



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

Residents Go to Work on Spring RV Firewise/USA Community Day.

See FIREWISE on Page 3



In this Issue:

Firewise/USA Community Day . . .	Pg. 3
South News	Pg. 4
South Committees	Pg. 5
La Entrada News	Pg. 6
Effluent Water Management . . .	Pg. 7
Fire Warning	Pg. 7
New Development	Pg. 9
Musicians Wanted	Pg. 9
Neighborhood Watch	Pg. 11
Snake Alert	Pg. 11
Great Horned Owl Family	Pg. 13
Summer Gardening	Pg. 14
Bulletin Board	Pg. 14

Residents from all three Rancho Viejo communities gathered on Saturday morning, May 2nd, to share a morning of work and fun. They cleared the land and cleaned up the neighborhoods during the 2nd annual Firewise/USA Community Day.
Photo courtesy of Dan Johnsen, resident of RV La Entrada

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



From the top:

Tumbleweed removal during the clean up.

RV association presidents, Cass Thompson, Carol Thompson and Bruno Keller, speak during the Firewise/USA Community Day.

Two young ladies participate by decorating rocks using paint and imagination.

Photos courtesy of Dan Johnsen, La Entrada resident

2nd Annual Firewise/USA Community Day Event Was a Resounding Success.

Prepared by Pat Barnes and Annie McGovern

On Saturday, May 2nd, a gorgeous day in Rancho Viejo to recognize Firewise/USA Day, over 80 residents from the North, South and La Entrada communities and the La Cienega Fire Department gathered for coffee and donuts in the parking lot in front of the Village Market. Young and old were given bright green t-shirts with the Firewise/Rancho Viejo logo on the front before they began the task of cleaning up the community. Each resident got free gardening gloves, trash bags and goggles and was assigned specific areas to work. Participants visited with neighbors while they took charge of removing trash throughout common areas and around the perimeter of developed area. Trash bags and cut tree limbs were collected by Franco's, Heads Up and Proscape landscape companies that support our Firewise efforts and help us to comply with the Forestry Department recommendations.

Following the clean up, participants enjoyed a pizza luncheon in the Rancho Viejo Park. Afterwards a presentation. Speakers included Krys Nystrom, Wildlands Urban Interface Specialist, who announced that this is the second year Rancho Viejo has been recognized by the National Firewise/USA organization. Our community is the only one in the County to have this recognition.

Cass Thompson, President of the La Entrada HOA, gave an informative talk providing insight into the mindful development of Rancho Viejo as a sustainable community with minimized risk of wildfire. Bruno Keller, President of the North HOA and Carol Thompson, President of the South HOA addressed the importance of working together as a community. Domingo Ortiz, a representative of Farmers Insurance, discussed the reduced prices offered Rancho Viejo residents for their fire insurance, a result of our annual Firewise activities. He suggested that residents contact their insurance companies for a similar consideration.

La Cienega Fire Department gets a huge thank you for their ongoing support including participation in our regular Firewise/USA meetings, providing professional expertise in assisting the community in developing appropriate emergency preparedness and bringing their emergency trucks and the Fire Safety House mobile van.

Many people, including our HOA committee members and Board members contributed to the success of this venture. Companies and/or individuals who donated items are shown below.

We Recognize These Organizations for Their Generous Support of Our Event:

Village Market — Use of Their Parking Lot
 Franco's Landscaping — T-Shirts & Crew
 Heads Up Landscaping — T-Shirts & Crew
 Proscape Landscaping — T-Shirts & Crew
 Southwest Spray & Foam — T-Shirts
 Steamer, Inc. — T-Shirts
 Santa Fe Sports & Images LLC — T-Shirts
 Estancia Homes — T-Shirts + \$500 Matching Funds
 Rancho Viejo Properties — T-Shirts
 Rich Duran Plumbing — T-Shirts
 Piccolino Italian Restaurant — Dinner for Two
 Midtown Bistro — Dinner for Two
 Chocolate Maven — Dinner for Two

Big Joe's — 24 Worker Gloves
 Home Depot — \$50 for Goggles
 Native Son — T-Shirts

And We Recognize Individuals Who Helped:

Dan & Faith Johnsen — Photography, Speaker System, Registration
 Anne Lefton — Graphics
 Kathy Brown — Rock Painting Activity
 Elizabeth and Jim Kerr — Registration
 David Rasinski — Lunch Set Up
 Paul Dillon — Signs, Set Up & Take Down
 Marcia Kaplan — Raffle Tickets
 Richard and Valerie Martinez — Coffee & Donuts
 Willow Shaffer — Firewise Demonstration

We Thank All Residents Who Participated!

South News: UPDATES ON OUR ROADS, REPAIRS, IRRIGATION AND MORE.

Reported by Lee Lefton, RVS Communications Committee



Vince Montoya
RV South Manager
505-473-3896

VMontoya@hoamco.com

SOUTH BOARD

President

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

Vice President

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

Secretary

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

Members:

Laura Corbin
laurarvsboard2015@gmail.com

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

John Zipprich
rvsboardjohn@hotmail.com

Next Board Meeting:

1:00 pm, Tuesday, July 28th
RV Fire Dept. Community
Room 37
Rancho Viejo Blvd.

We're Taking Some Big Steps in the South. Overall, the condition of the roads and alleys throughout the community is very good. However, certain repairs have been required. The final phase of these repairs has been approved and a number of them have been completed. We're hoping to complete the remainder throughout the year.

Completed repairs include:

- Crack-filling 36,828 linear feet (6.98 miles) on all of the streets of the South Association.
- Repairing the concrete water valve collars on West Saddleback Mesa.

Planned maintenance includes:

- Patching alleys and seal coating all streets and alleys in WR-3.
- Seal coating Dalton Pass, North and South Johnson Mesa, and North and South Cimmaron Pass.
- Patching alleys in WR-2 and WR-4.
- Sidewalk repairs - 2800 square feet.
- Placing shouldering material along vertical edges of all our trails.

Minimizing Freeze Damage to Vegetation - Due to issues with the irrigation system we got a late start on watering the landscape. These issues along with a late freeze forced the Association to scrutinize stress levels of the vegetation in order to take extraordinary actions to minimize any damage.

Setting the Stage for Stage Repairs - The Association has approved the repairs on the stage wall at the Plaza Park. Drainage issues have limited possible solutions. Repairs include smoothing of the surface, then applying elastomeric material that is durable, flexible and will allow moisture to escape.

We Want You to Get the Message - An Association message board will be installed at Plaza Park near Johnson Mesa. This message board will only be used for HOA business e.g. HOA announcements, Board actions, agendas, etc. One of the first postings will let you know that we will start to clear the property of dead trees and other potential fire hazards as identified by the FireWise program.

How the Compliance Process Works - Keep in mind that our Compliance Officer will notify residents of a violation of a covenant or rule by initially sending them a courtesy letter. However, if you are in violation of the same covenant within a six month period, you can be fined without receiving a courtesy notice. Often this involves residents who leave trash containers out on non-collection days.

Stick to the Trails - Residents should always keep to our paved walking trails. This is not only for your safety but also for many other reasons. Native grasses and bushes help prevent erosion along our walking trails. This vegetation is delicate and will not provide this benefit if it is not allowed to mature.

Register on our Website - Don't forget to register on our website at www.ranchoveijosouth.org. This allows you to receive important notices regarding the Association and surrounding communities. Once registered, you will have access to your HOA account and you will be able to view your account balance, review Design Review submittals and other valuable personal account information.

Again I encourage all residents that need to speak to me to schedule an appointment or contact me at VMontoya@hoamco.com. When out of the office I am able to receive these emails on my iphone and will respond promptly.

RV SOUTH COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

Now that spring is here, the Design Review Committee gets many more submittals than in the winter months. I'd like to talk about what comes to us with the submittal form. We request either pictures, or detailed drawings of your modification. Sometimes we get a photograph that the homeowner takes of their house, with drawings of what they want to do. They include height, width, and any other specifications that help us visualize your plans. These submittals are just what we need. If things are not clear to our committee, we make a site visit to get a first-hand look at the lot.

Some homeowners submit their actual blueprints with drawings of where and what they want to modify. These are very helpful to us. Any picture of your home's property with details drawn in will show us exactly your intentions.

Unfortunately, some homeowners submit poorly drawn pictures of what they want to build, especially if they want to put up a portal or ramada. The Homeowner's Handbook specifically cites what information we need for these type of structures. If the submittal does not include height and width dimensions and the color of the structure, we are unable to approve or disapprove it. We have to send it back to the homeowner asking for more details. That delays everything by two weeks, as we meet only twice a month.

So please, if you are submitting any kind of modification that can be built or raised (such as your wall), we would greatly appreciate as much detail as you can give us. If you can submit a picture of what you want to do in relation to your home (so we can see where it would be located), that would be great. Please include all the dimensions required. This will help us get back to you more quickly. Thank you in advance.

Reported by Susan Young, Chair



Susan Young, Chair

SAFETY COMMITTEE

We have reports of rattlesnake sightings already this spring so be very careful when walking the trails, keep a watchful eye, keep your dogs on leash and back away if one is spotted.

Be aware of coyotes and mountain lions. Don't feed wildlife and don't feed pets outside. Close off open spaces under porches and decks and store all garbage securely. If you encounter a predator, back



*Jim Kerr
Board Liaison*

away slowly, don't come between a female and her young. Fight back if attacked.

Bird feeders attract rodents and pigeons but you can enjoy birds by putting out water. Pigeons can do damage to your roof.

Our Firewise Community Day was fun for all and a huge success. We enjoyed pastries and coffee then got some exercise and enjoyed pizza, ice cream and conversation at noon. Next year, we encourage you to bring your children to share in the fun.

There have been reports of unwanted solicitations in the neighborhood and we are in the process of ordering "No Solicitation" signs to display with "Neighborhood Watch" signs. Window decals discouraging solicitors are available at the manager's office.

We will be continuing with our sidewalk repair this summer, so be careful around construction.

Reported by Jim Kerr, Board Liaison

TOWNHOME COMMITTEE

We welcome the addition of Donna Ruscavage to the Townhome Committee.

As you are aware for the past two years the Association has been extremely busy playing catch up on much needed townhome maintenance issues. The Townhome Committee in collaboration with the Board of Directors has been very diligent in staying on top of maintenance on our townhomes. We have gotten much done but there is still work to do. The following is a list of projects scheduled to begin in the near future:

Wood Features – The Board has approved the refurbishment or replacement of all the wood features on the townhomes. This will include sanding, caulking, sealing and painting all the woodwork. All damaged or deteriorated vigas will be replaced. The contractor will install a color-coated metal flashing on all exposed vigas.

Utility Rooms – The door jams and trim to the utility rooms will be replaced and doors will be painted to match the color of the stucco. A metal flashing will be installed to prevent water damage.

The roofs on the townhomes on Emory Pass will be receiving some maintenance to the UV coating on the foam material. The foam on the roofs is in very good condition and this maintenance will help extend the useful life of the system.

As you can see we are in for a very busy and productive year. These projects should be completed within the next month. I will update you on the schedule once details have been ironed out.

Reported by Carolyn Brown, Chair



*Carolyn Brown,
Chair*

La Entrada News: WELCOME MICHAEL SMITH, OUR NEW MANAGER.

Prepared by Pat Barnes, La Entrada Editor

The May 14th La Entrada Board meeting was held at the Rancho Viejo Fire Station. Residents were introduced to Michael Smith who will serve as the new Homeowners Association Manager, replacing Amy Kieffer. He can be reached at msmith@hoamco.com.

Cass Thompson, President, reported that landscape repairs were needed to start up the irrigation system for the summer. The Board approved \$1,000 to cover the cost of these repairs.

Alina Catanach, Secretary/Treasurer, reported that sales are improving significantly. Since April, five new homes have been sold.

Pat Barnes, Vice President, reported that over 80 residents were involved in the 2nd Annual Firewise/USA Community Day and the trash removed from the community was very impressive.

The next Board meeting is scheduled for 6 p.m., Thursday, September 17th at the Fire Station.

Photos courtesy of Dan Johnsen, La Entrada resident



The build out of new homes, like those shown above, continues to change the growing footprint of the La Entrada community.

**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

DESIGN REVIEW COMMITTEE

Spring is finally here. I know many of you are eager to begin your spring projects. Before work begins, please read and familiarize yourself with the La Entrada Community Association Homeowner Handbook and the recent changes that are now in effect. This handbook covers design guidelines, architectural standards, association rules and standards for conduct and use. Changes and additions to landscaping (including, side, front and back of your property) MUST be submitted to the DRC for approval prior to installation.

If anyone has accomplished work/projects that were not approved, please submit a request for approval at this time. It is essential that you have all necessary approvals on file for your property to ensure you are in compliance.

Do not hesitate to contact your HOA Manager with any questions that you may have. The form for submitting landscape



Judy Keller, Chair

drawings, plans and modifications to the exterior of your home is available at the sales office or at www.laentradaatranchoviejo.org.

Reported by Judy Keller, Chair

COMMUNICATIONS COMMITTEE

A huge thank you to Pat Barnes for heading up the Firewise/USA Community Day activities on May 2nd. We would also like to thank all of the volunteers/homeowners from all 3 Rancho Viejo communities who helped clean up and make our community safer. Our next committee meeting will be a joint meeting with South on Monday, June 15th. Please submit ideas for our Fall Coffee/Conversation to any of our committee members or email me at arttrek@comcast.net. Thank you to Dan Johnsen, as always, for taking photos of the happenings on Saturday.



Paul Dillon, Chair

Reported by Paul Dillon, Chair

HOAs Work Together on Managing Treated Effluent.

Prepared by Pat Barnes, Editor of RV La Entrada

On Tuesday, May 5th, all three homeowner associations met with Doug Albin, Senior Design Specialist for Molzen Corbin Engineering firm to review the feasibility and cost study needed for transmitting treated effluent from Ranchland Utilities to the distribution system.

The study included information regarding the transmission to and distribution by all three associations to determine system efficiency and suggested incremental improvements to manage the cost structure of this transition and its operational consequences.

Phase 1 of the report was accepted by all three homeowner associations. The discussion continued regarding the conflicts and functional problems that have become apparent by having three separate associations involved in one irrigation system. It was unanimously decided that all three homeowner associations want water and the associations will need to bear the costs associated with operation, maintenance and improvement of the system.

Phase 2 of the process will include a more detailed report regarding the cost and design to separate the irrigation systems.

Residents will be invited to attend a fall Homework Study group specifically designed to educate, inform and provide a process for all Rancho Viejo homeowners to become involved in the decision-making regarding this issue.

Have a Ball on July 4th, But Skip the Fireworks and Watch for Other Fire Dangers.

With the approach of July 4th, we urge you to refrain from using fireworks. Open fires, the burning of trash or vegetation and throwing cigarettes out a vehicle window can also have terrible consequences. Smoking is prohibited in many locations. Minimal snowfall, little rain and constant winds are a dangerous combination which increase the danger of fire. Remember we are a Firewise/USA community. Let's be careful out there.

SOUTH COMMITTEES *cont'd. from pg. 5*

BUDGET & FINANCE COMMITTEE

RESERVE STUDIES: A TALE OF TWO CITIES

It is the responsibility of the Board of Directors and the Budget & Finance Committee to assure that the means are available to meet the financial needs of the RV South Community, now and well into the future.

At the end of the first quarter of 2015, our balance sheet figure was \$1,576,422. Compared to 2011, that is an increase of almost half a million dollars. Income was near what was expected. Expenses were under for a net income of \$4562.

Compared to 2011 when reserves totaled \$766,801, the total reserves now stand at \$1,283,888 which means the fund has nearly doubled. For the three years 2009 - 2011, association fees increased every year. For the past three years 2012 - 2014, there were no fee increases, with the exception of the townhomes.

A reserve fund study was completed last year. Many HOAs have reserve studies done periodically to understand what future expenses might be and what funds need to be set aside to meet those needs. Reserve studies are only minimally helpful in doing that.

The RVSCA reserve studies of 2010 and 2014 are a tale of two cities, with wildly divergent recommendations. The 2010 study concluded that the Master Association reserve fund would need



*Jim Bailey
Committee Member*

\$4,794,500 in funding over the next 20 years. The 2014 study concluded that the amount is \$8,541,120, a difference of \$3,746,620. For townhomes, the 2014 study recommended that \$1,155,360 be set aside over the next 20 years, an amount that does not meet the expenses projected by the 2010 study, which recommended that \$2,289,400 be set aside. That is a difference of \$1,134,040 between the reports. The 2014 study calls for the reserve fund contribution to stay the same from 2019 through 2034, with projected expenses varying dramatically from year to year, including 2025 expenses projected to be \$2,463,761.

The authors of these reserve studies are in no way responsible for the financial future of RVSCA. It is the responsibility of the Board of Directors and the Budget and Finance Committee.

Reported by Jim Bailey, Committee Member

COMMUNICATIONS COMMITTEE

Our Committee is scheduled to meet with the La Entrada Communications Committee in June to discuss plans for joint business and activities during the remainder of the year. See results of that meeting in the next issue of the *Round Up*.

Reported by Lee Lefton, Committee Chair



Lee Lefton, Chair

Summer has Arrived . . . Please Lower the Noise Level.

Now Hear This: Residents have the right to expect peace and quiet in this community even though we may live in very close proximity to each other. Blasting car radios, racing motorcycles, loud mufflers and dogs that bark incessantly are all invasive when in the privacy of our own homes. Do you recognize yourself in any of these offending behaviors? In summer windows are often open, so please curb excess noise. Neighbors will thank you!



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

New Development in the Planning Stages for La Entrada.

Prepared by Pat Barnes

On April 9th, Homework Group Consultant Carl Moore met with 28 residents from Rancho Viejo to discuss the proposed new development plan for La Entrada that will be presented to the Santa Fe County Development Review Committee for approval.

Warren Thompson, the developer, reviewed the history of Rancho Viejo and provided numerous maps and diagrams of the proposed new development in La Entrada. The major changes from the original plan included:

- Lots will be much larger.
- Houses will have two-car garages.
- Low water consumption plants
- 20 foot driveways
- Use of the same architect
- All streets will be two-way.
- The inclusion of four trailheads

The Santa Fe County Development Review Committee approved the proposed plan at a meeting held on April 16th. The meeting to approve the plan by the Santa Fe County Board of Commissioners was scheduled for May.

Photos courtesy of Dan Johnsen, La Entrada resident



Plenty of new homes are on the rise in La Entrada community.

Photos courtesy of Pat Barnes, La Entrada Editor



Developer Warren Thompson explains build out plans for La Entrada as members of the Homework Study Group look on.

Acoustic Musicians Wanted!



We're looking for folks who play any type of acoustic instrument (guitar, banjo, mandolin, doghouse bass, harmonica, accordion, kalimba, tin whistle, jug, spoons, etc.) for any type of music (Americana, Celtic, downhome country blues, rockabilly, pop, country, classical, etc.) for informal neighborhood outdoor jam sessions during summer afternoons or evenings. All levels of expertise are welcome. Your enthusiasm is more important than your skill. So join the fun. The more the merrier!

Dates and location(s) will be publicized as plans get firmed up. We will definitely play somewhere in Rancho Viejo. If you are interested in participating and want some more information, please contact us: ranchoviejo.jam@gmail.com.

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

Michael Smith
La Entrada Manager
Office Number:
954-4479

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.



Rancho Viejo Neighborhood Watch Prepares for Community-Wide Yard Sale.

Prepared by Susan Young, Neighborhood Watch Reporter



ATTENTION ALL RESIDENTS! We will be having our 6th Annual Neighborhood Watch Yard Sale on Saturday, July 25, starting at 9:00 a.m. It will be located at the large park opposite the Managers' offices. Please start saving your treasures for us. All profits from the yard sale will go to Neighborhood Watch and then back to the homeowners in some fashion. It's a wonderful cause! Please call Carol Thompson at 471-9044 if you would like to donate any of your housewares, books, furniture, etc. She will direct you to where it will be stored.

We have already been contacted by residents who are moving and donating all the stuff they are not taking with them. We ask that all donations be in good, usable condition. This Yard Sale has been most successful for the last five years. We expect this one to be better than ever! Thank you in advance for helping us out this year. Keep an eye out for flyers in mid-July for more information.

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.

Snakes Alive! Yes, Rattlesnake Season has Arrived.

Prepared by Anne Lefton, RV South Editor

THIS TIME OF YEAR, snake activity increases in our community and throughout Northern New Mexico. There have been two recent reports of rattlesnake sightings here in Rancho Viejo.

Whenever outdoors, stay vigilant about snakes. Snakes attempt to avoid predators by staying out of sight so you are most likely to encounter them near rocks, bushes or shrubs. Snakes warm themselves by curling up on rocks, sidewalks, walking trails and streets.

The best way to avoid snakes is to stay on designated paths and walk down the middle. When walking with dogs always keep them under control and on a short leash.

Always wear appropriate footwear. Most snake bites occur on the foot or near the ankle so leather boots extending past the ankle are ideal. Sandals are not recommended.

When weather gets warmer snakes tend to be more nocturnal and more active at dawn, dusk or at night.

Most snake species found in New Mexico are non-poisonous. But, if you should run across a rattlesnake on a path or near your home, it could very well be a danger to children, pets and yourself. Call Animal Control at 428-3720. They will come out and remove the snake.

Roof leaking? Don't wait!

Go Green with GacoFlex!

JNS Services, LLC
General Contractor
GacoFlex Qualified Applicator

Joe Arellano, Owner
505-470-1615
jajnsservices@gmail.com
Licensed, Bonded, Insured

*Celebrating 25 years of trust
and credibility in Santa Fe*

Xeriscaping doesn't mean ZERO landscaping. Xeriscape landscaping is designed specifically for areas that are susceptible to drought and/or where water conservation is practiced. Derived from the Greek xeros meaning "dry," the term means literally "dry landscape" as in the elimination/reduction of supplemental water from irrigation.

Our community is designed to promote the efficient use of supplemental water. The goal of the Landscape Committees is to build upon that design by transforming the streetscapes into xeriscapes that, once established, will require little or no water.

DO NOT Replace Your Roof!

Restore It to "Better Than New"



Before



After

Hydro-Guard, LLC installs elastomeric "rubber-like" protective membranes to roof surfaces. In most cases, our coatings negate the need for replacement while restoring the roof to "Better Than New" condition at a fraction of replacement costs. These coatings:

- Prevent leakage
- Preserve the existing roof substrate
- Prevent premature degradation
- Lower energy consumption costs

HYDRO-GUARD

505-316-0210

Santa Fe, NM



LLC

Save \$500

Roof Restoration

Size restrictions apply

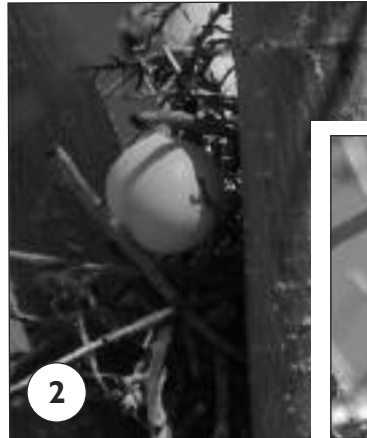
To schedule a FREE evaluation of your roof, call us TODAY!

Nine out of 10 roofs we see can be restored to "Better Than New" condition by applying one of our coatings!

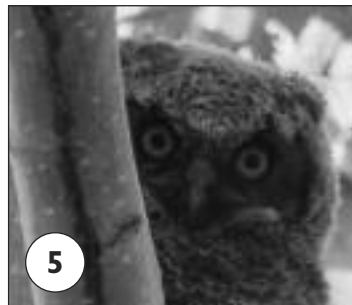


Whooo Nested Here This Spring?

All photos courtesy of Mr. Van Liming, who faithfully documented the progress of the three baby owls and their busy parents this spring. Thank you Van for submitting these wonderful photos!



Might the parents be two of the Western Great Horned Owls released during last fall's Coffee & Conversation by the SF Raptor Center? Very possibly.



Western Great Horned Owls Made Village Park Home.

Prepared by Anne Lefton, RV South Editor

Imagine discovering **Great Horned Owls** nesting in a cottonwood tree outside your window. That's what happened in early March to Van and Maggie Liming, who live in a Rancho Viejo townhome across from Village Park. Van got out his camera and began to take photo after photo as the Great Horned Owl

parents busily fed and cared for their three hungry chicks. For the next several months, these babies grew rapidly, survived several storms, took their first tentative steps out on the tree limbs and eventually flew off in mid-May. Many residents were thrilled to see these amazing birds during their all-too-brief Rancho Viejo stay.

1. On March 28th, Daddy Owl poses for the camera ... 2. On March 28th, a fourth underdeveloped egg sits precariously on the nest ... 3. On March 30th a hungry chick sticks her head up. ... 4. On April 13th all three chicks stare from the nest ... 5. On April 16th a suspicious owlet stares down 6. On April 18th a storm-soaked owlet looks a bit uncomfortable ... 7. On April 21st a curious look ... 8. On April 26th an owlet explores the ground ... 9. On May 1st these babies are making short flights.

BULLETIN BOARD

IAIA Disc Golf Course Now Open!

This Healthy, Fun Recreational Opportunity is Available to the Rancho Viejo Community. The Course is Located at IAIA Campus, 83 Avianu Rd.

For More information,
Contact Ryan Flahive at:
505-424-3292
rflahive@iaia.edu

Don't Forget.

RV Neighborhood Watch
is Collecting Donations for
its 6th Annual Yard Sale.
If You Have Items to Donate,
Please Contact Carol Thompson
471-9044
carolath@msn.com
All Sale Proceeds Are Used for
Rancho Viejo Community Projects.

Helpful Hints For Planning Successful Summer Gardens

Prepared by Lee Lefton, RV South Resident

Santa Fe gardening enthusiasts look at summer like skiers look at winter. They can't wait for it to arrive. Now it has. Here are some hints for easy summer garden care.

- Grow low maintenance plants and flowers.
- The two main things to consider when deciding what to grow are the layout of your space and the climate. Undemanding perennials such as peonies, black-eyed Susans, coneflowers and hostas are great choices.
- Cut planting and weeding time in half.
- Get a garden cultivator. It speeds up the process of preparing soil, quickly works in compost, manure and fertilizers, and eliminates weeds between garden rows.
- Try a container garden. These are easy to start and results are rewarding. They are a great way to change the look of your garden without the hassle of digging up your plants. Glazed ceramic pots with holes in the bottom are the best way to go. Put newspaper at the bottom to keep soil from escaping.
- Recycle your garden clippings. Compared to bagging, this saves time and energy. And leaving the clippings on the lawn or in the garden adds vital nutrients back into the soil as the clippings decompose.
- Choose the right tools. When shopping for new equipment, consider the lawn and/or garden size, how much power you'll need and who'll

HELPFUL HINTS cont'd. on next page



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) 946-8959 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

be using it. Be sure to purchase tools that are comfortable and easy to use.

- Go easy on your body. Lawn and gardening activities entail a lot of repetitive movement. Planting, weeding and trimming edges can be really stressful on your muscles and joints. Choosing tools that feel comfortable and are easy to use can make your work a lot less work.

By following these simple tips and guidelines, you can have a good time creating an outdoor space that you love without spending the whole summer working your tail off. That means more time to enjoy the fruits of your labor.



**Shower Doors * Mirrors * Insulated Glass * Screens * Storm Doors *
Storm Windows * Plate Glass * Safety Glass and much more!**

MENTION AD FOR 10% OFF ANY PURCHASE!!!

**3740 ACADEMY RD. STE D
SANTA FE, NM 87507
capitalcityglassnm.com**

**(505) 473-0790
24 HOUR EMERGENCY
FREE ESTIMATES**



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

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.

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.windowservice.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

Santa Fe Paws



Pet food, Treats, and More

713 Don Diego Ct. Santa Fe, NM (505) 988-2500 www.santafepaws.com

Healthy Pets. Start with Healthy Food!

Some of the Brands we carry:

Frangiers
Fromm
Herrick
Nutrena
Newline
Joyce

Natural Balance
Nutrena
Purina
Solid Gold
Taste of the Wild
Small Animal Bites

BT
Fuzion Cat
Manna
Wellness
Signature
Shells & Sausages

Present coupon
at purchase
for
10% off

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

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



**HOME REPAIR &
MAINTENANCE**

**CALL
DAN JEFFRE**

(505) 470-7797

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

WE KNOW RANCHO VIEJO!

We're Fishing for your Business!



Rancho Viejo Experts

Mindy DeMott—mindy.demott@comcast.net
Carol Day—cdaysantafe@aol.com
Lynne Einleger—leinleger@earthlink.net
Ted Rivera—tedriverarealtor@netzero.com
Tanya L. Clokey—tlc.coldwellbanker@yahoo.com

1 out of 5 homes **SOLD** in Rancho Viejo since
January 2014 has been brokered by
Coldwell Banker Trails West.

If you are considering **SELLING** or **BUYING**
a home in Rancho Viejo, call the team that
"Knows Rancho Viejo".

To schedule an appointment
CALL 505-983-0369 or Go To
www.RanchoViejoExperts.com today!



**TRAILS WEST
REALTY, LTD.**

2000 Old Pecos Trail, Santa Fe, NM 87505 | 505.988.7285



Robert Morris, VP NM Production 505.780.5801
NMLS#492531 | Branch NMLS#1120933