

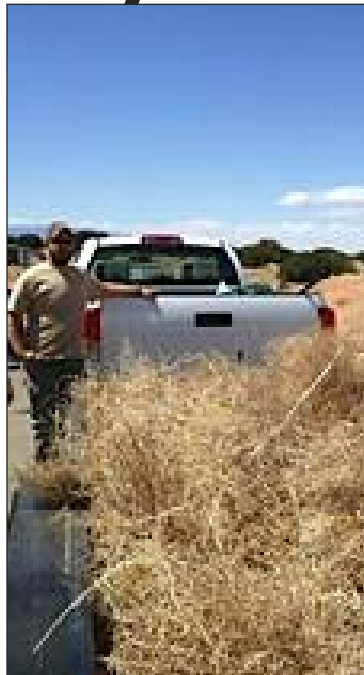


Round Up

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

The Most Dependable Eyes and Ears of the Community? Our Residents



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Many Rancho Viejo residents are focused on what's happening in the community. Thanks to their due diligence, Rancho Viejo continues to be a desirable place to live and work. We are grateful to these folks for staying actively involved which is a benefit to us all. Photos on this page are images submitted previously to the Round Up. Thank you to all of the photographers for these images.

Look for "RESIDENT EYES AND EARS" story on page 3.



We devote this issue to a show of appreciation for the many benefits of living in Rancho Viejo South and Rancho Viejo La Entrada. After this winter in which some vexing community issues had to be addressed, we believe it's the proper time to stop and smell the proverbial roses. So please remember to say thank you to community managers, numerous volunteers and other folks who work to keep Rancho Viejo a wonderful place to live and to work. Your community support is very much appreciated.

Thank You!
The Editors

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

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

Coffee & Conversation on Backyard Betterment Will Be Held at IAIA on Saturday, May 3rd.



The next Coffee & Conversation will take place in the IAIA Auditorium, Saturday, May 3rd from 10 until noon. The event presenter will be Heads Up Landscaping and the theme will be "Backyard Betterment." The Heads Up team will present a range of topics such as backyard improvements, outdoor kitchens, fireplaces, water features, design/build and landscape lighting. There will be time to answer questions and discuss things homeowners want to know about. Gifts of seed packets will be given out to attendees. Watch later in April for posted flyers and eblasts with more details.

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You are the Eyes and Ears of Rancho Viejo.

Story by Lee Lefton, RVSouth Communications Committee Member

IN RANCHO VIEJO SOUTH AND LA ENTRADA, the volunteers who serve on the Boards of Directors and on committees depend on you, the residents, to be a very important source of feedback about what's happening in your community. Your input is always appreciated on a wide variety of topics such as things you see that need to be repaired like irrigation leaks, dead trees that need to be removed, any safety hazards such as cracked sidewalks or walking trails, or when the neighborhood doggie stations need refilling. We also value your opinions and ideas on things you'd like to see changed or happen differently.

At the same time, it's just as important that we hear from you when you have good things to report. We always hear about the problems but also love to hear about the things you find wonderful about living here. Your positive feedback inspires our boards, committees and Association Managers to keep working to improve our communities, so that our property values can increase over time.

We recently heard from one of our newest neighbors in the South, Scott Golden, who had nothing but good things to say about living in Rancho Viejo South.

"My wife Cathy and I have lived in quite a few places in Santa Fe over the years and we were reluctant to move into a subdivision. So we rented one of the townhomes here for a year, then bought our home in September," he said. "We've had a fantastic experience and feel like we live in a real neighborhood. Everyone we've met, from our neighbors, to the Board, to the DRC from whom we needed building approval, has been extremely positive and helpful. We've had a lot of interaction with South Manager Vince Montoya who has been very prompt with fielding our questions and meeting our needs. We really can't say enough good things about him."

"We appreciate that the Association works very hard to keep our community in good shape," said Golden. "I've been a

concrete contractor for many years and notice that the sidewalks, curbs and gutters are in good condition overall. When something needs to be repaired, it's taken care of promptly."

Dan Johnsen and his wife, Faith, have lived in La Entrada for about a year and a half and have quite a few great things to say about their community. "We looked all over Santa Fe for a home and found three that were priced right and had all the things we needed. They were all in Rancho Viejo," said Dan. "These neighborhoods are neat and well kept up and residents take a lot pride in maintaining their homes. The people here are genuinely friendly. Everyone waves and we find we are continually striking up conversations with folks on the trails who are walking their dogs. There's a good neighborhood watch and we feel safe here. We especially like the endless views, the cool dark nights and the quiet mornings."

Michelle Berte, along with her husband Zack have lived here 11 years. "We love the quiet, open spaces, miles of walking trails and that there are no streetlights so we can look up and see the stars," she said. "And we especially like all the parks where our three year-old daughter, Sky, can safely play. There's also a place on the website for residents to make comments, which is very helpful. And we love how affordable it was to buy here, which was really important to us as a younger family."

Once again, you residents, are the eyes and ears here in Rancho Viejo. With your observations and constructive ideas, the Association Managers, Boards of Directors and Committees can keep abreast of some ways to maintain and improve our thriving community. Should you have something to share, please contact your community manager. Vince Montoya is the South Association Manager. South residents can reach Vince at 505-473-3896 or vince@hoamco.com. Tom Rael is the La Entrada Association Manager. Tom can be reached at 505-954-4479, fax 505-954-0018 or trael@hoamco.com.

South News: WE HAVE DEFINITELY NOT BEEN HIBERNATING THIS WINTER.



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

Submitted by Lee Lefton, South Communications Committee member

THE PAST TWO MONTHS have been incredibly busy and productive here in the South. By the time you read this article, a number of projects will have been started or completed.

Stucco repair contracts for the townhomes have been signed and we're just waiting for warmer weather to get going. A shade structure is scheduled to be installed at Windmill Park. The final phase of the sidewalk repairs have begun, and the irrigation startup will happen in mid-April. We are also conducting a thorough inspection of the walking trails and repairs will be made accordingly. In an effort to address the speeding vehicles on our busy streets, "We Love Our Children, Please Drive Carefully" signs are being installed throughout the community. A drop box has been placed at the Manager's office so that residents can drop off payments, DRC submittals, etc.

Due to warmer weather, there are many projects throughout the property that require Vince to be out of the office. He has requested that residents email him to schedule appointments.

As you probably know, a residents survey was recently completed. To see some of the results, please refer to the box below. Many thanks go out to Ian Norrish and the Communications Committee as well as the other committees for all of their hard work on this project. More surveys may be conducted in the future by specific committees around their various areas of expertise and interests so we can get more in depth feedback from you, our residents, about what you want to know or see happen.

Lastly, you can read on page 7 about the upcoming Rancho Viejo Tumbleweed Round Up project in conjunction with maintaining our Firewise Communities/USA designation. The event is scheduled for Saturday, April 26th. Raffle tickets for prizes will be handed out to residents who deliver tumbleweeds and or trash bags to designated pick up areas. We're looking for any and all volunteers in the South to help collect the tumbleweeds. Come on out and join in the fun!

If you have questions or need more information about what's happening in our community, please contact our Community Manager, Vince Montoya at 473-3896 or vince@hoamco.com.

SOUTH BOARD

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

Vice President: Laura Corbin
laurarvsboard@gmail.com

Secretary: James M. Kerr
jkerr22@live.com
438-7366

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

Members:

Bonnie Houston
bonniervsboa@gmail.com

David Pfeifer
djpeiferrvsca@gmail.com
629-6031

Teri Buhl
rvsabodir@gmail.com
920-7041

Resident Survey Completed ... We want to thank all those residents

who participated in the recent ten question survey of Rancho Viejo South. There were some clear favorites and several questions where the results were mixed, but your comments provided some excellent direct feedback on our community and what could be better.

It was clear from your answers to the "Biggest Safety Concerns" question that speeding vehicles were the biggest issue, with half of all respondents indicating that speeding occurs on their streets.

Did you know that our population in Rancho Viejo South is predominately "Baby Boomers"? The age group 60-70 is 37% of the population while the next largest group is 70 and above at 23%.

Survey answers along with the resident comments have been passed to the relevant committees for consideration as they develop their plans for the year. We will be posting the complete survey answers on our Rancho Viejo South website. Once the results are posted, we will send out an e-mail blast with a link so you can access these results.

RV SOUTH COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

Spring is upon us and coming fast! We know homeowners will soon be planting in their gardens and yards. We just want to remind you that if you plant any trees or shrubs in your walled areas, you DO NOT have to submit a DRC Modification Form, as long as the trees and shrubs are on the approved list of plants. You can find that list in the Homeowner's Handbook.

We do require that if you are putting approved plants in your walled areas, that you submit the "Landscaping within Walled Areas Submittal Form" that shows us you have met all the criteria for planting (as detailed on page 28 of the Homeowner's Handbook). This form can be found on our website at www.ranchoviejosouth.org.

All other landscaping or yard modifications do require DRC approval prior to beginning any projects. Please refer to the Handbook for all information.

Thank you all in advance for your cooperation. Let's keep Rancho Viejo the beautiful place that it is!

Reported by Susan Young



Susan Young, Chair

COMMUNICATIONS COMMITTEE

The past month has seen a burst of activity from the committee in developing and sending the Resident Survey via E-Mail Blast to Rancho Viejo South residents. The survey is covered briefly in a box at the bottom of the previous page.

In addition, we have finalized the location and subject of our next Coffee and Conversation session, to be held on Saturday morning, May 3rd at the IAIA Auditorium. You will be hearing much more on this session as we get closer to the date. We have some great speakers lined up to give you ideas and information on backyard landscaping, improvements, design and maintenance, just in time for spring. For more information about this upcoming event, please refer to the announcement on page 2.

The *Round Up* is starting out the year with strong revenues. South Manager, Vince Montoya, reports that many advertisers are now reserving ad space on an annual basis which helps streamline the process of managing revenues. Recently, advertising revenues have been significantly higher than printing and mailing expenses.

It has been proposed that we explore working more closely with the La Entrada Communications Committee or even joining forces as one committee serving both communities. We hope to consult with their committee to discuss ideas for working efficiently together.

Reported by Ian Norrish



Ian Norrish, Chair

**TO SEE MORE
SOUTH COMMITTEE REPORTS,
TURN TO PAGE 9.**

DID YOU KNOW?

At the South Association Annual Retreat held this past January, participants were asked to reveal some unknown facts about themselves. You might be surprised to know that . . .

Vince Montoya once had coffee with Kiefer Sutherland and Woody Harrelson.

Carol Thompson rode in a horse race in the 80's to support Muscular Dystrophy.

Bonnie Houston once pulled in a 60 lb. King Salmon using a fly rod.

Ian Norrish won four gold medals in the Senior Olympics in cycling and shooting.

Susan Young, as a teenager, was chosen to dance on the Hullabaloo TV show.

Laura Corbin reports that she once had breakfast with Whoopi Goldberg.

Anne Lefton says her husband Lee was on the Dating Game twice in the 70's.

Annie McGovern completed more than a dozen fire walks in the 80's.

James Kerr was a University of Missouri all-state basketball player in 1953.

Teri Buhl is licensed as a private pilot.

We thank these volunteers and our South Manager for sharing all the above interesting bits of personal information.

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THANK YOU

to Vince Montoya, Property Manager.

The professional manner in which you manage our South Association day-to-day business is so appreciated.

Your attention to detail and dedication to our residents' concerns is exceptional.

Thank you for everything you do.

Laura L. Corbin, South Association Board Vice President

La Entrada News: BOARD REVIEWS PETS ON THE LOOSE AND PARKING



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

Submitted by Pat Barnes, Editor for La Entrada

THE LA ENTRADA HOA held its regular board meeting on March 12th at the Rancho Viejo Fire Station. The meeting was well attended as two items of concern were discussed.

The first item regarded dogs off leash. Paul Portillo, Supervisor for Animal Control, explained that the County does not require dogs to be on leash when owners are present. It was also pointed out that the Homeowner Handbook for La Entrada does require dogs to be on leash. Mr. Portillo strongly encouraged homeowners to contact Animal Control at 428-3700 to report issues with dogs and any other animals. Those reports are needed so that officers can follow up. The documentation then goes on record allowing for optimum communication. He also emphasized that officers will not give out the names of callers.

The second issue involved a proposed amendment to the parking regulations for La Entrada residents. Lynn Krupnik, legal representative for HOAMCO, presented the proposed changes and responded to questions from residents. A discussion followed on concerns about the changes and support for more discussion regarding this issue. A motion was made by Pat Barnes and passed by the Board to continue further investigation of parking issues. Motion passed unanimously.

A second motion was made by Cass Thompson to approve the amendment of Paragraph 2(a) of the Initial Rules in Exhibit "C" of the Community Charter for La Entrada. Motion passed unanimously.

EXECUTIVE BOARD MEETING: Wednesday, May 14th at 6:00 p.m. Location to be Announced

LA ENTRADA COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

The majority of the Welcome Package for new residents is completed. We have to finish a few minor details. Hopefully we can start visiting new residents and renters handing out these packets of useful information within the next few weeks.

We have become aware that not everyone is receiving emails about upcoming events that are sent from the La Entrada website. The Information Technology (IT) group of the committee is diligently working to identify the problem and come up with a solution. If you have signed up on the La Entrada website with a password but have never received an email, please let us know at danj@ranchoviejo.org.

Rancho Viejo was designated a Firewise Communities/USA which is a significant honor. There will be a big celebration on Saturday, April 26th involving a community clean up day called Tumbleweed Round Up. The event will include a visit by County Commissioner Liz Stephanics, some National Firewise Communities/USA organization representatives; and County specialist in wildland/urban interface (WUI) Krys Nystrom. There will be help from Amy Biehl School students and other local neighbors. Fol-



Joyce Matteson, Chair

Rancho Viejo Plaza Park. Join us for this celebration and help us maintain our Firewise Communities/USA designation.

DESIGN REVIEW COMMITTEE

The Design Review Committee (DRC) is pleased to report that last year we received 18 requests. 15 were approved, two were disapproved for failing to meet guidelines and one was in violation of the established guidelines. Thanks to all homeowners who followed the HOA guidelines and submitted requests before beginning projects.



Judy Keller, Chair

The spring season is beginning and many of you are eager to start projects or make improvements to your property. Please consult your La Entrada Homeowner's Handbook for information pertaining to such projects / improvements and be sure to submit detailed plans to the DRC prior to commencement. We strive to provide quick review of all submissions. After review, HOA Manager Tom Rael reports all decisions back to homeowners by phone and /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 from our website at <http://www.laentradaatranchoviejo.org>.

A Volunteer Turnout Request for Community Day Tumbleweed Round Up

Reported by Pat Barnes, Editor for La Entrada

TUMBLEWEEDS ARE A REAL FIRE HAZARD.

A “Tumbleweed Round Up” is the focus of our spring Firewise Communities/USA day. We will round up as many tumbleweeds as we can on Saturday, April 26th starting at 10 a.m. (See box below for event details.) This project is a big part of the annual Firewise Clean Up Project that earned Rancho Viejo recognition by the national Firewise Communities/USA. Raffle tickets will be given to any resident who brings tumbleweeds and or trash bags to the designated pick up areas.

Did you know that the tumbleweed is often thought of as a symbol of the American West? In fact, the plant isn't native to North America at all, but was unintentionally brought to this

country by Ukranian farmers. The tumbleweed really is a weed and its real name is the Russian Thistle. Tumbleweeds do not seem to have any redeeming value except they are an interesting to watch as they roll along. Some people harvest tumbleweeds and sell them. People who buy them often use them in crafts and as decorative items. For instance, every year in Albuquerque a huge Santa Claus is created out of tumbleweeds.

Be that as it may, many residents of Rancho Viejo view drifting tumbleweeds as pests and work diligently to remove them from their yards after windy spring days.

For this year's Tumbleweed Round Up, each of the community landscape companies, including Franco's, Heads Up and Proscape will provide large trailers where volunteers can deposit tumbleweeds or trashbags that are picked up in yards, behind fences or from front doorways like the ones pictured at left.

Photo courtesy Dan Johnsen of La Entrada



La Entrada resident Dan Johnsen found some unwelcome visitors at his front door.

JOIN US FOR OUR FIREWISE COMMUNITIES / USA RECOGNITION DAY “TUMBLEWEED ROUND UP”

All Rancho Viejo Residents Are Invited
Saturday, April 26th from 10 a.m. - 2 p.m.
Rancho Viejo Market Parking Lot at
55 Cañada Del Rancho

Sign in to enjoy coffee and sweets
then pick up your tee-shirt, gloves and trash bag

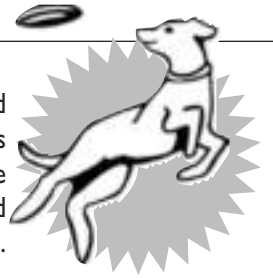
RAFFLE PRIZES:

Dinner for two at Midtown Bistro
Dinner for two at Chocolate Maven
Dinner for two at Capitol Grill and More

LUNCH & ANNOUNCEMENTS NOON - 2 p.m.

Rancho Viejo Plaza Park with Free Pizza Lunch, Presentation of the Firewise Communities / USA Plaque and Announcement of Raffle Winners

Guest Speakers: Firewise Representatives, our County Commissioner Liz Stephanics, Dan Ware of New Mexico State Energy, Minerals and Natural Resources Department, Krys Nystrom, County specialist in Wildland/Urban Interface (WUI) and Cass Thompson, Developer Representative



Dog Park - In February committee members met with developer, Warren Thompson, about the proposed dog park. Mr. Thompson identified 1.74 acres (or possibly more) behind the Fire Station on Rancho Viejo Boulevard as the location. He also cleared it with the county and the Santa Fe Fire Chief that residents using the dog park can utilize the existing parking lot and water hookup. We presented several proposals from local landscaping companies and some research we did ourselves. Mr. Thompson is checking fencing prices. We will keep you informed as things progress.



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New Signs of the Times in the South



A new doggie station is now up and ready in the South.



This new sign warns our busy drivers to watch out for kids at play.

RV SOUTH COMMITTEE REPORTS Cont'd from pg. 5

LANDSCAPE COMMITTEE

Are you interested in helping to maintain the Rancho Viejo South landscape and save a buck? The Landscape Committee is recruiting residents to join "Water Watch." Similar to Neighborhood Watch, Water Watch will consist of resident volunteers who are on the lookout for irrigation leaks on their block. Volunteers will be supplied with landscape flags to mark the location of a leak so they can be fixed. Interested residents are asked to email their names and contact information to Manager Vince Montoya prior to a planned organizational meeting in early April.



*Bonnie Houston
Board Liaison*

Reported by Bonnie Houston

SAFETY COMMITTEE

As the weather warms up the Safety Committee is gearing up for a very busy season. The final phase of the sidewalk repairs should begin in the next couple of weeks as well as a thorough inspection of the walking trails.

With the recently completed community survey we learned that a major concern here in Rancho Viejo South is vehicles speeding through the community. The idea of installing speed bumps was discussed at the January Board Meeting. However we later discovered that the Santa Fe County Fire Department has strong reservations regarding speed bumps. Fire Department officials informed us that speed bumps, humps and tables are obstacles when it comes to responding to



*Jim Kerr
Board Liaison*

emergencies. Emergency crews must come to nearly a complete stop in order to prevent damage to their vehicles which does add significantly to response time. Based on this information, we are investigating other options to deal with speeding issues including more signage and digital speed indicators signs.

The committee is also looking for volunteers to serve on the committee. If you are interested, contact Community Manager, Vince Montoya at vince@hoamco.com for more information.

Reported by Jim Kerr

TOWNHOME COMMITTEE

The Townhome Committee is off to a good start for 2014. We have contracted for stucco repairs to begin when weather permits and are in the process of working out details for repairing vigas on various units. The committee operates under a separate charter than that of Rancho Viejo single family homes. To facilitate better communication between the committee / manager / board, we are in the process of discussing details for sending out email and snail mail communication to townhome owners on a regular basis. We are also working on homeowner forms that will break down the duties of the association and townhome owners in a manner that is tailored to our specific needs.

We are searching for new committee volunteers. Several of our previous members have moved out of state so we are in need of new townhome owner participation. If you are interested in joining us, please contact Vince Montoya. He will be happy to give you information about what we do so that you can decide if we're a fit for you.

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

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How to Handle Unwanted Solicitors Plus a Reminder About Our Annual Summer Yard Sale

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

WE HAVE HAD SOME RECENT REPORTS about people soliciting in Rancho Viejo. One such situation happened to me. Two young men came to my door and tried to get me to let them clean my carpeting. They said they get \$35 for each room they clean. I, of course, said no, thank you. They asked me to give back the brochure they had given me. I did not have time to tell them that we do not allow solicitation before they quickly left.

Another report came in from a homeowner about someone saying that they were from a film crew that was currently filming in Albuquerque. And another homeowner reported that a girl was taking pictures and saying she was from a mortgage company. We **MUST** discourage this! You should all have "No Solicitation" signs that you received with your newsletter a few months ago. Feel free to point to that sign and strongly tell these people that if they refuse to leave, you will call the sheriff. If you have a company come to your door that you are interested in dealing with, it would be prudent to ask to see their business license and identification.

On another subject, in answer to a lot of queries from homeowners, we will be holding our fourth annual Neighborhood Watch Yard Sale sometime in mid to late July. We encourage you to hold on to any treasures you would like to donate to the Yard Sale. All proceeds go to the Neighborhood Watch and then back to you. We have had numerous homeowners ask us if we still have the refrigerator magnets with pertinent phone numbers (like the Sheriff and Animal Control). Our supply is gone, but we can certainly order more. Keep reading this column for more information about the date and time for the Yard Sale. So start putting aside your donations!



LOCAL CONTACTS:

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

Neighborhood
Watch website:
rvneighborhoodwatch.com

See anything suspicious?
call the County Sheriff's Office
505-428-3720.

If you wish to
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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:

You must provide written proof of membership in all organizations or associations, including business license numbers listed in ads. Please submit this information to RV South Manager, Vince Montoya, at 473-3896 or vince@hoamco.com.

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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.

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COMMUNITY BULLETIN BOARD

Announcements submitted by Kathy Brown, Resident of La Entrada

Opening Reception for "A Quarter Mile of Art Plus"

Thursday, April 10th
 This event is **FREE** to the public.

For information and to confirm details about any SFCC event, go to: www.sfcc.edu
 Santa Fe Community College
 6401 Richards Avenue

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April FitFest

SFCC Celebrates 30 Years with 30 Days of Fitness at the SFCC Fitness Center. For information, contact Linda Cassel, 505-428-1651 or linda.cassel@sfcc.edu for complete schedule go to: www.sfcc.edu/fitness_center/_30_days_of_fitness

SFCC Graduation

Saturday, May 17th at 2 p.m.
 at the Santa Fe Indian School, 1501 Cerrillos Road
 Commencement Speaker: Russell Contreras
 AP reporter photographer

Both events FREE to the public.

Free Garden Fair

**10th Annual
 Spring Garden Fair and Plant Sale**

Saturday, May 3rd, 10 a.m. to 4 p.m.
Santa Fe Fairgrounds
3229 Rodeo Road

For details of this event hosted by the Santa Fe Master Gardener Association, log on to: sfmga.org/garden-fair

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Market Update
 The first quarter of 2014 saw 5 sales in Rancho Viejo with an average asking price per square foot of \$159. The lowest price was \$186,800 with a high of \$485,000. The present inventory levels in Rancho Viejo have risen slightly with 28 homes for sale, however there seems to be high buyer activity right now. Asking prices range from \$200,000 to a high of \$640,000.

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

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Signs of Spring Starting to Show in Rancho Viejo



Photos above courtesy of Jim Bailey

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Rancho Viejo RoundUp April 2014

Rancho Viejo's Sales Office is located at 23 Calle Agua Clara northeast of Rancho Viejo Blvd. Two model homes are open to visitors. (505) 473-7700.

Rancho Viejo Community Association
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Image courtesy of R.Thomas Berner

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