

# 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*



Fidget, an American Kestrel with SFRC volunteer handler Anne Lefton  
Photo by Karen Novotny, RV South resident



SFRC Director Lori Paras answers various resident questions about raptors.  
Photo by Jim Bailey, RV South resident



Barn Owl Vientosa with Stan Brooks  
Photo by Jim Bailey, RV South resident



The crowd watches as the first of two Great Horned Owls is released.  
Photo by Jim Bailey, RV South resident



## In this Issue:

Homework Group Invite . . . . .	Pg. 3
South News . . . . .	Pg. 4
South Committees . . . . .	Pg. 5
La Entrada News . . . . .	Pg. 6
La Entrada Committees . . . . .	Pg. 7
Winter Garden Tips . . . . .	Pg. 8
RV in Parade of Homes . . . . .	Pg. 8
Fall Coffee & Conversation . . . . .	Pg. 9
Diamond Interchange Update . . . . .	Pg. 9
Developer's Corner . . . . .	Pg. 11
Neighborhood Watch . . . . .	Pg. 11
Holiday Reminders . . . . .	Pg. 12
Halloween Safety Tips . . . . .	Pg. 13

## Santa Fe Raptor Center Featured at Fall Coffee & Conversation.

*At the conclusion of the fall Coffee & Conversation, Lori Paras, Director of the Santa Fe Raptor Center, prepares to release a Great Horned Owl.*

*Story by Anne Lefton, RV South Editor — Photo above and photo in masthead are by Karen Novotny, RV South Resident*

**Refreshments & Raptors.** That's what the fall Coffee & Conversation held the afternoon of Saturday, September 26th could have been called. Over 100 residents and guests gathered in the Institute of American Indian Arts (IAIA) Hogan to learn more about raptor birds and the Santa Fe Raptor Center's rescue, rehab and release program to . . . *COFFEE & CONVERSATION cont'd. on pg. 9*

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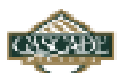
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# Invitation to All RV Residents: Join the Homework Group.

Provided by Carl Moore, Homework Group Facilitator

## **Letter from Carl Moore:**

*I'm writing to invite you to participate in a Homework Group.*

*As you may know, the Homework Group is a planning an initiative to explore what would be an effective approach to distributing and using reusable water at Rancho Viejo, and how this and other issues of common interest should be approached by the homeowner associations.*

- 1. Open houses were conducted on September 9th and 14th from 5 – 7 p.m. at the Rancho Viejo Sales Office, 23 Calle Agua Clara. Interested residents were provided information to learn about what is entailed and whether they would like to participate in the Homework Group.*
- 2. All residents are invited to attend a meeting from 9 a.m. – 1 p.m. on Saturday, October 17th at Santa Fe Community College, Jemez Rooms 1& 2. This will be an educational meeting that will review the vision for Rancho Viejo and what experts believe to be the current situation and potential solutions regarding the delivery of reusable water in Rancho Viejo.*
- 3. Any resident who has the time and wants to participate will meet with the Homework Group on October 19th, 22nd, 26th and 29th from 6 – 9 p.m. at the Santa Fe Community College. To participate in the Homework Group, you have to commit to attend all meetings.*
- 4. There will be a final meeting, date to be decided by the Homework Group. At the final meeting, there will be a presentation to the Rancho Viejo community on the option(s) preferred by the group and a report on the process.*

*This is your opportunity to participate in making decisions about the future of the delivery of water here in Rancho Viejo. If it is not done by you and your neighbors, it will be done via a traditional planning process. This is your best chance to have input and to ensure that future water delivery meets your needs. It would be difficult to complain that inappropriate things are being done or that there wasn't a chance for input if you pass on this opportunity.*

*We recognize that some people are cynical that the planning will amount to anything or that the management will just do as they wish, but history has proved otherwise. This process has been utilized three times in Rancho Viejo. Despite cynicism and distrust, in each instance the group reached a consensus about what should be done and the consensus guided all decisions. The management of Rancho Viejo will participate in the process and have a chance to say what they prefer, just like you will. It will be hard for management to ignore a consensus reached by the group. There will be a written record that can be used by management and by residents to show what everyone jointly wants in this community.*

**Please indicate your interest in participating by Saturday, October 10th, as we must make plans for space, mailing of information, etc.**

*Contact me by email ([cmarcusmoore@gmail.com](mailto:cmarcusmoore@gmail.com)) or phone (505-954-1601) if you want to participate in the Homework Group. That means you can participate at the meeting on October 17th and all of the three-hour evening meetings on October 19th, 22nd, 26th and 29th. There will be one additional meeting and that date and time will be decided by the group.*

*If you would like more detailed information, such as proposed ground rules for the Homework Group, contact me and I will send them to you.*



## South News: SOME REMINDERS AS WE PREPARE FOR ANNUAL MEETING.



**Vince Montoya**  
RV South Manager  
505-473-3896

[VMontoya@hoamco.com](mailto:VMontoya@hoamco.com)

### SOUTH BOARD

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*Reported by Lee Lefton, RVS Communications Committee member*

**Resolving Covenant or Design Violations:** In the past, you or another Rancho Viejo South resident may have received a Notice of Violation for either a covenant or design issue that's occurred on your property. Here's how the noncompliance process works. It's very liberal and gives residents considerable leeway to comply.

Initially you receive a Notice of Violation courtesy letter from our Compliance Officer, signed by Manager Vince Montoya. This is a form letter calling your attention to the violation and giving you 14 days to correct the issue or contact Vince to discuss and/or appeal it. If it's determined that the violation must be corrected, you'll receive 14 days to do so, after which a second Notice of Violation letter will be sent which includes a fine. For covenant violations, it's \$25 and \$50 for design violations. After 10 days if you still haven't complied and paid the fine, you'll receive a Notice of Continuing Violation with a fine increase to \$50 or \$100 depending on the type of violation. You're given another 10 days to comply after which the fine will increase to \$100 or \$150. If the problem still exists and the fine hasn't been paid after that time period, the HOA will assess your account that amount every 30 days until compliance occurs. Again, the process is quite fair and gives residents every consideration. We ask that they respond in kind.

**In Other News:** The 2014 audit is being handled by the accounting firm of Swain and Grieco and is expected to be completed by mid-October. The 2016 budget was approved by the Board at the Tuesday, September 22nd meeting. Asphalt repair and crack sealing in Windmill Ridge 3 has been completed and seal coating is in process. Some of the landscape enhancements that were planned for Plaza Park and El Cuero Park have been put on hold until the irrigation issues have been resolved. We're planning to shut down the irrigation system in mid- to late-October.

**RV South Website Clarification:** Many residents think that the RV South website is just for sending and receiving emails, but in fact, it's much more. It gives you access to your HOAMCO account where you can view your account balances; find specific events that are happening in the community; when your payments are due or if they're late; if you have any covenant violations or Design Review submittals and determinations; and other valuable information. If you haven't created an account on the site, you can sign up by going to the home page at [www.ranchoviejosouth.org](http://www.ranchoviejosouth.org), requesting a login and filling in the required information. Once it's determined that you are a resident, the system will send you a temporary login name and password, which you should change. Currently, 123 residents have yet to sign up. Again, the website address is [www.ranchoviejosouth.org](http://www.ranchoviejosouth.org). If you have any questions, please contact Vince Montoya at [VMontoya@hoamco.com](mailto:VMontoya@hoamco.com) or 473-3896.

**It's Annual Meeting Time Again.** This year's meeting will take place on Tuesday, November 17th at 6 p.m. at Santa Fe Community College in Jemez rooms 1 & 2. There are 5 Board positions open for election, 4 for a two-year term and 1 for a one-year term. You should be receiving your Annual Meeting packet with information by mid- to late-October.

## RV SOUTH COMMITTEE REPORTS

### DESIGN REVIEW COMMITTEE

**Yard Ornaments:** The DRC has seen many yard ornaments this summer. Some look great, others conflict with our guidelines. Remember, you chose to live in a covenant-controlled community, so there are some rules put in place to keep our property values high and our neighborhood looking great.



*Susan Young, Chair*

- Yard ornaments that are visible to the public are allowed, but they must blend with the landscape.
  - Yard ornaments must be approved by the DRC before they are placed in the yard.
  - Homeowners are limited to 5 ornaments per lot. Two of them may be large. These can include decorative trellises, small statues, decorative rocks, metal sculptures, etc.
  - Lattices and trellises need DRC approval as they are considered yard ornaments. Maximum height allowed for these is 5-1/2 feet. Maximum length is 10 feet.
  - Privacy issues that require lattices or trellises must be approved by the DRC and will be considered on a case by case basis.
- For more information on this and other yard issues, please consult your Homeowner's Handbook. Thank you all in advance for your cooperation.

*Reported by Susan Young, Chair*

### BUDGET & FINANCE COMMITTEE

The South Board of Directors approved the 2016 budget at its meeting on September 22nd. Prior to that, the Board held a September 15th working session to review the budget proposal prepared by the Budget and Finance Committee with Community Manager Vince Montoya. The draft was advanced with minor changes. The 2016 budget is posted on the RVSCA website. Final figures were not yet available for this issue of *Round Up*. However master budget income and expenses are expected to be in the range of \$697,000. Townhome income and expenses are expected to be in the range of \$98,000. An overview of the budget and a financial summary report will be presented by a member of the Budget and Finance Committee at the annual meeting on November 17th. The firm of Swain and Grieco is now undertaking an audit of the association's financial picture. It is expected to be completed by mid-October and will be posted on the association's web site.



*Jim Bailey*

*Reported by Jim Bailey, Committee Member*

**TO JOIN A SOUTH COMMITTEE, CONTACT VINCE MONTOYA, SOUTH MANAGER. SEE CONTACT INFORMATION ON PAGE 4.**

### TOWNHOME COMMITTEE

End of summer updates of townhome repairs since the last issue is as follows: **Stucco** - The major project of deferred maintenance is now completed. We will continue to build up reserves for the ongoing stucco needs due to weather.



*Carolyn Brown, Chair*

**Sidewalk Replacement** - The sidewalk repairs on Saddleback Mesa and Meso Pino are now completed.

**Townhome Insurance** - One of the many financial benefits of our separate HOA townhome fee is that insurance is provided through our HOA and it includes coverage similar to regular Homeowner's Insurance. Manager Vince Montoya's due diligence in working with insurance companies shopping for coverage has provided the best price and terms. The best news is the premium at renewal may be slightly less per year with no foreseen increase.

**Rentals** - Short term and vacation rentals are not allowed. No townhome owner may lease less than their entire unit and no townhome may be leased for less than 180 days. Owners must notify Vince Montoya about commencement and termination of any lease and names of each person who will occupy the property during the lease. (See *South Association Community Homeowner Handbook*, pg. 34) **Tip** - If your clothes dryer seems inefficient and is located on the second floor, a professional cleaning of the dryer vent is recommended for greater efficiency as well as fire prevention due to lint build up. **Our Mission** - The continued vigilance on the issues affecting ongoing maintenance projects for individual units and the neighborhood as a whole.

*Reported by Carolyn Brown, Chair*

### SAFETY COMMITTEE

Speeding and running stop signs continue to be community-wide problems. With the start of the school year, please observe speed limits and drive with caution. Heads Up sidewalk repairs are completed. The product used provides superior results and they did an excellent job so please do not use salt products on any of our sidewalks.



*Jim Kerr  
Board Liaison*

Heads Up will be trimming chamisa and tree limbs that are visual obstructions to street and stop signs. New purple "Reclaimed Water" signs have been installed on South Association property by Ranchland Utilities. Please be aware of your surroundings as we are still having reports of rattlesnake, coyote and mountain lion sightings. The mailboxes on Richards Ave. have been tagged. Vince notified the post office and he was told, they will get to it when they can. Finally, Halloween is approaching so watch out for ghosts, goblins and witches on October 31st!

*Reported by Jim Kerr, Board Liaison*

## La Entrada News: FIESTA FUN FOLLOWED BY BUSY BOARD MEETING

*Submitted by Sally Dillon, La Entrada Communications Committee Member*



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**La Entrada Manager**  
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**Fax: 505-954-0018**  
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### LA ENTRADA BOARD

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alina@ranchoviejo.com

**The next scheduled  
Board Meeting is:  
November 12th at 6 p.m.  
at the Fire Station  
with a focus on the  
2016 budget.**

#### **In Memoriam:**

An announcement that saddens all who knew him: Gary Keller passed away on July 29, 2015, the result of complications during surgery. Gary and his wife Judy Keller moved to La Entrada in January of 2009. Gary Keller will be greatly missed.

### **A Good Crowd Turns Out for The La Entrada Fiesta Picnic on August 21st.**

The La Entrada Communication Committee partnered with Alina Catanach and Cass Thompson from Estancia Homes for the Fiesta Picnic held in conjunction with *Haciendas – A Parade of Homes – Twilight Tour*. Alina provided the food and Cass provided the party wagon and set up.

Several members of the Communication Committee helped with the event by utilizing their driveways, providing music, helping with the food, which was frito pies and hot dogs, and also with the table covers and balloons. There were multiple door prizes awarded during this Fiesta event. Our Communication Committee had an information table at the picnic featuring upcoming events.

Around 40 residents and visitors attended the Fiesta Picnic. The highlight of the event was the presence of the Santa Fe Fiesta Council, the reigning Fiesta Queen and her court.

As our community grows, we look forward to future Fiesta Picnics in La Entrada.



*The Fiesta Court joined in the fun at La Entrada's Community Fiesta Picnic where hot dogs and frito pies were served. Fiesta Picnic photos are courtesy of Dan Johnsen, RV La Entrada.*

### **September Board Meeting Update** *by Pat Barnes, Editor for La Entrada*

The La Entrada Board Meeting was held on September 17th at the Rancho Viejo Fire Station. The financial report was presented by Michael Smith, Association Manager. He stated that the Operating Account has \$6,488 and the Reserve Account has \$107,395 and reflects a balanced budget.

Paul Dillon, Chair of the Communication Committee reported on a successful Fiesta Party that was held in conjunction with the Parade of Homes. Around 40 residents attended. He also reported on activities that included a Food Drive and the fall Coffee & Conversation that focused on a silent auction of birdhouses designed by community artists and a raptor release.

Michael Smith reported on the seal coating project that was completed at the cost of \$55,000. The project was awarded to the lowest bidder and includes a one year warranty. He stated that the owner of the company is a Rancho Viejo resident who is very interested in working within the community and was very helpful in responding to individual needs of residents during the operation. He also indicated that the streets will need to have a seal coating about every five years.

During the open forum, issues regarding tree trimming, the walking trail near the school, and an upcoming meeting with Santa Fe County regarding future plans were discussed.



## LA ENTRADA COMMITTEE REPORTS

### COMMUNICATIONS COMMITTEE

The La Entrada and the South Communication Committees met together on Sept. 14th. There was a recap of the recent La Entrada Fiesta Picnic held August 21st in conjunction with the Hacienda Parade of Homes. Finalizing of plans for fall events was also discussed. Plans included the Sept. 19th 4th Annual Neighbor-to-Neighbor Food Drive to benefit the Food Depot. HOAMCO provided bags to bring non-perishable food to the drop off location. There was a report on the fall Coffee & Conversation where support continues for the Santa Fe Raptor Center. A silent auction was held consisting of birdhouses, painted by neighborhood artists and other raptor related items. Other planning included the Annual Holiday Party. An ad hoc group from the La Entrada Communication Committee has been working with Alina Catanach at the sales office to update resident contact information and email lists to streamline communication to residents. Thanks to the committee members for all their work on La Entrada Communication Committee projects. We welcome anyone who would like to serve on this committee. Would you like to join us? Please contact Paul Dillon at his new email address: pauldillon87508@gmail.com.



Paul Dillon, Chair

*Prepared by Paul Dillon, Chair*

### DESIGN REVIEW COMMITTEE

La Entrada's Community Association Homeowner Handbook covers design guidelines, architectural standards, association rules and standards for conduct and use. Specifically, approval from the DRC is required for all changes or additions to landscaping: walls, fences and gates, changes and additions to outdoor lighting, awnings/shades, fire pits, kivas or BBQ pits, flagpoles, portals, patio covers and patio additions, storage sheds, incidental structures, gazebos, ramadas, and shade structures, swing sets, trampolines and play equipment, exterior window coverings or treatments and placement of yard ornaments. Do not hesitate to contact your HOA Manager, Michael Smith, with any questions that you may have. The form for submitting landscape drawings, plans and modifications to the exterior of your home is available at the sales office or may be downloaded off the website: [www.laentradaatranchoviejo.org](http://www.laentradaatranchoviejo.org).



Judy Keller, Chair

*Prepared by Judy Keller, Chair*

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

## SOUTH COMMITTEE REPORTS

*Cont'd. from pg. 5*

### LANDSCAPE COMMITTEE

First of all, we welcome Dee Hall Padilla as the new Chair of our Landscape Committee. Dee is a master gardener and we're delighted she wants to help us keep our South landscapes beautiful.

Have you noticed any of the new signs for our effluent water? They're replacing the smaller ones that are often overlooked. Thanks for letting us know when trees are distressed or if you notice a leak in the irrigation system. Irrigation repairs have been made and the lines appear to be in good shape. The installation of new plantings in the parks has been delayed while new irrigation schedules are being developed to accommodate another watering day for the La Entrada Community. This includes overseeding required since we want to ensure enough frequent watering to keep the new seedlings alive. Heads Up has treated and continues to prune the ash trees that suffer from ash borers. Some trees were replaced. You'll notice more desert willows and New Mexico privet going in as we strive to establish a mix of more drought tolerant and pest resistant trees.



Dee Hall Padilla, Chair

*Reported by Jonnalyn Grover, Board Liaison*

### COMMUNICATIONS COMMITTEE

On Monday, September 14th, our Committee met jointly with the La Entrada Communications Committee to discuss recent and upcoming events and projects.

The fall Coffee & Conversation, held on September 26th at the IAIA Hogan was another big success. Lori Paras and her team from the Santa Fe Raptor Center again brought educational birds of prey that wowed attendees. The event included a silent auction and ended with a release of Great Horned Owls outside the hogan.

The 4th annual Neighbor-to-Neighbor Food Drive sponsored by La Entrada took place on Saturday, September 19th and our residents generously donated bags of non-perishable food items to Santa Fe's many needy families.

The South Communication Committee would welcome new members. If you are interested please contact Vince Montoya. (See contact information below.)



Lee Lefton, Chair

*Reported by Lee Lefton, Chair*

**FIND OUT HOW TO JOIN A SOUTH COMMITTEE BY CONTACTING VINCE MONTOYA, SOUTH ASSOCIATION MANAGER. SEE CONTACT INFORMATION ON PAGE 4. 7**

## Put Your Garden to Bed for the Winter.

*Reported by Lee Lefton  
RVS Communications Committee Chair*

Now that fall has arrived, it's time to start preparing your gardens and landscapes for the predicted colder-than-normal winter. The Santa Fe Master Gardener Association offers these valuable seasonal tips:

- Late October is the prime planting time for perennials, trees and shrubs. Flowering bulbs can go in until the ground freezes.
- In November seed your perennial wildflowers.
- When temperatures cool down, you can water less frequently. It is important that soil be damp going into late fall. Just don't overwater. Once soil begins to freeze, soak trees and shrubs once every 2 to 3 weeks during winter months, except when it's very cold or the ground is frozen.

*GARDENING TIPS cont'd. on pg. 11*

## Rancho Viejo Represented in the 2015 Santa Fe Parade of Homes.

*prepared by Alina Catanach, Head of Sales for Rancho Viejo Homes*

What a great opportunity for the Rancho Viejo Community. This year we were approached to entertain the possibility of entering into the "Santa Fe Parade of Homes" where Santa Fe builders display their latest homes in the hopes of selling and obtaining recognition for unique architectural design and/or environmentally-friendly dwellings. The parade consisted of homes ranging in cost from \$350,000 to \$1,000,000. Kim Shanahan, Executive Officer for the Santa Fe Homebuilders Association, invited Cass Thompson and Alina Catanach to be interviewed on the 101.5 radio station last August 26th, giving Rancho Viejo the opportunity to share all the great things we are accomplishing as a community. We are proud to announce that Rancho Viejo did receive the "Best Master Suite" award for 2015 which was presented at La Fonda on August 18th.

If you have not visited the home featured in this year's Parade of Homes, it is located at 131 Rancho Viejo Blvd. Come out and take a look!

We thank all residents who voted for us in the "People's Choice Award." Unfortunately we did not win but we look forward to recognition at next year's Parade of Homes.

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#### What Rancho Viejo Residents Say...

*"JNS did a superb job patching my roof. ... The patch job included replacing a substance that had been used to patch the roof earlier, possibly acrylic, which just didn't hold up under puddles that formed on my roof or under the extreme weather conditions we encounter in Northern New Mexico. ... I will contract them again for the next job."*

*-SF, Rancho Viejo*

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COFFEE & CONVERATION cont'd. from Page 1

protect these fascinating and environmentally beneficial creatures.

The fall Coffee & Conversation was planned by the La Entrada Communication Committee which is chaired by Paul Dillon. Committee members, including Pat Barnes, Sally Dillon and Marylin Morgan, were tasked with organizing the event.

Before the program began, attendees were treated to coffee, tea or juice and cookies. Decorated birdhouses, as well as other items, were displayed on a silent auction table for folks to bid on and win. The birdhouses were painted or otherwise decorated by resident artists of La Entrada. (*See artists listed below*). Once the program began, Director Lori Paras of the Santa Fe Raptor Center (SFRC) fielded questions from the crowd while several volunteer bird handlers from the Raptor Center wowed attendees by presenting live hawks, owls and a kestrel for all to see. These birds are some of the educational ambassadors living permanently at the SFRC facility in El Rito. Cameras flashed as they were shown around the room. At the conclusion of the program two Great Horned Owls were released outside over the property. You may remember that these are the same kinds of owls that nested in Village Park this past spring. Maybe we will be fortunate enough to see more nesting owls in 2016.

These two owls along with other baby owls and hawks were raised and cared for at the SFRC until they were ready for release back into their natural habitat. As well as babies, many injured adult birds are rehabilitated so they, too, have a chance to be released.

Donations and the silent auction purchases raised a total of \$734.00 which was donated to the Raptor Center.

SFRC is a registered nonprofit organization which relies on private contributions to continue its valuable work. Volunteers and donations to keep the numerous birds fed are always welcome. Your donations are tax deductible. The SFRC's mailing address: PO Box 32021, Santa Fe, NM 87594.

More information about the SFRC is available at [www.thesantaferaptorcenter.org](http://www.thesantaferaptorcenter.org).

WE WISH TO THANK THESE ARTISTS WHO DECORATED SILENT AUCTION BIRDHOUSES:



1. Eunice Vellon (did 2)
2. Gail Bavis
3. Judy Keller
4. Heidi Sachs (did 2)
5. Staci Stevens
6. Heather Zane & Andrew Doerner
7. Sally Dillon
8. Pat Lange
9. Connie LaRocca
10. Lowri & Larry Sweat



SFRC volunteer handlers Nirankar Ambriz and Laura Swartz with educational program birds.  
Photo by Jim Bailey, resident of RV South



Wolfe the Harris Hawk looks ready for his close up.  
Photo by Sally Dillon, resident of RV La Entrada

## Construction Update: Work on Diamond Interchange at I-25 and Cerrillos Road Continues.

*prepared by the New Mexico Department of Transportation*

The New Mexico Department of Transportation (NMDOT) continues with construction on the I-25/NM14 (Cerrillos Road) Diverging Diamond Interchange south of Santa Fe. The contractor has removed the two ramps to southbound NM 14 that were closed last month and will now begin removing portions of the I-25 bridges over Cerrillos Road.

NMDOT thanks you for your patience during this improvement period. The NM 14 southbound on-ramp to I-25 and the I-25 (Exit 278) off-ramps to NM 14 (Cerrillos Road) will remain open to traffic.

Advisories and updates on this project will be posted on the New Mexico Department of Transportation's road conditions website, <http://nmroads.com/>. You can also call NMDOT's road hotline at 511 or 1-800-432-4269.

For more information, contact the NMDOT District Five Public Information Officer Rosanne Rodriguez at 505-995-7704 or by email at [rosanne.rodriguez@state.nm.us](mailto:rosanne.rodriguez@state.nm.us).

## **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  
msmith@hoamco.com  
954-4479

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# Developer's Corner

Developer's Corner reported by Cass Thompson

**On Wednesday, August 19th**, we attended a meeting organized by homeowners at the Rancho Viejo Fire Station regarding community irrigation systems. This meeting focused on alternatives to managing the system across the three homeowner associations. The gathering was well-attended and materials presented were well-thought through and organized.

As a follow up to the community vision developed by residents at the last Homework Group, we are now working on a Development Agreement with Santa Fe County to insure that the core principles of the original vision are a part of future development. On Tuesday, September 22nd an open house on this topic was held with residents in the Jemez Room at Santa Fe Community College.

We will keep you informed by emails and posted notices of future open houses on topics that impact our community. On October 17th, the La Entrada and South Associations along with Ranchland Utilities will sponsor a Homework Group on the subject of irrigation. All Rancho Viejo residents are invited to participate. Experts will help to educate us so that we, as a community, can make informed decisions. We hope to see you there. Please contact Carl Moore at [cmarcusmoore@gmail.com](mailto:cmarcusmoore@gmail.com) by Saturday, October 10th for further information.

Respectfully, Cass Thompson

GARDENING TIPS cont'd. from pg. 8

- Fall feed to help plants withstand winter stresses and encourage root growth. Use low nitrogen/high phosphorous feed.
- Spread a thick layer of mulch to protect plants and soil over winter months.
- Weed and deadhead perennial beds. Protect your vulnerable perennials by building chicken wire cages around them.
- Bring in house plants. Drain pools and bird-baths. Set up feeders and any winter watering stations for birds. Prune dead tree branches. Store amendments and fertilizers. Drain drip system. Disconnect hoses from faucets, but keep one handy for winter watering when needed.

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

## You Can Help Monitor Our Rancho Viejo Community.

Reported by Susan Young for RV Neighborhood Watch

Recently in our neighborhood, there was an incident where an allegedly drunk resident crashed into the railing at one of our parks and damaged it and a car. He also allegedly fled the scene. The Sheriff was called by a resident who took his license number, and he was arrested. This situation shows how Neighborhood Watch is so effective.

Apparently, the resident who was driving the car has been reported to the HOA manager for loud partying. He received a warning letter about it, per our policies. Further incidents would require fines against this homeowner.

This is to remind you that a Neighborhood Watch can only do so much. Their main responsibility is to **OBSERVE AND REPORT** incidents to law enforcement. In our area, that is the Santa Fe County Sheriff's Office. Our Homeowner Association and Manager have no legal authority to do anything but respond to complaints (like the loud partying) and issue warnings and fines.

So if you are in a position to witness wrongdoing in our neighborhood, please immediately call the Sheriff at 428-3720. **DO NOT** approach the wrongdoer or try to catch him/her. That is strictly the duty of our Sheriff's Department.



### NEIGHBORHOOD WATCH LOCAL CONTACTS

**Carol Thompson**  
Area Coordinator  
Rancho Viejo  
Neighborhood Watch  
Home: 471-9044  
Cell: 603-0833  
Email: [carolath@msn.com](mailto:carolath@msn.com)

**Nbhd. Watch website:**  
[rvneighborhoodwatch.com](http://rvneighborhoodwatch.com)

**SEE ANYTHING SUSPICIOUS?**  
Call County Sheriff's  
Office: 505-428-3720.

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





## HAVE A "BOO-TIFUL" HALLOWEEN AND "TASTE-FULL" THANKSGIVING!



*Before we know it, the trick or treaters will be at our doorsteps. Later on, we'll be gobbling down turkey dinners. Where did the year go? We ask everyone in the community to be extra careful and keep*

*an eye out for kiddies in costume on Halloween night. And try not to eat too much turkey and trimmings on Thanksgiving. You'll want to leave plenty of room for the pecan, pumpkin and sweet potato pie!*

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**Keep Halloween Happy by Following Some Safety Tips from Your Neighborhood Watch**

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



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## Rancho Viejo RoundUp

### The Round Up

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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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# Rancho Viejo RoundUp

October 2015

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Photo by Lee Lefton, RV South

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Photo by Vince Montoya, RVS Association Manager



Signs of September road repairs appear in RV South.  
La Entrada repairs were completed earlier in the year.

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