

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



Spectacular Sunset Over Rancho Viejo

Photo courtesy of South resident, Lee Lefton, who stopped on the side of the road to capture this colorful scene . . . Just one more breathtaking sunset over Rancho Viejo.

“All About Pets” Topic of Coffee & Conversation

by Lee Lefton, RV South Communications Committee member

The Spring Coffee & Conversation was held at the IAIA Hogan on Saturday morning, March 21st. The topic for this event was “All About Pets”. After enjoying coffee and pastries, attendees heard presentations by Tom Alexander from the Santa Fe Animal Shelter, followed by Paul Portillo from Santa Fe Animal Control and Dr. Suzanna Jones one of Gruda Animal Hospital’s veterinarians. A request for volunteers to work on a proposed Rancho Viejo Dog Park was followed by a question and answer period directed to our three guest speakers. Finally, there was a raffle drawing for two Pet Smart gift certificates. The RV South Communications Committee sponsored this event and wishes to thank all those who attended this morning of fun and pet wisdom. (See more about the Dog Park on pg. 3.)

In this Issue:

NE SE Connector Report . . .	Pg. 3
Dog Park Update	Pg. 3
South News	Pg. 4
La Entrada News	Pg. 5
La Entrada Committees	Pg. 5
South Committees	Pg. 6
Developer’s Corner	Pg. 8
New Apartments	Pg. 8
Firewise Community Day . . .	Pg. 8
Spring Garden Tips	Pg. 10
Neighborhood Watch	Pg. 11



Tom Alexander from the Santa Fe Animal Shelter speaks as Paul Portillo, Santa Fe County Animal Control Supervisor and Dr. Suzanna Jones, a Veterinarian at Gruda Animal Hospital, look on. Attendees listen attentively to all three speakers as they talk “All About Pets”.

The Round Up

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

RV South Editor Anne Lefton - anne@teamlefton.com

RV La Entrada Editor Pat Barnes - patbrns2@gmail.com

To place an ad, please contact South Manager Vince Montoya:
505-473-3896 or vmontoya@hoamco.com

I've Got Tenants Eager to Rent from You.

Hi, I'm Patrick Thomas with Rancho Viejo Estates. I have too many renters but not enough properties to rent. Are you in the market for a tenant? I'll set you up with a good one PDQ (pretty darn quick). My knowledge of the Rancho Viejo rental market makes me the premiere property manager here. So call for an appointment to find you a great tenant.

Patrick Thomas: 505-780-0129

Email: pthomasnm@aol.com

Rancho Viejo
ESTATES

Professional & Effective Service

Hire Me to Find Your Next Tenant

CARSON & CARSON | kw Top Producers in Rancho Viejo since 2001



Just Listed

29 Brilliant Sky
\$419,000 Corner lot, upgraded kitchen & baths, 2 kivas, 3/2 with den. New roof, mountain views. Gorgeous home!!!

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.

Thinking of selling? 505-699-3112 Melissa
Call us! 505-699-8759 Roger

Check out our inventory of fine homes at
www.youtube.com/santafefineproperty



Roger & Melissa Carson

Carson & Carson

Keller Williams Realty

130 Lincoln Ave, Suite K

www.santafefinepropertyfinder.com

twicethesellingpower@gmail.com



Santa Fe Property Maintenance, LLC
Commercial & Residential

Frank "Paco" Ybarra, Manager • (505) 820-9245

Ruxton Waddell, Owner • (505) 470-9395

Residential
sprinkler
repair

898.9615
hulc.com

\$20
off

growing
better
Heads Up



Map shows routes for the NE/SE Connector roads as proposed by Project Division Director Mark Hogan at a meeting held end of 2014.

Map provided by Mark Hogan

NE/SE Road Plans Go Forward.

Prepared by Pat Barnes, La Entrada Editor

OVER 200 RESIDENTS from Rancho Viejo and surrounding communities attended a December 2014 meeting headed by Project Division Director Mark Hogan and held at the Santa Fe Community College Jemez Room. The purpose of the meeting was to present information about the results of smaller meetings held with residents in communities near Richards Avenue. The groups weighed the pros and cons of five possible routes for each of the two roads, which were ranked by several criteria: neighborhood impact, environmental impact, drainage and functionality.

Mr. Hogan announced that the top two proposed routes include a mile-long Northeast Connector running parallel to Interstate 25, connecting Rabbit Road to a newly aligned Dinosaur Trail. The second proposed route, the Southeast Connector, would run 2.8 miles south from the existing Rabbit Road to Avenida del Sur.

Mr. Hogan said that the proposed roads were very close to those envisioned by the Santa Fe Community College plan developed over 20 years ago.

The Northeast Connector is apparently fully funded and can proceed. It is anticipated that the design work for the project would be completed by mid-2017 with construction completed by mid-2018. The Southeast Connector is lacking funds at this point. The next step will be to complete a more detailed study of the area before construction begins. Considerations will include issues such as topography, rights of way, and environmental and cultural factors.

Pooches Deserve a Dog Park.

by Susan Young, reporter for RV Dog Park Committee

We are proceeding with our Rancho Viejo Dog Park. We've identified the site (behind the Fire Station on Rancho Viejo Blvd.) The financing is still undecided. Insurance is also undecided. As time goes on, we will have more concrete information.

Several of us on the Dog Park Committee went to visit the Eldorado Dog Park, which has been successfully operating for 10 years. We took note of their regulations and the dog tags they issue to residents only. They provided us with really good ideas of how a Dog Park should function.

We will need people to "manage" the Dog Park, both before it is set up and after it is a working park. If you are interested in being on the Dog Park Board of Directors, please contact me at susanyoung23@msn.com or 424-6116. We are looking for a Manager of the Board, people who can maintain the Dog Park and people who will administer the tags and sign-ups of the residents. This park will belong to all residents and their dogs, so please consider helping out. We thank you in advance!



Dog Park Committee members Carol Thompson, Pat Barnes, Susan Young and Anne Lefton meet with Eldorado's Property Manager.



South News: WE HAVE LOTS OF GREAT THINGS TO SPRING ON YOU.

Reported by Lee Lefton, RVS Communications Committee



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

SOUTH BOARD

Vice President
Carol Thompson
505-471-9044
Cell: 505-603-0833
carolath@msn.com

Secretary
Jonnalyn Grover
505-660-2200
jonnalyn@aol.com

Finance Board Liaison
John Zipprich
rvsboardjohn@hotmail.com

Members:

James M. Kerr
505-438-7366
jkerr22@live.com

Bernie Paiz
505-424-3846
bernardpaiz@msn.com

Next Board Meeting:

Tuesday, April 28th at Noon
RV Fire Dept. Community Rm.
37 Rancho Viejo Blvd.

**RANCHO VIEJO SOUTH
COMMITTEE REPORTS
ON PAGE 6.**

Since Our Last Newsletter a Lot has Happened. Before we get into the news, this from our South Manager, Vince Montoya: "Springtime is extremely busy for the Association and we'll have many projects going on throughout the community. So I encourage all residents to email me ahead of time at vmontoya@hoamco.com to schedule appointments."

Looking Down the Road — The Association began a very comprehensive road maintenance program. We have just completed the first phase of this program, the crack sealing of our roads. With proper maintenance our road system should serve us well for years before a major asphalt overlay is needed.

Now, for other maintenance news ... Major repairs have been completed on the townhomes and we will continue to stay on top of townhome upkeep and maintenance. A recent safety inspection was completed on our windmill where no issues were found.

A Word to All You Doggie Owners — Two new doggie stations were installed on the walking trails. Since the beginning of last year the additional stations have helped to minimize dog waste issues we have experienced in the past as responsible dog owners continue to use the convenient doggie bags and receptacles. We urge all dog owners to please keep your pets leashed at all times while on the walking trails and in the common areas and always pick up after your pet.

Thumbs Up to Heads Up — As you're probably aware we've renewed our landscaping contract with Heads Up Landscaping for another year. The Landscape Committee will be considering more landscaping enhancements throughout the community this spring.

Helping Owners Bring Dues Up To Date — The Solid Waste Termination Project in combination with the small claims court filings continue to yield positive results in the collection of delinquent association dues. The Board realizes that life happens and always attempts to work with residents in these matters. These programs are a last resort in an attempt to bring those accounts current.

If You Haven't Done So Already — Please be sure to register for our community website: www.ranchoviejosouth.org. It's fast, simple and you'll have access to lots of valuable information about Rancho Viejo South community news and events.

Recycle the Right Way: While taking a course at the Community College called Environmental Ethics and Sustainability, we discussed the recycling model in Santa Fe. I was shocked to learn that due to the mechanics of the recycling machinery, the container which holds Mixed Recycling (paper, newspaper, plastic, cans) will be damaged if any amount of glass gets into the container. Water is used to float the various recyclables to different levels in this container, drawing them through maze-like channels as sorting mechanisms. If any glass is detected, the entire container is dumped in the landfill. This applies to all recycling practices in the city of Santa Fe and Santa Fe County as well as Albuquerque, which is totally counter productive.

Rancho Viejo Residents: Please remember to place all glass in the proper Glass Recycling container. Please pass this information along to friends and neighbors, too.

Thank You, Laura L. Corbin

La Entrada News: WE'RE GETTING READY FOR A BUSY SPRING.

Prepared by Pat Barnes, La Entrada Editor

The March 18th La Entrada Board Meeting was held at the Rancho Viejo Fire Station. Residents were introduced to Amy Kieffer who is serving as an interim Home Owners Association Manager, replacing Tom Rael.

President Cass Thompson reported that the members of the board have been working with the HOAMCO lawyer, Lynn Krupnik on updating our La Entrada bylaws. He also reported that all board members attended an anti-discrimination training on March 24th.

Alina Catanach, Secretary/Treasurer reported that sales are continuing at the average rate of two homes per month.

Pat Barnes, Vice President, reminded residents of the upcoming Firewise/USA-Community Day scheduled for Saturday, May 2nd.

May Board Meeting: Thursday the 14th at 6 p.m. at RV Fire Dept. Community Room, 37 Rancho Viejo Blvd.

An announcement that saddens all who knew her: Our dear friend, Joyce Matteson, passed away early Sunday morning, March 15th. Joyce moved to La Entrada in October of 2011. She served as our Communications Committee chair and also worked diligently on RV Neighborhood Watch. Joyce Matteson will be greatly missed.

**La Entrada
Community Association:**
Office: 505-954-4479
Fax: 505-954-0018
1421 Luisa Street, Ste. R
Santa Fe, NM 87505

LA ENTRADA BOARD

President
Cass Thompson
505-473-7700
cass@ranchoviejo.com

Vice President
Pat Barnes
505-231-5947
patbrns2@gmail.com

Secretary/Treasurer
Alina Catanach
505-473-7700
alina@ranchoviejo.com

LA ENTRADA COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Our January Joint Communications Committee meeting with the South Committee was held on Monday January 12, 2015 to discuss the spring and fall Coffee and Conversation workshops. The spring topic presented was "All About Pets" held March 21 at the IAIA Hogan. The fall topic will cover "Home Maintenance". The date of this event is yet to be determined, but will most likely occur in late September or early October.



Paul Dillon, Chair

The March 9th Communications Committee meeting was held to discuss the Fall Coffee and Conversation plans, the May 2nd Firewise/USA/Community Day activities, and the need to compile more packets for new residents. Dan Johnsen presented a new Message Board program for La Entrada that will be available immediately.

There was a recap discussion focused on the Holiday Party with brainstorming of ideas of additions and/or changes to the part for next year.

Thanks to Mary Ann Moss and Pat Barnes for their continued work on delivering Welcome Packets to our new neighbors. Thanks to Dan Johnsen and Sally Dillon for their work on the La

Entrada website, especially with their efforts to streamline login request processing and the introduction of the Message Board by Dan Johnsen. Our website: www.laentradaatranchoviejo.org.

As always, the La Entrada Communications Committee welcomes anyone who would like to serve on this committee. We will be meeting again in May, 2015. Please contact Paul Dillon at arttrek@comcast.net if you would like to join us.

Reported by Paul Dillon, Chair

DESIGN REVIEW COMMITTEE

Now that Spring is at hand, residents are reminded that the form for submitting your landscape drawings, plans and/or modifications to home exteriors is available at the sales office or www.laentradaatranchoviejo.org under Resources, click on Documents. Following the review of plans, our HOA manager will report DRC decisions back to the homeowners by phone and/or letter.



Judy Keller, Chair

Reported by Judy Keller, Chair

RV SOUTH COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

Spring is right around the corner! And homeowners will want to start planting. Our beautiful native New Mexican trees, shrubs and wildflowers provide us with great color and beauty, even with the limited rainfall here. By using native and drought-tolerant plants, you will help reduce the use of water, always a good thing here, and keep HOA maintenance costs down.

Please refer to the Approved Tree/Plant List in your Homeowner's Handbook. (pages 22-28). These pages cover an extensive list of plants and trees that can safely be planted here. This is a very long and comprehensive list. It gives you both the common name of the tree/plant, and also the botanic name. The list also spells out which plants are dry, moderate, moist, and prohibited. The prohibited plants (Siberian Elm, Russian Olive, Salt Cedar/Tamarisk, Silver Lace Vine, Silver Maple, and China Berry) have been found to displace native plants in New Mexico and damage natural habitats.

Remember that all landscape changes or modifications need DRC approval PRIOR to starting any projects. Landscaping within your walled areas does not require DRC approval as long as it meets the criteria spelled out in your Handbook (page 28). You still are required to submit a "Landscaping within Walled Areas Submittal Form", which is available on our website.

ranchoviejosouth.org

Reported by Susan Young, Chair



Susan Young, Chair

SAFETY COMMITTEE

Dogs, snow, mountain lions, solicitors, speeding and now gymnastics on the Plaza Park stage!

The railing on the Plaza steps was installed for the safety of residents. Needless to say, the railing is not designed to be used as a gymnastics balance beam as observed by residents.

While it can be difficult at times for parents to monitor everything that their children do, please share the dangers of using the railing as a balance beam or any other part of the stage for gymnastics with your children and their friends. If you own a rental property, please make tenants aware that this dangerous behavior is not acceptable. If as a resident you observe this behavior, please contact our Community Manager immediately.

The Plaza Park is a common area for all residents to enjoy. Please help keep it safe for the enjoyment of all residents.

Our sidewalk repair work has been progressing well. And more good news ... A safety inspection was made on our windmill. No issues were found and no repairs are needed.

Reported by Jim Kerr, Board Liaison



*Jim Kerr
Board Liaison*

COMMUNICATIONS COMMITTEE

March was a busy month for our committee. We sponsored the spring Coffee & Conversation on the topic "All About Pets". The event was held on Saturday morning, March 21st at the IAIA Hogan. (See photo at left and further event details on pg. 1.) The next Coffee & Conversation on "Home Maintenance" will be held in the fall and hosted by the La Entrada Communications Committee.

Lee Lefton was asked to look over the South website and evaluate it for appearance and usefulness. He reported back to Vince, who instructs our webmaster, that the site seems attractive and everything looks up-to-date as well as easy to navigate.

Vince continues to send out eBlasts whenever there is an event or public issue about which residents need to be informed. We thank him for his continued efforts on our behalf.

If you'd like to be a member of our committee, please contact our Community Manager Vince Montoya: vmontoya@hoamco.com.

Reported by Anne Lefton, Committee Member



*Anne Lefton
Committee Member*



Paul Portillo, Santa Fe Animal Control Supervisor takes questions from attendees at the "All About Pets" Coffee & Conversation.

**RANCHO VIEJO SOUTH NEEDS YOU!
GET INVOLVED WITH YOUR COMMUNITY
BY JOINING ONE OF OUR COMMITTEES.**



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

SEE ANYTHING SUSPICIOUS? Call County Sheriff's Office: 505-428-3720.
If you wish to remain anonymous, call Crime Stoppers 505-955-5050.

Drive home the savings.



Wayne Steen ChFC CLU, Agent
3005 S St Francis, Suite 1E
waynesteen.com
Bus: 505-820-7926

Car and home combo.

Combine your insurance and save big-time.
Like a good neighbor, State Farm is there.[®]
CALL ME TODAY.



Developer's Corner

We're having a very exciting start to the New Year. Univest-Rancho Viejo is happy to announce that La Entrada Phase I will be going through a plat amendment process. The revised plat will reduce the number of lots, increase lot sizes, and increase open space. We are planning an open house to present the new lot configuration to the community on Thursday, April 9, 2015 at the Rancho Viejo Fire Station from 5 to 7 pm. It will be the second community open house held as a result of feedback received from the Homework Group. An open house concept is meant to keep the community informed as to developer activity and is, at the same time, a forum for community input to development planning.

The plat amendment process at Santa Fe County will require us to go before the Santa Fe County Development Review Committee (CDRC) and the Santa Fe County Board of County Commissioners (BCC). We are currently on the schedule to go before the CDRC on April 16, 2015.

In addition, a study to update and suggest an improved reclaimed water distribution system is underway. The consulting engineers presented a draft report to the leadership of the three associations. A few items needed further clarification. At this point the engineers at Molzen Corbin are now fine-tuning and finalizing the report.

The updated reclaimed water system would include storage tanks for the treated water that will allow for greater flexibility of operations by the associations. The siting for the tanks is being considered in locations that will have a minimal visual impact. The tanks will reduce the wear and tear on the system by having pressure zones that are not impacted by elevation changes.

Finally, sales and construction are moving along. Three lots have sold and are under or about to start construction in the new area of development along Rancho Viejo Blvd. We look forward to strong sales and improving properties values in 2015.

Thank you, Cass Thompson

A poster for Wildfire Community Day. At the top is a circular logo with a flame and the text 'WILDFIRE COMMUNITY DAY' and 'SAFETY THROUGH TOGETHERNESS'. Below the logo, it says 'Saturday, May 2, 2015' and 'WildfirePrepDay.org'. A central box contains the text 'PEOPLE PROJECTS PURPOSE'. The main headline reads 'Join the Fun at Our Firewise/USA/Community Day!'. Below this, a smaller line of text says 'Rancho Viejo is approved as a Firewise/USA Community two years running because we really keep it clean.' The main invitation text is 'ALL RANCHO VIEJO RESIDENTS INVITED' followed by 'Saturday, May 2nd - 10:00 a.m to 1:00 p.m.' and 'RV Market Parking Lot • 55 Cañada del Rancho'. The schedule lists: '10:00 a.m. – Sign Up to Enjoy Coffee & Sweets. Then Pick Up Your T-Shirt, Gloves & Trash Bags.', '10:15 to Noon – Neighborhood Clean Up', 'Noon to 1:00 p.m. – FREE Pizza Lunch and Announcements at Rancho Viejo Plaza Park', and 'USA Plaque & Announcement of Raffle Ticket Winners'. The raffle prizes are listed as 'Dinner for Two at Midtown Bistro', 'Dinner for Two at Chocolate Maven', 'Dinner for Two at Piccolinos', and '& Even More!'.

Wildfire Community Day
Saturday, May 2, 2015
WildfirePrepDay.org

**PEOPLE
PROJECTS
PURPOSE**

**Join the Fun at Our
Firewise/USA/Community Day!**

Rancho Viejo is approved as a Firewise/USA Community two years running because we really keep it clean.

ALL RANCHO VIEJO RESIDENTS INVITED
Saturday, May 2nd - 10:00 a.m to 1:00 p.m.
RV Market Parking Lot • 55 Cañada del Rancho

**10:00 a.m. – Sign Up to Enjoy Coffee & Sweets.
Then Pick Up Your T-Shirt, Gloves & Trash Bags.**
10:15 to Noon – Neighborhood Clean Up
**Noon to 1:00 p.m. – FREE Pizza Lunch and
Announcements at Rancho Viejo Plaza Park**
USA Plaque & Announcement of Raffle Ticket Winners

RAFFLE PRIZES:
Dinner for Two at Midtown Bistro
Dinner for Two at Chocolate Maven
Dinner for Two at Piccolinos
& Even More!

Apartment Complex Developments.

Reported by Pat Barnes

Over 20 residents met on March 3rd to hear Jennifer Jenkins and Colleen Gavin with Jenkins-Gavin Design & Development, Inc. update the community regarding the luxury apartments that will be built near the Santa Fe Community College. The Master Plan was approved for 214 luxury apartments last September. The Development Plan will be presented to the County Development Review Committee in the near future.

The development will include one and two bedroom units, swimming pool, fenced surroundings and a clubhouse. Building will begin in the Fall of 2015.

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.

Vince Montoya
RV South Manager
Vmontoya@hoamco.com
473-3896

Amy Kieffer
La Entrada Manager
akieffer@hoamco.com
954-4479



RANCHO VIEJO HOME OWNER

Is Your Home Ready for a Fresh Look?

Coronado Paint & Decorating Has Special Pricing Just For You.

Did you know that the carpet and wall paint account for
70% of a room's impact?

Experts at Coronado Paint & Decorating have years of experience
helping customers like you select the perfect carpet and
custom wall paint to give your home a fresh new look.

Why are we offering special pricing to Rancho Viejo home owners?
Because we want you to be happy in your home for years to come!

**PLEASE ALLOW US TO GIVE YOU A FREE ESTIMATE
AND AN IN STORE DISCOUNT.**

Locally Owned, Locally Committed for Over 30 Years

CORONADO PAINT & DECORATING

YOUR ONE STOP DECORATING CENTER FOR NEW CONSTRUCTION & REMODELING PROJECTS

2929 Cerrillos Road, Santa Fe, NM 87507

Monday – Friday 7:30 a.m. to 5:30 p.m.

Saturday 9:00 a.m. to 1:00 p.m.

505-473-5333

www.coronadodecorating.com

Time to Spring Forward with Some Helpful April Gardening Tips.

by Lee Lefton, RV South Resident & member of the South Communications Committee

Robin Williams once said, “Spring is nature’s way of saying, LETS PARTY!” Below are some spring planting tips that can get your April started and keep you growing strong this spring.

- Trees and shrubs gotta eat. Feed ‘em with tree and shrub food and look for products that are not petroleum-based.
- Don’t forget to quench their thirst. Water trees and shrubs less than three years old weekly to prepare for growing season.
- As for those that don’t need to drink: Xeric plants may not need any water this time of year. A moisture meter is helpful to check ground moisture. This time of year, they should not require water.
- Dragging around the garden hose is pretty monotonous by now. As tempting as it may be, it’s still a bit early to fire up the automatic irrigation system. Santa Fe nights can still dip well below the freezing mark.

- Don’t let the grubs get the better of you. Late in April, apply chemicals for grub control.
- To keep ornamental grasses looking ornamental, cut them back which will promote spring growth.
- Like people, trees can get iron deficiency. A sure sign is yellow color on full grown leaves. Treat them with Iron Sulfate or Ironite around the base of the tree.
- Get a real compost pile going with leaf mulch that collected around shrubs over the winter months.
- Any native grass seed can be sown from April into the summer when the monsoons arrive. Just as soon as they do, you will have left your umbrella at home.

Here’s another little quip that should give you a chuckle. Author and poet Margaret Atwood said, *“In the spring, at the end of the day, you should smell like dirt.”*



J.C. Handyman

- Swamp Cooler • Roofing • Irrigation System
- Landscaping • Flagstone
- Electric Work
- Change Ceiling Fan
- Painting & Staining • House Cleaning
- Plumbing and more!

Free Estimates!
505-920-9574

**LOVE YOUR HOUSE?
LOVE YOUR PETS?
LOVE YOUR YARD?
I DO TOO!**

Paul Fallis
A Rancho Viejo resident
House & Pet Sitting & Yard Care
(505) 471-2860
paulfallis@yahoo.com
Call or email for pricing

Thank You to the Round Up for
Delivering Years of Rancho Viejo News!

**Lefton
CreativeWorks**

Reaching Your Market & Inspiring Action
505-995-8461

**paper
tiger**

WE ARE LOCAL & WE LOVE LOCALS
We are Santa Fe's place for
Design, Print & Mail
505.983.3101 • www.ptig.com
Serving Santa Fe since 1978



RV resident and 4th grader, Willow Shaffer, talks to some of her Turquoise Trail Charter School classmates about Firewise.

Safety Tips from Our Local Police Department

Reported by Susan Young, member of RV Neighborhood Watch



The following safety tips come directly from the Santa Fe Police Dept. They want to share them with the community. Not only do these tips help you, the homeowners, but they also help your local law enforcement. They strongly recommend:

- Heavy duty lock sets with one inch dead bolt mechanisms.
- Use secondary blocking devices on windows and doors.
- Communicate about suspicious people and vehicles. Report these to your local Sheriff's Dept. (986-2400).
- Secure doors and windows on vehicles while parked in your driveway.
- Use interior and exterior light timers to establish a pattern of occupancy.
- Always good is an effective alarm system, with signage visible from the roadway.
- Install a safe in a different place than the master bedroom and change the code periodically.
- Photograph and record serial numbers to your valuables.
- Make copies of the contents of your wallet so you will have it if you have to report it stolen or missing.

These are important tips that bear repeating. Let's keep our neighborhood safe!

WINDOW SERVICE CORP. INSTALLATION *Masters*

WARRANTY & NON-WARRANTY
SERVICE ON YOUR EXISTING
WINDOWS & DOORS

- Seal Failures (fogged glass) & Broken Glass
- Balance Assemblies (windows won't stay up)
- Window, Patio Door & French Door Tune-up
- Weather-stripping Windows & Doors
- Door Sweeps
- Patio Door & Window Screens
- Pet Screen Mesh on Existing Screens
- Doggie Doors Installed on Existing Patio Doors
- Custom Bay & Bow Windows
- Acrylic Block Units
- Water infiltration Detection & Repair
- Three-Point Lock on Sliding Patio Doors for Additional Security

- Remodel • New Construction • Replacement
- Over 30 Years Experience
- AAMA Certified Installers
- Hispano Chamber of Commerce Members
- Licensed • Bonded • Insured
- Better Business Bureau Accredited (A+ Rating)



505-982-2732

windowservicecorp@msn.com

www.windowsservice.com



Call Now!



richduran
plumbing + heating + mechanical + service

NM Lic #85529

FOR ALL YOUR PLUMBING, HEATING & COOLING NEEDS

- Swamp Cooler Start-ups
- Plumbing Leak Repair
- Annual HVAC Servicing
- Annual Boiler Servicing
- Radiant Heat Servicing
- New Construction
- High Efficiency Boiler Upgrade
- A/C Mini Split Systems (Fujitsu, LG, Mitsubishi Units)

**10% Discount
for Seniors & Military**
We are licensed and insured
plumbing professionals.
Our four managers have
over 100 years combined
experience. All of our
work is warranted.

We recommend
annual servicing to
increase efficiency and
reduce utility bills.
We also recommend
boiler flush on 5 year or
older boiler systems
using Fernox water
treatment.

To Schedule, Contact Our Office: 992-0306 or laura@richduranplumbing.com

CARPETWORKS

Ruxton Waddell, Owner

505.473.3534 • 505.470.9395 cell

Water Damage Dry-out • Restretching • Carpet Cleaning
Tile & Grout Cleaning • Upholstery Cleaning

www.carpetworksnm.com • info@carpetworksnm.com

Professional Massage Office in Rancho Viejo

- ♦ Strong, seasoned therapist, quiet, respectful
- ♦ Effective results, neck work a specialty
- ♦ Same day, evening and Sunday appointments

Lisa Rawlings NM LMT#4212

♦ 505-819-9234 ♦ helpforall@comcast.net

TO HOMEOWNERS:

The HOA Boards of Directors of Rancho Viejo South and La Entrada and the *Round Up* staff do not endorse any advertiser and are not responsible for the content of their ads. It is a homeowner's responsibility to perform due diligence on all services, including those of our advertisers, when contracting for hire. Getting at least three bids before hiring a service person or company is recommended. The Better Business Bureau and Angie's List are also valuable resources for checking out businesses before you hire.

TO ADVERTISERS:

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

Thank you!

Rancho Viejo Community Association
55 Cañada del Rancho, Suite D • Santa Fe, NM 87508

Presorted
Standard
US POSTAGE
PAID
Permit #164
Santa Fe, NM

Our Sales Office is located at 23 Calle Agua Clara northeast of Rancho Viejo Blvd. Rancho Viejo Properties, LLC has two model homes open to visitors. (505) 473-7700.

COLDWELL BANKER TRAILS WEST REALTY

TEAM RANCHO VIEJO

Team Rancho Viejo

All Top 10 Producers for 2014

Lynne Einleger—leinleger@earthlink.net

James Delgado—jamespdelgado@yahoo.com

Tanya L. Clokey—tlc.coldwellbanker@yahoo.com

Carol Day—cdaysantafe@aol.com

Ted Rivera—tedriverarealtor@netzero.com

Mindy DeMott—mindy.demott@comcast.net

Call our team today at
505.983.0369!



Rancho Viejo Real Estate Statistics

	1/1/15—2/28/15	1/1/14—2/28/14
Total Sales	7	10
Price Range	\$153,000-\$475,365	\$186,000-\$485,000
Avg. Price	\$303,406	\$284,178
Avg. Days on Market	178	78
Active/Pending	28/12	



**TRAILS WEST
REALTY, LTD.**

2000 Old Pecos Trail, Santa Fe, NM 87505 | 505.988.7285
PATRICK THOMAS, Qualifying Broker



FIRSTMORTGAGECO.COM
Company 848.57004
March 1985 #1120311

Robert Morris, VP NM Production — 505.780.5801

Developer's Corner

We're having a very exciting start to the New Year. Uninvest-Rancho Viejo is happy to announce that La Entrada Phase I will be going through a plat amendment process. The revised plat will reduce the number of lots, increase lot sizes, and increase open space. We are planning an open house to present the new lot configuration to the community on Thursday, April 9, 2015 at the Rancho Viejo Fire Station from 5 to 7 pm. It will be the second community open house held as a result of feedback received from the Homework Group. An open house concept is meant to keep the community informed as to developer activity and is, at the same time, a forum for community input to development planning.

The plat amendment process at Santa Fe County will require us to go before the Santa Fe County Development Review Committee (CDRC) and the Santa Fe County Board of County Commissioners (BCC). We are currently on the schedule to go before the CDRC on April 16, 2015.

In addition, a study to update and suggest an improved reclaimed water distribution system is underway. The consulting engineers presented a draft report to the leadership of the three associations. A few items needed further clarification. At this point the engineers at Molzen Corbin are now fine-tuning and finalizing the report.

The updated reclaimed water system would include storage tanks for the treated water that will allow for greater flexibility of operations by the associations. The siting for the tanks is being considered in locations that will have a minimal visual impact. The tanks will reduce the wear and tear on the system by having pressure zones that are not impacted by elevation changes.

Finally, sales and construction are moving along. Three lots have sold and are under or about to start construction in the new area of development along Rancho Viejo Blvd. We look forward to strong sales and improving properties values in 2015.

Thank you, Cass Thompson