptor Center and the release of three Great-Horned Owls over our land. Look for announcements of the spring event on "All About Pets."

County Trails Project: Meetings have been scheduled by the County Open Lands, Trails and Parks Advisory Committee, (COLTPAC), to continue exploring ways to improve and maintain our open lands and trails. For further information, log on to www.santafecountynm.gov/public/open_space_and_trails_program.

Neighborhood Watch Yard Sale: The Rancho Viejo Neighborhood Watch holds its annual yard sale every July. The money earned from the sale goes right back to you, the residents, via projects that help to keep our community safe. Profits are used for safety features for the community and to maintain the website at: www.rvneighborhoodwatch.com.

Homework Group: Over 40 Rancho Viejo residents met a number of times in the fall of 2014 to complete a 25-page report addressing issues facing our community. The areas of discussion included: village centers, housing, affordable housing, open space, landscape, irrigation, and transportation. The report can be found at www.lawrencemeetingresources.com/ranchoviejo.

The Homework Group implementation process will require regular meetings with the developer in order to provide ongoing communication making sure all of the projects going forward are consistent with guiding principles of the Homework process.

Firewise/USA Community: Rancho Viejo has received approval for the second year as a Firewise/USA community. Ours is the only community in Santa Fe to gain this recognition. Mark your calendars for May 2nd, our next Firewise CleanUp date.

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

Effluent Water Project Report:

The three homeowner associations in Rancho Viejo have 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. This report will be forthcoming and one of the objectives 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. Watch for more information in the next *RoundUp*.

LA ENTRADA DRC REPORT Cont'd. from pg. 6

necessary changes to enhance our neighborhood. The following changes were approved by the Board and will be incorporated into an updated handbook: All additions are shown underscored. Deletions are shown in parentheses.

CHANGE 1 - Gutters & Downspouts: Gutters shall match the house stucco color. If the home has a metal roof, gutters shall match the roof color.

CHANGE 2 - Storage Sheds, Incidental Structures, Gazebos, Ramadas & Shade Structures (Paragraph U): The structure shall not substantially impede adjacent lot views and shall not be visible from the street. The owner or occupant accepts the responsibility of maintenance. Removed: (the need to sign the Wooden Features Maintenance Agreement.)

CHANGE 3 - Swing Sets, Trampolines & Play Equipment: Swing sets with any portion measuring greater than 8 feet in height shall not be approved. Consideration must be given to lot size, equipment design and size, and amount of landscaping necessary to provide visual screening. Any such landscaping shall not substantially impede adjacent lot views. Platforms shall not be higher than 5 feet from the ground. Removed: (including canopy and support structure.)

CHANGE 4 - Window Treatments: Window coverings shall be limited to drapes, curtains, mini-blinds, shutters and vertical blinds. No homeowner or occupants shall display, hang, store or use clothing, sheets, blankets or other articles inside or outside their home to cover windows or patio doors which may be visible from the outside of the home. For new homeowners, temporary window and door coverings may be used for a maximum of eight weeks after closings. Aluminum material or other reflective material shall not be installed on any window inside or out.

CHANGE 5 - Yard Ornaments: No more than five (5) ornaments, two (2) of which may be large, shall be permitted in the front yard. These items include: decorative trellises, small statues, gazing balls, small wagons or wheels, metal sculptures, etc. Removed: (decorative rocks.)

Prepared by Judy Keller, Chair

We Need Your E-Mail Address.

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.

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NEIGHBORHOOD WATCH WARNING TO PET OWNERS

Prepared by Susan Young, RV Neighborhood Watch Reporter

Very recently, we have gotten reports of a Mountain Lion sighting and we hear the coyotes howling and see their leavings on our trails and side-walks. They do come close to our homes. We personally have seen several hawks in our yard. With all the predators out there and all the open fields around us, it would be advisable to all homeowners to not let their small pets roam around alone at night or even during the day.

We just had a report of a small dog that went missing. Fortunately, the dog was found and brought home. But that's not always the case. Several years ago, my neighbors lost their pet cat to coyotes. The cat was out alone, wandering as cats do. Then he was gone.

Please be aware that we are in a desert area with many wild animals around us. Please keep your pets on a leash or in your yard under your watch.



RV is surrounded by open land where wild things live. We advise strongly that your small pets be kept safely indoors.

Winter Pet Tips

Prepared by Lee Lefton



Many dogs love to romp in the snow, but exposure can cause some health issues.

It's been brr-really cold outside. As the mercury drops, it's very important to make sure our furry friends are staying warm. As with people, too much exposure to winter's dry, cold air and wet weather can spell discomfort for pets resulting in chapped paws and itchy, flaky skin.

If the weather is too cold for you, it's likely too cold for your pets. Below are a few tips to help keep them happy and healthy.

- Keep your home humidified and towel dry your pets as soon as they are inside. Rapid temperature changes caused by repeatedly coming out of the wet cold into the dry heat often causes itchy, flaky skin.
- Bathe your pets as little as possible during cold snaps to keep in natural oils and decrease the chance of skin irritation. If your pet must be bathed, ask your vet to recommend a moisturizing shampoo or rinse.
- Give your pets a good brushing. Regular brushing not only gets rid of dead hair, but stimulates blood circulation to improve the skin's overall condition.

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This handsome hawk visited the patio of La Entrada residents Dale and Pat Barnes.

Photo submitted by Dale Barnes



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- Shoveling snow in winter
- Doing seasonal yard work
- Running errands
- Moving trash containers
- Preparing a hot dish or meal

Being a good neighbor is always in season in Rancho Viejo. Please take time to assist those folks who could use a little extra support. We bet you'll receive a big Thank You!

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**PATRICK
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Rancho Viejo Real Estate Statistics for 2014

Total Number of Sales: 98
Price Range: \$135,000 to \$637,500
Average Price: \$292,941
Average Days on Market: 152
Currently Active: 31 Listings



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