

# La Entrada News

REPORTED BY THE THE RANCHO VIEJO LA ENTRADA COMMUNITY ASSOCIATION

December 2015 - January 2016

Serving the Residents of the La Entrada Community



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## Our Effluent Water the Focus of Rancho Viejo Homework Group

*Prepared by Pat Barnes, La Entrada Editor*

**During the month of October**, the Homework Group consisting of 35 Rancho Viejo residents, met at the Santa Fe Community College to review the issue of effluent water. The team met five times between October 17th and 29th with the stated purpose of exploring what would be an effective approach to obtain, distribute, and use effluent water at Rancho Viejo, and how this issue should be approached by the three homeowner associations.

At the first meeting on October 17th, over 50 community members attended for four hours to learn about the history of the system and other necessary background information. In addition, there were presentations on Rancho Viejo planning, Rancho Viejo's water use, the existing system capacity, the requirements of the system's discharge permits and HOA water use and costs.

The remaining meetings, led by Carl Moore, focused on what elements would be necessary for a future effluent reuse system.

Homework Group members discussed what the irrigation system should look like and how Ranchland Utilities should interact with the community. A first draft of the Homework Group report includes six propositions with broad agreement from group members.

**Proposition 1:** Ranchland Utility is responsible for effluent distribution.

**Proposition 2:** The Homework Group wants a system that operates on a schedule (calculated by area needs, landscape types and climate), has adequate pressure and volume, is sustainable, and is delivered at the most reasonable cost.

**Proposition 3:** Ranchland Utility is responsible for providing improvements to the effluent provision system based on a cost recovery model.

**Proposition 4:** A large majority of the Homework Group agreed that there is a need to make some improvements to the system, as opposed to doing nothing. These improvements will need to be phased, put out for bid, and considered as funds are available.

**Proposition 5:** The system will operate as a customer/vendor model.

**Proposition 6:** Ranchland Utility will deal with a single entity that is professionally managed.

The nine page report can be found at [www.lawrencemeetingresources.com/rancho\\_viejo/](http://www.lawrencemeetingresources.com/rancho_viejo/). The final report will be posted by November 20th.

The Homework Group agreed on the need for an open house no later than December 10th to share the recommendations with the rest of the Rancho Viejo community. Watch for flyers and emails to announce the location and time of the meeting.





A Rancho Viejo La Entrada panorama reveals snow on the Sangre de Cristo mountains as winter begins.

Photo by Dan Johnsen.

# Rancho Viejo Development Agreement

*prepared by Pat Barnes*

**On October 27, Rancho Viejo residents met** with developer Warren Thompson, attorney Chuck DeMars, attorney Steve Ross, and, communications consultant Michelle Miller to review a proposed agreement between Univest-Rancho Viejo and Santa Fe County.

The Master Plan Development Agreement provides certainty to existing and future residents, the Developer and the County and mandates that all existing land use policies and future policies preserve the integrity of the planning principles creating the Community College District (CCD), including:

- Appropriate public facilities and services
- Open spaces and trails
- Adequate road capacity and easements
- Continuing water conservation commitments
- Continued enhancement by the Community in decision making
- Reservation of the right to use and control effluent water
- Ensure adequate water and wastewater services for all residents
- Require transparency in the process

The twenty eight (28) residents in attendance responded favorably to the plan. They expressed appreciation for the amount of information provided, the helpful responses to their questions and the willingness to work cooperatively in supporting this agreement when presented to the Santa Fe County Board of Commissioners later this year.

Any questions or comments can be forwarded to Michelle Miller, Communication Consultant, at (505) 310-5711.

## Winter Safety Tips:

Now that winter has arrived, here are some tips to keep you safe and sound during the coming months of cold weather.

- Do not drive on ice and/or snow unless absolutely necessary.
- Have emergency supplies at home and in your car.
- Winterize your home. Have your heat system checked by a plumbing or heating professional annually. Make sure your home is properly insulated. Inspect and flush your water heater. Clean gutters. Replace the batteries in smoke, heat and carbon monoxide detectors.
- Have a mechanic check the following items on your car. Antifreeze levels, battery and ignition system, the brakes, exhaust system, fuel and air filters, heaters and defroster, lights, flashing hazard lights, oil, thermostat, windshield wipers.
- Install good winter tires.
- Use common sense when removing snow from your sidewalks and driveway. Don't over do it.
- Do not use salt on sidewalks and/or driveway.



# Nov. 17th Year End Board Meeting News

*Prepared by Pat Barnes, La Entrada Editor*

**Michael Smith gave the Manager's report**, including information on the financial statement period ending October 31, 2015. He also explained the approved Homeowner Pays Collection Plan with Carpenter Hazlewood. This company will collect all delinquent dues and handle any legal issues regarding such matters.

A review of the 2016 budget reflected the need for a \$5 increase (\$204) and a \$2 increase to Solid Waste (\$50) for a total of \$254 quarterly. The Board unanimously approved this adjustment to the budget. The developer will continue to provide an optional contribution of \$4700 to balance the budget. *BOARD REPORT continued on following page*

## OUR ANNUAL MEETING

Thursday, January 28th

6:00 p.m.

Rancho Viejo

Fire Station

Community Room

37 Rancho Viejo Blvd.

## LA ENTRADA COMMITTEE REPORTS

### COMMUNICATIONS COMMITTEE

The Communication Committee had two fall events: the September 19th Fourth Annual Neighbor-to-Neighbor Food Drive to benefit the Food Depot and the September 26th Fall Coffee & Conversation featuring the Santa Fe Raptor Center. For the Food Drive, residents in La Entrada, collected approximately 561 lbs. of food to help the Food Depot reach their goal of 20,000 lbs. of food.



Paul Dillon, Chair

At the Raptor Program and Release, over 100 people attended the event held at the IAIA Hogan. Bird houses, painted by neighborhood artists and other raptor related items were sold in a silent auction to benefit the Santa Fe Raptor Center, <http://santaferaptorcenter.org>. Following a presentation by Lori Paras, Director of the Raptor Center, which included some educational raptors, everyone moved outside to see the release of two Great Horned Owls. Proceeds from the silent auction as well as other donations collected to benefit the Raptor Center totaled over \$730! We appreciate everyone's help and support for these two events.

Our Annual Holiday Party is scheduled for Saturday, December 12th, 2:00 to 4:00 p.m. at Paul and Sally Dillon's home on 85 Via Orilla Dorado. All La Entrada residents are invited to attend and asked to bring homemade cookies to share at the party plus additional cookies to be donated to the fire station crew and local shelters. More information to come.

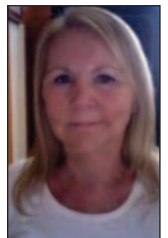
We wish to thank Kathy Brown and Mary Ann Moss, who have resigned from the committee, for their service and work over the last few years in La Entrada.

As always, the La Entrada Communication Committee welcomes anyone who would like to serve on the committee. Please contact Paul Dillon at [pauldillon87508@gmail.com](mailto:pauldillon87508@gmail.com) if you would like to join us. We will meet again in January, 2016.

*Prepared by Paul Dillon, Chair*

### DESIGN REVIEW COMMITTEE

Design Review Committee Chair, Judy Keller, reported there are no scheduled meetings at this time. The season is winding down for your outdoor projects and new submissions will be reviewed by the committee on an as needed basis. The committee would like to thank the homeowners who submitted plans throughout the year to ensure La Entrada continues to be the exceptional community we desire.



Judy Keller, Chair

*Prepared by Judy Keller, Chair*

Mark Your Calendar!  
**Sat. Dec. 12, 2015**  
**"Deck the Doors"**  
**4th Annual La Entrada Holiday Party**

**Party Location:**  
**Home of the Dillon Family**  
**85 Via Orilla Dorado**

**Time:**  
**2 - 4 PM**

**Come and enjoy refreshments and celebrate the season with your neighbors.**

**Bring homemade cookies or cakes, some for the party and some to wrap up for the RV Fire Station Crew and local shelters.**

BOARD REPORT continued from previous page.

The meeting minutes will be posted on the website at [www.laentradaatranchoviejo.org](http://www.laentradaatranchoviejo.org) a few weeks after the meeting. Please note: If you have an item you want included in a future board meeting agenda, contact our Association Manager, Michael Smith, at [msmith@hoamco.com](mailto:msmith@hoamco.com).

All homeowners in good standing will receive Annual Meeting Packets by mail well in advance of the meeting date. Packets will include the agenda and a copy of LERVA's 2016 budget. So mark your calendars for Thursday, January 28th at 6:00 p.m. at the Rancho Viejo Fire Station Community Room at 37 Rancho Viejo Blvd. All La Entrada residents are invited to participate in helping keep our community a wonderful place to live and work.

### In Memoriam

**An announcement that saddens all who knew her:**

Delores (Lori) Stoltmann, passed away November 11th after a long illness with multiple myeloma, an incurable cancer. She and her brother Frederick Warhanek moved to La Entrada in December 2008. Lori Stoltmann will be greatly missed. A gathering will be held after the first of the new year.

## Firewise/USA Application Completed for 2016

*Prepared by Pat Barnes*

### Our 2016 Firewise/USA application has been submitted.

The end of the year evaluation revealed that we are one of two Firewise Communities in Santa Fe County. This year, Rancho Viejo contributed more than 343 hours of volunteer time to meet, plan and implement our annual clean up day. If you are interested in joining our team, please contact Annie McGovern at 471-1088 or Pat Barnes at 291-5947.

*Editor's Note: The ongoing cost of producing a printed newsletter with the South and mailing it to all residents has become financially prohibitive. We will continue to create an e-mail newsletter for all La Entrada residents. If you should decide that you do not want to receive a copy of the La Entrada News, you will need to contact Pat Barnes at: [patbrns2@gmail.com](mailto:patbrns2@gmail.com).*

*A special thank you to Anne Lefton for her work as design editor of the Round Up. She provided clear direction for the Round Up newsletter, created colorful graphic design and has published a quality Rancho Viejo communication source for the past five years.*



Another La Entrada panoramic view, this time grazing horse in front of snow-covered Truchas Peaks.

Photo by Dan Johnsen