

La Entrada News

REPORTED BY THE THE RANCHO VIEJO LA ENTRADA COMMUNITY ASSOCIATION

February 2016 - March 2016

Serving the Residents of the La Entrada Community



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La Entrada News

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Discover What La Entrada Has In Store For 2016

by Pat Barnes

Development of New Homes: Rancho Viejo Properties announced that 40 new lots in Phase One will be released this summer. To date, 23 new homes were built in 2015 and building continued throughout the Holiday season with another 18 sold and soon to be under construction.

County Development Projects: The NE Connector development is federally funded and the design work is projected to be completed by mid-2017 with construction completed by mid-2018. Regarding the SE Connector, Santa Fe has received approval from the New Mexico Department of Transportation (NMDOT) for the A/B Report for the Connector Corridor and Alignment Study. Once the alignment is set, this will allow Phase C to begin which involves environmental documentation and clearance completion. Updated information will be provided as the various phases are approved. For more information, you may send an email request to Mark Hogan at mhogan@santafecountynm.gov stating that you live in La Entrada and include your preferred email contact. He will put you on a General eBlast list as well as on a contact list for your neighborhood. For more Santa Fe County information and details about Santa Fe Board of County Commissioners meetings, log on to www.santafecountynm.gov/growth_management/planning or contact Michael Smith, your HOA manager at msmith@hoamco.com.

Coffee and Conversation: Each year La Entrada sponsors one informative session for residents. This last year, the fall event hosted The Santa Fe Raptor Center and the release of two Great-Horned Owls over our land. Over 100 residents attended the release and participated in a silent auction of local art that raised over \$700 for the Raptor Center. Look for announcements about our upcoming event.

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

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La Entrada Winter, November 16, 2015

*photograph by Sally Dillon***Discover...** *from page 1*

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

Firewise/USA Community: Rancho Viejo has received approval for the third year as a Firewise/USA community. Ours is the only community in Santa Fe County to gain this recognition. Mark your calendars for May 7th, which will be our next Firewise CleanUp date. We are always looking for residents willing to join the Firewise Committee. If interested, please contact Pat Barnes at 291-5947.

Homework Group to deal with Effluent Water: Over 40 Rancho Viejo residents met five times in the fall of 2015 to address issues facing our community regarding effluent water. The stated purpose of the group was to explore what would be an effective approach to obtain, distribute and use reusable water at Rancho Viejo, and how the homeowners associations should approach the issue. The report can be found at www.lawrencemeetingresources.com/ranchoviejo. The Homework Group implementation process will require regular meetings with the developer in order to provide ongoing communication making sure all of the projects going forward are consistent with guiding principles of the Homework process. A more in-depth report of the effluent water issue was discussed at an open house meeting held on January 13 and can be found on page 5.

La Entrada Calendar

Board Meeting
Thursday, March 17
6:00 p.m.
RV Fire Department
Community Room
37 Rancho Viejo Blvd.

**Neighborhood Watch
Local Contacts**

Carol Thompson
Area Coordinator RV
Neighborhood Watch
Home: 471-9044
Cell: 603-0833
Email: carolath@msn.com

See anything Suspicious?

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

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Clearing Storm, Cerrillos Hills, December 13, 2015

photograph by Dan Johnsen

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La Entrada Fiesta Picnic: The La Entrada Communication Committee will again partner with Alina Catanach and Cass Thompson from Estancia Homes for the Fiesta Picnic held in August in conjunction with the Haciendas-A Parade of Homes -Twilight Tour. Good food, entertainment, and door prizes add to the festivities. The highlight of the event will be the presence of the Santa Fe Fiesta Council, the reigning Fiesta Queen and her court.

I-25/Cerrillos Road Interchange timeline: Completion date for the I-25/Cerrillos interchange has been scheduled for November, 2016. During the remaining construction process, I-25 will remain open and two lanes will remain available for the public in an attempt to provide continued access. Likewise, access will be maintained on NM 14 (Cerrillos Road) with partial shut downs for the removal and replacement of the I-25 bridges. Ongoing information regarding the construction of the first Diverging Diamond interchange in New Mexico will be provided to all residents via email bulletin from the Communications Committee.

Firewise Update:

by Pat Barnes

Rancho Viejo has been recognized for the third year as a Firewise/USA community. This program is a nationwide initiative designed to encourage and acknowledge community action that minimizes home loss to wildfire. Our annual Firewise Clean Up day is scheduled for Saturday, May 7, 2016 and all residents are encouraged to help "clean up" our community on that date. The specific information regarding this activity will be outlined in the April newsletter.

Rancho Viejo has also been recognized by the national organization for a curriculum project developed by Dr. Judy Rheinhart and implemented at Amy Biehl Community School. She will present "A Firewise Curriculum to Spark Learning" on June 13-16, at the 2016 Conference and Expo for National Fire Protection Association in Las Vegas at the Mandalay Bay Convention Center.

Large Item Pickup

The date for large item pick up within La Entrada residential areas is the third Friday of each month. The next date of service is Friday, February 19, 2016.

Residents must call Michael Smith at 954-4479 before the date to arrange for large item pick up. Please provide your address, telephone number and description of item(s). Remember to sign up no later than the Monday prior to the Friday pick up date.

Types of items allowed: furniture, yard waste, appliances.

Not Allowed: Most electronics, oil or household chemicals.



2015 La Entrada Holiday Party

by Sally Dillon

Over 20 residents of La Entrada gathered at the Dillon home in the afternoon of Dec 12, 2015 to celebrate the holidays. The attendees brought cookies to share. There were fruit, veggie and meat and cheese platters as well as many sweet and salty treats. Residents enjoyed hot mulled beverages and good conversation as new residents met residents who have lived in La Entrada for a while.



photograph by Dan Johnsen



Fire Station Cookies

photograph by Sally Dillon

Following the party, several residents delivered half of the cookies to the Rancho Viejo Fire Station in appreciation of their service to our community. The remaining cookie plates were delivered to a local youth shelter. As we spread holiday cheer, both recipients were thrilled with the cookies.

Homework Group Presents Effluent Water Results to Community

by Pat Barnes

On Wednesday, January 13th, Carl Moore headed up the Homework Group to review the information gathered during the last five meetings regarding effluent water. Over 40 residents were in attendance at the Jemez Room on the Santa Fe Community College campus, as Mr. Moore updated the community on the results of those meetings. The complete report can be found at www.lawrencemeetingresources.com/ranchoviejo. The Homework Group did not reach consensus on all items. However, the following concepts came out of the process:

1. Creating three separate systems recommended in the Molten-Corbin report is expensive and unacceptable. Improving the existing system is a better alternative.
2. Improving the existing system should include installing variable-frequency drives (VFDs) on the pumps to improve water pressure throughout the system and lengthen the life of the pumps.
3. Water should be delivered through an automated delivery system on a predetermined schedule to meet irrigation needs, ensure adequate pressure, minimize energy costs and record effluent and energy use.
4. The system should operate as a customer/vendor model.
5. Ranchland Utility would make improvements to the delivery system and recover the costs of improvements as well as the cost of operating and maintaining the delivery system on a breakeven basis.

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Warren Thompson explains the use of "villages" in the Homework Group document. *Photograph by Dan Johnsen*

Homework... from page 5

Three cost estimates were presented assuming that all of the existing HOAs agree to participate in a shared system and usage remains at the current level of approximately 14 million gallons per irrigation season. The three different scenarios are outlined below:

1. Ranchland Utilities will pay for the installation of VFDs and recovers the costs over three irrigation seasons. Users are charged based on the cost per 1,000 gallons of irrigation water. **Monthly cost per resident would be \$5.02.**
2. Homeowners Associations will pay for VFDs up front. Because of this up-front expense, the cost per 1,000 gallons of irrigation water is lower. **Monthly cost per residents would be \$3.21.**
3. Users are charged a flat fee based on the cost of the system divided across the community, rather than based on the cost per 1,000 gallons. Ranchland Utilities will pay for the installation and recovers the costs over three irrigation seasons. **Monthly cost per resident would be \$5.02.**

So, what happens next?

Each of the HOAs will recommend two residents to serve on an advisory board for effluent water that will report to each HOA board. The La Entrada Board has appointed Drew Scott and Sally Dillon. The La Entrada Board will hold an Open House on January 28th, prior to the La Entrada Homeowners Annual Meeting of the Members to discuss the various options.



Rancho Viejo residents agree to an Effluent Advisory Board to determine direction for effluent usage.
photograph by Dan Johnsen



Neighborhood Watch Schedules Open House

by Marilyn Morgan

Mark your Calendar for:

- Thursday, February 18
- 5:30 - 6:30 p.m.
- Rancho Viejo Sales Center (Rancho Viejo Properties), 23 Calle Agua Clara

You are invited to the Open House to:

- Learn more about the local Neighborhood Watch
- Meet an officer from the Santa Fe County Sheriff's Office
- Meet your Neighborhood Watch coordinators and block captains.
- Receive Neighborhood Watch decals and contact information.
- Enjoy light refreshments.

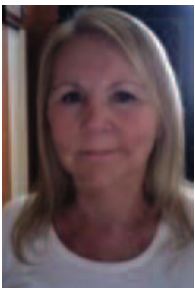
If you have questions, call Kathy Brown your Neighborhood Watch Coordinator for La Entrada at (505) 412-3136 or Carol Thompson the Rancho Viejo Neighborhood Watch Coordinator at (505) 471-9044.

As a Neighborhood Watch Community, we are asked to OBSERVE AND REPORT any suspicious behavior to the Non-emergency number: (505) 428-3720. If it is an emergency, call 911.

LA ENTRADA COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

by Judy Keller, Chair



Judy Keller, Chair

Winter has arrived and apparently is sticking around for a while. This is always a slow time for outdoor work projects. However, the Committee would like to remind all La Entrada residents of the long standing rules regarding any changes or additions to their property. Please refer to your La Entrada Community Association Homeowner Handbook for detailed information concerning design guidelines, architectural standards, association rules, and standards for conduct and use. Specifically, DRC approval is required for all changes or additions to landscaping: walls, fence and gates; changes and additions to lighting; awnings/shades; fire pits, kivas or BBQ pits; flagpoles, portals, patio covers and patio additions; storage sheds, incidental structures, gazebos, ramadas, and shade structure; swing sets, trampolines and play equipment; exterior window coverings or treatments; and placement of yard ornaments.

The Committee would like to thank all residents who submitted requests last year for changes to their property. La Entrada DRC Committee received 19 requests: 16 were approved, 2 were disapproved and one is pending.

Thank You!

Please remember that any changes or additions MUST be submitted to the DRC for approval prior to installation.

Do not hesitate to contact your HOA Manager, Michael Smith, with any questions 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 at www.laentradaranchoviejo.com

Committee Reports continued on following page

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COMMUNICATIONS COMMITTEE

by Paul Dillon, Chair

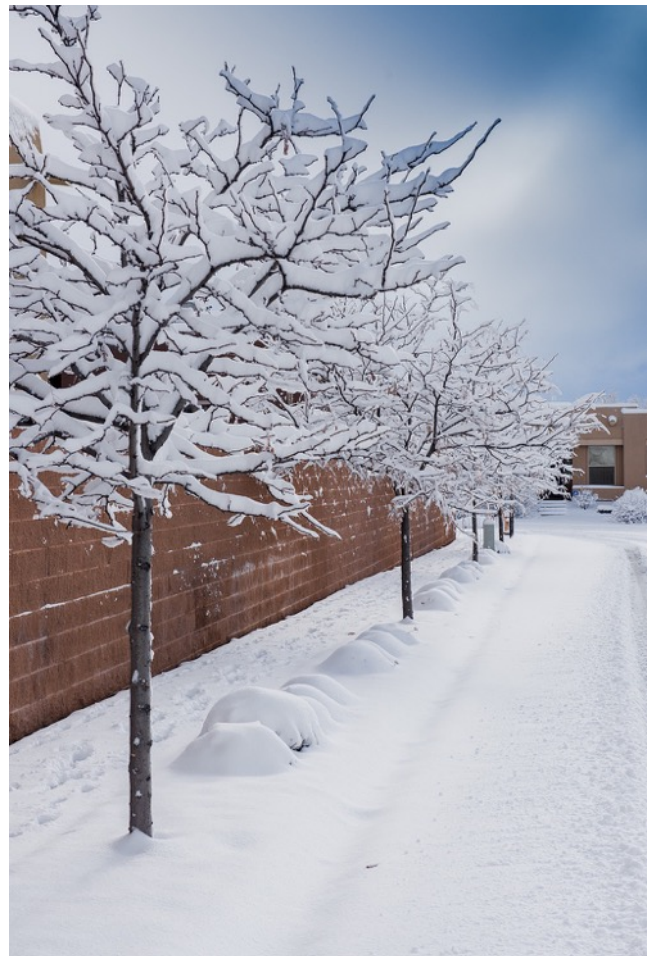


Paul Dillon, Chair

Our Annual Holiday Party was held on Sat. Dec. 12th at the Dillon home on Via Orilla Dorado from 2-4PM. It was an enjoyable time to gather with friends and neighbors.

The La Entrada Communication Committee met on Feb 1st to begin plans for activities in 2016. Topics of discussion included a recap of the Holiday Party, strategies to implement for our new digital newsletter, updating of the Welcome Packet, and planning of upcoming events including Firewise. We also welcomed new committee members Staci Stevens and Drew Scott.

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 if you would like to join us. We will be meeting bimonthly in 2016.



After the snowfall, December 13, 2015

photograph by Dan Johnsen

An Invitation to All Art Lovers

If you are interested in art and would like to organize and meet periodically to discuss and promote art within the Rancho Viejo community, please contact Frederick Warhanek at artonce@aol.com to express your interest.

Citizens Academy

Santa Fe Police

February 25, 2016

If interested, phone: Samantha Talamante,
Police Community Relations,
505-955-5383.

Editor's Note: This is our second e-mail newsletter produced for La Entrada residents. If you do not want to receive a copy of the La Entrada News via e-mail, please contact Pat Barnes at patbrns2@gmail.com.

La Entrada: A Good Year Behind Us and a Good Year Ahead

by Pat Barnes

The La Entrada HOA held its annual meeting on January 28 at the Rancho Viejo Fire Station. Prior to the meeting, Warren Thompson provided the residents with information regarding the effluent water issues. He provided maps to show where the effluent water is used in La Entrada, the cost of maintaining the system and the options that are available to all of the Rancho Viejo communities. The La Entrada Board has appointed Sally Dillon and Drew Scott to represent La Entrada on an advisory board that will meet in the next few months to make recommendations to the Board.



The 2016 budget was reviewed by HOA Manager, Michael Smith and reflects a \$5 increase (\$204) and a \$2 increase to Solid Waste (\$5) for a total of \$254, quarterly. The developer will continue to provide an optional contribution of \$4700 to balance the budget. Mr. Smith responded to questions regarding the cost of water for the County last year, the \$50,000 cost of seal coating of the streets and how the reserve monies are invested.

Actions taken by the members included the approval of IRS Revenue Ruling 70-604.

The next Board meeting is scheduled for Wednesday, March 16 at the Rancho Viejo Fire Department Community Room, 37 Rancho Viejo Blvd

Please Pick Up After Your Pet

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you are liable to step in one such reminder. Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you or get one from the "doggie stations" to pick up waste and then dispose of it properly.



By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

