

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

Look What's in Store for Rancho Viejo in 2014.

Reported by Pat Barnes, Editor for La Entrada

Image courtesy of R.Thomas Berner

Many important local and regional projects are slated for action in 2014.

Projects that would affect Rancho Viejo are summarized below. Another Developer's Corner will be published soon. As projects develop, look for further coverage in future issues of the *Round Up*.

Development of New Homes: The new Univest-Rancho Viejo LLC sales office is open and will serve as one of the models for homes that will be built in the coming year. Since our last newsletter, ten new homes were built throughout the Rancho Viejo communities and the focus for the coming year will be on continuing growth from 128 homes to 141 homes in La Entrada by July. The sales

office is now located at 23 Calle Agua Clara and is open daily from 10:00 a.m. until 5:00 p.m. See new sales office information on back page.

In this Issue:

Firewise Recognition	Pg. 3
Dog Park Report	Pg. 3
South News	Pgs. 4-5
La Entrada News	Pgs. 6-8
SE Connector	Pg. 9
E-Mail Request	Pg. 10
Neighborhood Watch	Pg. 11
Community Bulletin Board . . .	Pg. 11
Announcements	Pg. 12
Conservancy Trail	Pg. 13
Trash Schedule	Pg. 15
New Sales Office	Back Pg.

County Development Projects: Voter approval of County general obligation bonds provides funds for paving roads, as well as for a County water pipeline from Rancho Viejo to Eldorado. There has been a great deal of concern about development of the Northeast and Southeast Connector roads. A series of public meetings is planned by Santa Fe County in order to communicate all of the changes being proposed. If you are interested in staying informed about the upcoming public hearings and Santa Fe Board of County Commissioners meetings, contact your HOA manager or www.santafecountynm.gov/growth_management/planning.

Photo below submitted by Ann Bevins, resident of RV South



Below & right: photos by Staff Photographer Jim Bailey, resident of RV South



Ahhh winter! Enjoy these lovely snowy Rancho Viejo scenes where everything appears to be covered in frosting.

TO HOMEOWNERS:

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

TO ADVERTISERS:

Advertisers in the Round Up must provide written proof of membership in all organizations or associations, as well as business license numbers listed in ads. Please provide this information to the Rancho Viejo South Association Manager, Vince Montoya, at 473-3896 or vince@hoamco.com.

Thank you!

The Round Up

A 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

Photographer:
Jim Bailey, RV South Resident

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

Call Now!



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



Rancho Viejo We Want to Care for Your Gardens!

Offering the very best in garden care . . .
Ask your neighbor.

LANDSCAPE ARCHITECTURE, CONTRACTING & MAINTENANCE

Call Kristin for an Estimate
982-4005



Here's Some Hot News... Rancho Viejo is Now Firewise.

by Pat Barnes, Editor for La Entrada

Rancho Viejo has achieved Firewise Communities/USA recognition! During this past year, community representatives Annie McGovern, David Rasinski and Pat Barnes met with local and state representatives to complete an application with HOA board approvals, that outlines the steps that must be taken to maintain fire prevention and fire readiness. Meetings were held with Dan Ware, from the State Energy, Minerals and Natural Resources Department and Krys Nystrom, a County specialist in wildland/urban interface (WUI), who assessed the fire prevention needs in our community. A plan was developed that included (1) an annual Firewise Communities/USA Day scheduled for April 26th; (2) Interaction with local schools to involve our kids; (3) Involvement of landscape managers to focus on fire prevention in our neighborhoods and surrounding areas; (4) Submitting an annual report documenting compliance with the program; and (5) Supporting an RV Firewise Communities/USA Committee.

It has been recommended that the Rancho Viejo committee involve five members from the community, in addition to members of the HOA boards or management teams. Anyone interested in becoming involved, please contact Annie McGovern at 471-1088. The committee would like to have a student from our community involved in this process.

Congratulations to our residents for achieving this recognition!



Take Me Out to the Dog Park ...

Reported by Susan Young,
RV Dog Park Committee

We are busy working with the Univest-Rancho Viejo developer, Warren Thompson, to identify possible sites for a Dog Park in the vicinity of the Fire Station on Rancho Viejo Blvd. We will keep you informed as to our progress on this project.

WHAT'S IN STORE cont'd. from page 1

Coffee & Conversation: Each year Rancho Viejo South and La Entrada Communication Committees sponsor these meetings for our local residents. This past year the spring meeting focused on buying, planting and taking care of your trees. The fall gathering focused on raptors (owls and hawks) as well as other animals that live in this part of New Mexico.

County Trails Project: Meetings have been scheduled by the County Open Lands, Trails and Parks Advisory Committee, (COLTPAC), to continue exploring ways of improving and maintaining our open lands and trails. See story on page 13. Contact: www.santafecountynm.gov/public/open_space_and_trails_program.

Santa Fe County Sustainable Growth Management Plan (SGMP) The SGMP is the county's policy document for future growth. The zoning map adoption process will begin in early 2014 and will include legal noticing and a public process for reviewing this map. More information can be found

at www.santafecountynm.gov/growth_sgmp.

2014 Climate Forecasts: Much of the Southwest, including New Mexico, have experienced severe drought conditions and abnormally high temperatures for the past several years. The National Oceanic and Atmospheric Administration (NOAA) forecasts that this pattern will continue to worsen in 2014. The Rancho Viejo Community has now been recognized as a Firewise Communities/USA. Refer to Firewise article above or go to www.firewise.org/usa.

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

.....

South News: WE'RE GETTING READY FOR A BUSY AND PRODUCTIVE 2014.



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

SOUTH BOARD

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

Vice President: Laura Corbin
simplified3@hotmail.com
467-8389

Secretary: James M. Kerr
ekerr22@gmail.com
438-7366

Treasurer: Paul Burguires
rvboardpaul@gmail.com
946-7144

Members:

Bonnie Houston
bshouston@hotmail.com

David Pfeifer
djpferrvsc@gmail.com
629-6031

Teri Buhl
rvsabodir@gmail.com
920-7041

RV South News reported by Lee Lefton, South Communications Committee member

With the new year just getting started, there are a couple things to report that are happening in the South association. Vince Montoya, our manager, has moved to new digs a few feet away from the office he used to share with the North Association. It's a great space so come on over and check it out. Board members and committee chairs held their annual retreat on January 18th at IAIA. Please see the report on page 5.

Just a reminder about using ice melt on your walkways – please don't. It corrodes your asphalt and sidewalks. You may want to use kitty litter or sand instead.

Also, did you know that all holiday decorations are supposed to be removed 30 days after Christmas? If you haven't taken yours down yet, please do. Lastly, we renewed our contract with MCT for trash pickup for another year.

And just so we don't forget, all of our committees need volunteers. If you'd like to join one and support our community, please contact Vince Montoya at 473-3896 or vince@hoamco.com.

Okay, now that the latest news and some winter "do's and don'ts" have been passed along to you, have a wonderful new year!

Photos by Carol Thompson & Anne Lefton from RV South



RV South Feb./Mar./Apr. Calendar

Monthly Board Meetings
held 4th Tuesday of the month
at 6:30 pm

February 25th

March 25th

April 22nd

Top: The South Landscape Committee meets in the new conference room. Bottom left: Vince Montoya takes care of some community business. Bottom right: The office entrance has handouts available to help South residents stay informed about community news.

Coffee & Conversation Topic

The South Communications Committee is looking forward to hosting another Rancho Viejo community Coffee & Conversation (C&C) this spring. The next meeting will most likely take place sometime in the spring. We're researching topics and suggestions are welcome. If you have a topic to submit, you can email the Committee Chair Ian Norrish at iannorrish@gmail.com or our Community Manager Vince Montoya at vince@hoamco.com by March 1st.

2014 Retreat for RV South Board of Directors & Committee Chairs

Reported by Anne Lefton, Editor for RV South

On Saturday, January 18th at 10 a.m., the South Board of Directors, Community Manager Vince Montoya and the Committee Chairs held their annual all-day retreat in one of the conference rooms at IAIA. Before the meeting, coffee and continental-style breakfast were on hand for attendees. What followed was a very successful brain-storming session where a number of projects and ideas for going forward in 2014 were discussed. After a brief lunch break, the meeting resumed until 3 p.m. Those who attended the retreat were: Vince Montoya, Carol Thompson, Jim Kerr, Laura Corbin, Bonnie Houston, Teri Buhl, Ian Norrish, Susan Young, Annie McGovern and Anne Lefton, editor of the newsletter. There is lots of on-going work to be done. Throughout the year, progress on the various projects will be covered here in the *Round Up*.



South Manager Vince Montoya, Board Vice President Laura Corbin, DRC Chair Susan Young and Communications Committee Chair Ian Norrish focus on a 2014 Retreat discussion.

RV SOUTH COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE



The Design Review Committee is one of the most important committees here in Rancho Viejo. We carefully consider all requests for home modification, keeping in mind that we must adhere to the Rules and Regulations as put forth by the Charter; and also that you want to do improvements on your home to increase the value. We are diligent and consistent in all our decisions. It is not always an easy task, and you may be assured we take it very seriously.

Do you want to serve on our Committee? It is a great way to be involved in your community. The time commitment is minimal - we meet every two weeks on Wednesdays. We would love to invite any interested homeowners to join the DRC. It's very interesting and informative! We need at least 3-4 other members. The decisions that we make help keep our community looking beautiful. Wouldn't you like to be involved in something as important as that?

As Chair, I am on a campaign this year to recruit other members. If you are interested in joining, you can call me for further information on what we do (my phone is 424-6116), or call Vince Montoya, our Community Manager, to get the appropriate paperwork. WE NEED YOU!

Susan Young, Chair, DRC

COMMUNICATIONS COMMITTEE

We are planning for an active and productive year, bringing you all the news and information we can that affects our community. In order to fully understand how we are doing, we are planning a Resident Survey seeking your response to a series of questions on Landscapes, Safety, Communications along with demographic questions so we can get to know our community better. Look for this in your e-mail within the next few months.

Our regular Coffee and Conversation series will continue and we are soliciting your ideas on a topic for the spring session.

The *Round Up* newsletter will continue to be a major communications source with printing/distribution costs supported by our advertisers.

Ian Norrish, Chair, Communications Committee



Ian Norrish
Chair

Due to recent winter holidays and all the preparation for the Board/Committee Retreat held on January 18th, most committees have taken a much-needed winter break in this issue from reporting on activities/accomplishments. Look for reports in the April issue.

La Entrada News: KICKING OFF THE NEW YEAR WITH SOME BIG NEWS.

La Entrada News and photos submitted by Pat Barnes, Editor for La Entrada



Tom Rael
Association Manager
505-954-4479
Fax: 505-954-0018
1421 Luisa Street, Ste. R
Santa Fe, NM 87505
trael@hoamco.com

LA ENTRADA BOARD

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

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

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

RV La Entrada Calendar

Board Meeting
Wednesday, March 19th
6:30 p.m.
RV Fire Department
Community Room
37 Rancho Viejo Blvd.

Mark Your Calendar La Entrada Residents:

Saturday, March 22
10 a.m. – Noon

**Topic: Proscape
Landscaping Workshop**

**Speaker: Sean Gabriel,
Director of Operations**

**Location: To be
Determined.**

We Welcome Tom Rael, Our New Community Manager.

Hello, I'm Tom Rael – As of last December, I took the position of HOA Manager for La Entrada, formerly held by John Holt. After meeting with Mr. Holt (and his dog), I was impressed by his dedication and willingness to provide customer service in the supportive atmosphere. My goal is to continue meeting and exceeding the expectations of your HOA community and I look forward to working with La Entrada.

***A Brief History** – I'm a father, husband and multiple-generation Santa Fe local. After attending college in Colorado, I moved back to Santa Fe and started a bicycle tour/rental company and coffee shop named Sun Mountain Bike & Coffee. I operated the business for six years and eventually sold it to a close friend (now Mel Velo on Marcy Street). I earned my qualifying broker's license and have worked in the real estate industry for ten years. I managed over 56,000 sq. ft. of commercial space for Oberstein Properties and prior to that I managed over 120 single family homes for Kokopelli Property Management. In addition, I was the qualifying broker for a company that specialized in land sales and was a broker at Prudential and Keller Williams Agencies. With extensive experience in real estate, I look forward to implementing my strengths in this position as your HOA Manager.*

***What I do as your HOA Manager** – As your manager my goal is to provide services that foster a vibrant and harmonious community through daily, weekly, monthly and yearly tasks or projects. I communicate and provide tools and support to the Board of Directors to help bring their community's vision to a plausible reality. At HOAMCO, we provide La Entrada with a multitude of valuable services including but not limited to: collection procedures, budget development, vendor relations, compliance enforcement and project management. HOAMCO offers a complete package for HOA's to become successful in their endeavors and realizes that loyalty is earned through consistent, meaningful and professional management.*

***"Fair, Firm and Friendly"** – A former mentor of mine had offered insight into his own management rule that he found successful throughout his career. He said, "treat everyone equally and apply a 'fair, firm and friendly' rule and you can't go wrong". I have practiced this philosophy for most of my adult life, both in the business world and at home (sometimes the "firm" aspect does not work with my wife).*

***In Closing** – As your HOA Manager for La Entrada, I will do my best and hardest work and with the help of the fantastic team at HOAMCO, the future looks bright.*

My hours are Monday through Friday from 10 a.m. to 5 p.m.

La Entrada Annual Meeting

The La Entrada HOA held its annual meeting on January 15th at the Rancho Viejo Fire Station. This meeting of the La Entrada Rancho Viejo Community Association membership was well attended and a quorum was reached. All HOA members in attendance introduced themselves, as did the Board members and our new HOA manager, Tom Rael.

The budget approved at the November board meeting was reviewed by Manager, Tom Rael, and Secretary/Treasurer, Alina Catanach. It reflects an increase in quarterly assessments from \$237 to \$242. The developer will continue to subsidize the budget to offset the operating loss.

The minutes of the board meeting held January 16, 2013 were approved with corrections. The IRS Revenue Ruling 70-604 for tax year 2014 was approved.

Cass Thompson presented a resolution to change parking regulations outlined in the CCRs. Input was received from the members in attendance and those suggestions will be forwarded to our legal advisor to incorporate in the proposed changes, which will be reviewed at the March meeting.

Charlie Brown, Landscape Chair, and Joyce Matteson, Communications Chair, presented a review of 2013 community activities and plans for 2014.

Several concerns from homeowners during the Open Forum included: parking problems, dogs off leash, too narrow streets and snow removal procedure.

Proscape Hired by La Entrada

On January 1st, Proscape Landscape Management took on the job of maintaining and caring for property common areas in La Entrada. The Director of Operations, Sean Gabriel, has proposed an aggressive plan to improve the appearance of the community, maintain curb appeal, revitalize plants and trees in place and provide direction as community members focus on a vision plan for the upcoming years.

Sean Gabriel, Cass Thompson, Alina Catanach, Charlie Brown, Pat Barnes and Dale Barnes met on January 9th, to initiate steps for working closely with Proscape and to encourage resident involvement in planning for attractive and healthy landscapes as our community expands.

A community wide planning session is scheduled Saturday, March 22nd from 10:00 a.m. until noon. Location is still to be determined. Sean Gabriel will present/discuss his evaluation of landscaping issues and answer questions from residents. The Landscape Committee, chaired by Charlie Brown, will present for review several proposals of landscape designs that will focus on cost effective options to enhance the landscape challenges we face here in La Entrada.

Residents who are interested in being involved in community landscaping, can contact Tom Rael, our Community Association Manager for La Entrada.

Tom Rael's contact information at the top of the previous page.

**La Entrada Committee Reports
can be found on the following page 8.**



Winners of the holiday "Deck the Door" contest (l to r) Veronica and Olivia Chomer, 3rd prize, \$25; Mel Morgan and Robert Castillo, 1st prize, \$100; and the Eric Garcia family, 2nd prize, \$50.

In December a large number of residents attended the Holiday party at the home of Dale & Pat Barnes. Many neighbors enjoyed delicious mulled wine and cookies while meeting each other for the first time. The winners of "Deck the Door" contest were announced and the judges, Hye Coh, Frederick Warhanek and Bianca Garcia were recognized.

New RV Sales Team Members



Alina Catanach

Alina is Rancho Viejo's Associate Broker and Secretary/Treasurer of La Entrada's HOA



Lois Sury

Lois is the Qualifying Broker for Rancho Viejo Properties. She is on sight to assist with home-buying needs.



Mark Roccaforte

Mark is the new Construction Manager for Estancia Homes and will assist Cass Thompson on new home building projects.



Michele Couch

Michele is the new Construction Coordinator for Estancia Homes properties. She handles issues on new home construction.

LA ENTRADA COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

The year 2013 started well when we met with Ian Norrish of the South Communications Committee to see what they've done and to stimulate ideas for our committee. In April we held our annual clean up day which included the raising of the U.S. flag by members of the RV Fire Department on the Sales Office flagpole. In September a Food Drive was held for the Food Depot of Santa Fe in combination with other Santa Fe HOAs. We had a very well attended Coffee & Conversation in October that was held at the Hogan at IAIA. Speakers from the Santa Fe Raptor Center and the Espanola Wildlife Center informed residents about local wildlife. They brought raptors and a bull snake to the event. Throughout the year, we worked on the La Entrada website and a new residents' Welcome Package. The website has been enhanced with new information and operations. We can now send emails about important upcoming events to residents who have signed up on the site. Please sign up at www.laentradaatranchoviejo.org. You need to contact Sally Dillon at atarttrek@prodigy.net or Dan Johnsen at fivetoadd@gmail.com if you do not currently receive emails about upcoming events.



Joyce Matteson, Chair

Under discussion for 2014, is the expansion of the Food Depot drive to include all of Rancho Viejo. Also we are having initial discussions about the first Rancho Viejo/Firewise Communities/USA Day that is dedicated to a local Firewise project.

DESIGN REVIEW COMMITTEE

The DRC would like to thank all of the homeowners who submitted plans for projects and/or improvements to their property. We strive to provide quick reviews of all of your submissions. After review, HOA Manager Tom Rael reports DRC decisions back to the homeowners by email or letter. The form for submitting landscape drawings, plans and/or modifications to the exterior of your home is available at the sales office or may be downloaded at <http://www.laentradaatranchoviejo.org>.



Judy Keller, Chair

PROSCAPE's Message to La Entrada Residents



Sean Gabriel of Proscape

Hi, my name is Sean Gabriel. I am the Director of Operations for Proscape Landscape Management recently hired to serve La Entrada.

A little bit about Proscape: The company was started with an idea to provide a level of service that Santa Fe had yet to experience; a company built around exceptional quality control and employees with unmatched work ethic. This combination created a very potent formula that allowed the company to grow exponentially in the last 3.5 years and, to this day, we've never lost a commercial contract since our start up. We pride ourselves on excellent customer service, attention to detail and dedication to maintaining client properties to the highest standards.

Our ability to provide landscaping, pest control, snow removal and irrigation allows you to consolidate these services into a one-stop shop.

What will Proscape do for La Entrada? Proscape recognizes that La Entrada needs of a landscape facelift. We have put our most competitive crew on the ground in La Entrada, initially, to overhaul the landscape maintenance which has been neglected. The landscape cleanup will include proper trim-back of all vegetation in order to encourage spring growth and a comprehensive plant and tree evaluation. As we move forward and familiarize ourselves with your property, we will begin to make upgrades as we work with you to create **beautiful and well-maintained grounds.**

What are the top concerns for the coming 2014 year?

Proscape is committed to making sure all of our properties are in tip top shape. As we are all aware, there is much work to be done in La Entrada. At this point, our objectives for 2014 are cleaning the grounds in order to get things to a neutral point so that Proscape and the La Entrada Landscape Committee can have a clearer vision as to which enhancements will be most beneficial in the future as we move forward.

Proscape will also do an irrigation audit in the spring to ensure that vegetation is receiving adequate water as well as making sure that native landscape plants will be weaned off of unnecessary watering and to make certain that La Entrada is being as conservative as possible with Santa Fe's most vital resource. Our irrigation techs will assess what needs to be capped, determine which emitters are unnecessary for established vegetation, and ensure proper watering regimes for current plant material.

CONTACT INFORMATION:

4 Banana Lane, Santa Fe, NM 87506

TEL: 505-455-9348 FAX: 505-455-9189

AFTER-HOURS/EMERGENCY CONTACT: 505-721-6063

www.proscapenm.com

SOUTHEAST CONNECTOR UPDATE: The Santa Fe Community College Board approved an endorsement of a new county connector road that will, when constructed in 2016, alleviate some traffic on Richards Avenue. It is a proposed two-lane frontage road to I-25 along Rabbit Road, then connecting to a conduit east of Oshara Village, offering motorists the option of coming into the campus on College Drive or via an improved section of Avenida del Sur in Rancho Viejo.

The information above is public record from the SFCC Board Meeting held January 7, 2014



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 RECEIVE A \$25 RESTAURANT GIFT CERTIFICATE**

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

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
Vince@hoamco.com
473-3896

Tom Rael
La Entrada Manager
trael@hoamco.com
954-4479

COLDWELL BANKER TRAILS WEST REALTY

Our team has sold more homes in Rancho Viejo
than any company in Santa Fe!

RANCHO VIEJO TEAM



PATRICK
THOMAS



SABINE
ANDRAUD



COLEEN
DEARING



JAMES P.
DELGADO



RACHEL
ROSEBERRY



SHERIE
STIVER ZINN

4-B CANADA DEL RANCHO - \$499,000
46 VIA PUNTO NUEVO - \$450,000
139 E. CHILI LINE - \$429,000
29 CANADA DEL RANCHO - \$379,900
40 VIA PUNTO NUEVO - \$370,067
42 VIA PUNTO NUEVO - \$365,000
109 VIA ORILLA DORADO - \$349,000
9 COYOUE PASS ROAD - \$337,500
58 VIA PUNTO NUEVO - \$329,009
7 GRASSLANDS TRAIL - \$324,900
14-B DEANS COURT - \$315,000

46 VICTORIO PEAK - \$292,327
15 PASEO LUNA BLANCA - \$284,581
25 VICTORIO PEAK - \$274,900
56 VICTORIO PEAK - \$269,900
56 VICTORIO PEAK - \$260,900
9 CIBOLITA PEAK - \$257,990
3 PASEO LUNA BLANCA - \$251,794
25 AVENIDA VISTA ESQUISITA - \$242,000
126 RANCHO VIEJO BLVD. - \$239,900
7 CIBOLITA PEAK - \$239,000
110 VIA ORILLA DORADO - \$231,900

69 CALLE AGUA CLARA - \$227,354
17 CALLE AGUA CLARA - \$222,802
5 SADDLEBORN PLACE - \$219,900
7 CALLE AGUA CLARA - \$219,000
9 AUTUMN LIGHT - \$216,500
1 DARLENE COURT - \$215,000
8 REEDS PEAK - \$214,900
1 AVENIDA VISTA ESQUISITA - \$203,664
14 REEDS PEAK - \$198,500
22 FIREBROCK PLACE - \$170,000
25 EL SADDLEBORN MESA - \$166,900

With years of real estate experience in Rancho Viejo and
all of Santa Fe, Coldwell Banker Trails West is the smart choice
to sell your home.

Give us a call and meet our team of experts.

And, if you have any friends or relatives you'd like to have as neighbors,
have them check out www.ColdwellBankerSantaFe.com for all our listings.



505.988.7285

2000 OLD PECOS TRAIL
SANTA FE, NM



COLDWELLBANKERSANTAFE.COM

COLDWELLBANKERPREVIEWS.COM

© 2014 Coldwell Banker Real Estate LLC, a Realty Company. All rights reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker, the Coldwell Banker Logo, Coldwell Banker Previews International, the Previews International Logo, and "Dedicated to Luxury Real Estate" are registered and/or unregistered service marks to Coldwell Banker LLC.



Tips from an Actual Burglar.

By Susan Young, resident of RV South and member of RV Neighborhood Watch

Below are some timely reminders of how you can keep your house safe from burglars. Unfortunately, Rancho Viejo has had several break-ins. Maybe this will help.

SIX THINGS BURGLARS DON'T WANT YOU TO KNOW.

1. Of course I look familiar. I was here just last week cleaning your carpets, delivering your new refrigerator, etc.
2. Avoid announcing your vacation plans on your Facebook page. It's very easy to look up your address.
3. I love looking in your windows. I look for signs you are not home, to see if you have flat screen TVs, or other things I would like to steal. I drive around the neighborhood at night, before you close your curtains, to pick my targets.
4. The two things I hate most: loud dogs and nosy neighbors.
5. If it snows when you are out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts of snow in your driveway are a dead giveaway.
6. Yes, I really do look for newspapers piled up on the driveway. And I might leave a flyer in your front door to check how long it takes you to remove it. Have a neighbor take in your newspapers and any other flyers, etc. when you are gone.

**Carol Thompson, Area Coordinator
for Rancho Viejo Neighborhood Watch**
Home: 471-9044 Cell: 603-0833
Email: carolath@msn.com

Neighborhood Watch website:
rvneighborhoodwatch.com

**If you see anything suspicious,
call the County Sheriff's Office at 505-428-3720.**

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

COMMUNITY BULLETIN BOARD

Announcements submitted by Kathy Brown, Resident of La Entrada

RAPTOR RELEASE PARTY ANYONE?

Owls & hawks
can help keep our rodent and
pigeon populations in check.

**The Santa Fe Raptor Center
invites you to host a
"Raptor Release Party."**

With your help, these released birds
can find homes in our community.
Interested in learning more about
this opportunity?

**Please Contact Lori Paras
Santa Fe Raptor Center
505-699-0455**

Citizens' Police Academy Course for Civilians

Learn about the challenges
and professionalism of
our local law enforcement.

**Thursday evenings,
starting Feb. 27 until May.
Graduation held on May 17.**

\$45.00 registration includes
customized shirt + light meals
at all classes.

*For information and
application, contact
Officer Louis Montoya, SFPD.
955-2752
lamontoya@ci.santa-fe.nm.us.*

Tip: Water Once a Month During Winter.

Remember, even though it's winter time you should water your plants, shrubs and trees at least once a month. Warm temperatures, lack of moisture and the wind make it necessary. For more helpful information, tune into **The Agua Fria Gardening Show with Bob Pennington** on the radio at 1260 AM, Saturdays at 8 a.m..

Leash & Pick Up After Your Dog ... Please

Being accosted on our trails by your dog or having to step over its poop is just not okay. Dog owners, please respect your neighbors and community by leashing your pet when you're on our trails. Grab a waste bag from one of the many pet stations around the trails and dispose of poop in conveniently located trash receptacles. Thank you!

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.



WINDOW SERVICE CORP.
INSTALLATION
Masters
(505) 982-2732

**WARRANTY AND
 NON-WARRANTY SERVICE
 ON RANCHO VIEJO
 WINDOWS AND DOORS**

"SERVICE
 YOUR WINDOWS
 AND DOORS
 BEFORE WARRANTY
 EXPIRES"

- Sales, Installation, Service & Repair on Vinyl & Wood Windows, Sliding Patio Doors & French Doors
- Custom Bay & Bow Windows - Acrylic Block Units
- 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 Screen
- Doggie Doors Installed on Existing Hinged & Sliding Patio Doors
- Water Infiltration Detection & Repair
- Three-Point Lock on Sliding Patio Doors for Additional Security
- Remodel - New Construction - Replacement
- Over 25 Year Experience - Family Owned & Operated
- AAMA Certified Installers - Hispanic Chamber of Commerce Member
- Licensed - Bonded - Insured - Better Business Bureau Accredited



Hard
 Windows and Doors



Jones
 Windows and Doors



RV Residents Help With Land Conservancy.

Submitted by Beth Mills, New Mexico Land Conservancy

Photo Courtesy of New Mexico Land Conservancy



Rancho Viejo volunteers join in with other workers to improve trails at the Petchesky Conservation Center.

RV residents joined the staff at the New Mexico Land Conservancy (NMLC) and other community volunteers at the Petchesky Conservation Center, 5430 Richards Avenue, for two days of trail construction and land restoration.

On Saturday, October 5th, RV residents helped construct just over a mile of the Center's natural surface pedestrian trail. Two weeks later, on October 19th, the volunteers returned and attended an erosion control and restoration workshop led by Aaron Kaufman from the Community College. Volunteers helped build several structures, then joined neighbors and friends to celebrate their work with great food and fellowship at the NMLC's offices. The new trail originates near those offices in the former Petchesky Ranch House at 5430 Richards Avenue. The trail is currently open to the public 9 a.m. to 5 p.m. Monday - Friday. The New Mexico Land Conservancy is profoundly grateful to our Rancho Viejo neighbors for their help with both trail construction and land restoration. They encourage residents to stop by and walk the trail during their business hours.

Printing & Copying
 Signs & Banners

Greeting Cards
 & Great Posters

Envelopes & Postcards

Direct Mail and Design

We do it all right here
 in Santa Fe

Call 983-3101
 or visit us at
www.ptig.com

**paper
 tiger**

Need a Lawyer? Talk to Bob.

FORECLOSURE
 PERSONAL INJURY
 CAR WRECKS
 BANKRUPTCY
 BUSINESS LAW & CONTRACTS
 19 YEARS OF EXPERIENCE

Law Office of Robert J. Andreotti
 Put experience to work for you.



Rancho Viejo
 resident since 2006

Call today for a
FREE CONSULTATION

505-474-3806
rjandreotti@yahoo.com

Take a Break While Your Dog/Cat Receives our Hospice Style Care!

ALSO

- Dog and Cat Walking • Play Time
- Massage Therapy-excellent for Arthritis
- Disposal of Pet Droppings • Dog Sitting Available



JEAN'S CANINE/FELINE SERVICES

Associate of Pet Trainers

862.222.7500 priestman2@gmail.com

Toll Free Santa Fe & Los Alamos

Michelle Berté

Professional Organizer

Free in home/office consultation
Create space in your environment

organize prioritize energize

or • ga • nize (verb)
to make someone more effective

(505) 603-3556
mberte@hotmail.com



ADOBE PAINTING

Rancho Viejo's neighborhood
painter for over 10 years.
Fully bonded and insured
License #92570
438-8336 or 920-3292

Over 40 years experience.
Interior/exterior, elastomeric stucco re-coat,
foam roof coatings, accent walls, low VOC
paints, all natural "American Clay" plaster
installation and faux painting. No job to big or
small! **Adobepaint@aol.com**

Mary Kay's Designs & Alterations

Santa Fe, New Mexico
www.greengototes.com

by Appointment Only
(505) 474-6716

Mary Kay Boulton
Seamstress

Designer of "GREEN GO TOTES®"

Simplified Organizing of Santa Fe

- Consistent service through Organizing -
- Restorative Space Care - Space Clearing
- Creative Home Environment Organizing
- Pre-and-Post Sale Organizing
- Property Management

Laura L. Corbin

Office 505/467.8389
Cell 505/699.6503

simplified3@hotmail.com

R.V. Croy Home Improvements
Quality Carpentry and Remodeling
Small Jobs Welcomed

Ronald V. Croy

2 Broken Rock Place
Santa Fe, NM
87508

Home 505-467-8996
Cell 301-233-3907



rvcroyhim@aol.com

Sotheby's

INTERNATIONAL REALTY

Evelyn Spiker, CRS, RSPS, GREEN
Associate Broker

326 Grant Avenue Santa Fe, NM 87501
c 505.930.0999 t 505.988.2533
evelyn@nmlandandhomes.com
sothebyshomes.com/santafe

Operated by Sotheby's International Realty, Inc.



Ruxton Waddell, Owner

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

505.473.3534 Floor Care • **505.469.0228** Emergency
www.carpetworksnm.com

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

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

Congratulations to the Round Up on
Delivering Years of Rancho Viejo News!

Lefton CreativeWorks

Reaching Your Market & Inspiring Action
505.995.8461

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



Just Listed
 36 E Chili Line
 \$479,000 Great value with 3060 sf. premium view lot, saltillo tile, 5bed/3.5baths

Market Update
 The final 4th quarter of 2014 saw 15 sales in Rancho Viejo with an average asking price per square foot of \$169. The lowest price was \$200,000 with a high of \$485,000. The present inventory levels in Rancho Viejo have come down considerably with 24 homes for sale. Asking prices range from \$224,500 to a high of \$640,000.

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

Roger & Melissa Carson
Carson & Carson
 Keller Williams Realty
 130 Lincoln Ave, Suite K
 www.santafepropertyfinder.com
 twicethesellingpower@gmail.com



Trash Schedule:

ON TRASH DAY residents are requested to have trash cans out by 7 a.m. Large item pick up is scheduled through the HOA office and service is the 3rd Friday of each month. Any changes in schedule will be provided to residents and homeowners by the HOA offices.



Home Repair
 and
 Maintenance
 Call
 Dan Jeffre
 (505)470-7797

TAX SERVICES Lou Matta



20 YEARS OF PERSONALIZED SERVICE
 SPECIALIZING IN TAX RETURNS FOR:
 INDIVIDUALS, SELF-EMPLOYED
 NEW RESIDENTS, OUT-OF-STATE

Efficient & Expert tax preparation.
 Ph: (505) 690-5718
 Email: loumatta@comcast.net

Residential
 sprinkler
 repair

898.9615
 hulc.com

\$20 off

growing better
Heads Up

**Rancho Viejo's
New Sales Office Now
Open for Business**



Rancho Viejo's new Sales Office is located at 23 Calle Agua Clara, Santa Fe, NM 87508. The office is northeast of Rancho Viejo Blvd. Two model homes are open to visitors. Phone (505) 473-7700.

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

Image courtesy of R. Thomas Berner

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

At Last ... Property Management Right in the Neighborhood.

Hello, I'm Patrick Thomas with Rancho Viejo Estates. I look forward to assisting you with your rental property management needs. I have knowledge and expertise in the Rancho Viejo rental market. If you become my client, I'll work diligently to find you a good tenant.

Please contact Patrick Thomas • 505-780-0129 • Email: pthomasnm@aol.com

For Rent

Rancho Viejo
ESTATES
Professional & Effective Service

For Rent