

Apache Plume

A Newsletter for the Community of High Desert, Albuquerque, New Mexico

February 2021

Homeowners Interested in Running For Board Positions Should Submit Statement of Interest By March 1, 2021

By Ray Berg, Nominating Committee Chair and Board Director

The next election of new Board members will take place in just two months. The regular Annual Meeting of the Voting Members is scheduled for April 22, 2021 when Voting Members will elect four new members to the Board of Directors.

This election comes on the heels of the election of several new Board directors on October 29, 2020. Those elections were delayed six months from April 2020 due to the pandemic, but Voting Members are back on schedule with their quarterly and annual meetings now conducted via Zoom.

The two-year terms of Directors David Williams and Neil Wetsch will each end in April 2021. Director Camille Singaraju's term will also end. She was appointed in November 2020 to fill the 2019-2021 term of Clay Wright who resigned in October. The fourth seat was originally filled by Brett Rayman for the period April 2019-2021. Brett moved to Georgia and the seat was filled by Robin Troy through Board appointment. Robin resigned in November and her position was filled by the Board appointment of Dave Daniell through April 2021.

Remaining on the Board to fill out their two-year terms through April 2022 are Reg Rider, Ray Berg, and Scott Fletcher, all elected

The time commitment for a Board Director is significant and should be carefully considered by applicants.

last year. The seven-members of the Board of Directors each serve two-year terms which are staggered with three or four positions opening every year in April.

Statements of Interest

The Nominating Committee is currently seeking homeowners interested in running for office to fill these four open two-year term seats. Any interested homeowner can run for a position after filling out a Statement of Interest (SOI) by March 1, 2021. The Nominating Committee will conduct interviews with nominees throughout March. At the April Annual Meeting, the Committee will submit a slate of candidates to Voting Members containing at minimum the number of candidates for the number of vacancies to consider for election. Nominations can also be taken from the floor.

If you have some experience in Board level activities, particularly in policy development for a homeowner association like High Desert, we are particularly interested in inviting you to submit your SOI. Go to www.highdesertliving.net and click on Documents and Forms and Online Forms at the top center menu and scroll to the SOI. Or, call HOAMCO with any questions at 505-314-5862.

An applicant for a Board Director position must meet the following requirements:

- Must have lived in High Desert as a resident for at least six months prior to the election.
- Shall not have any hearings or appeals before the Board, the New Construction Committee, or Modification Committee, nor any legal actions pending against the Association or Association officers.
- Shall not be more than 60 days delinquent in the payment of any assessment or other charge due the Association.
- Shall not have been removed as a Director by the Voting Members within the prior two years.

The time commitment for a Board Director is significant and should be carefully considered by applicants. The Board meets formally once a month (currently via Zoom) and occasionally conducts supplemental meetings. In addition, there is frequent email and telephone discussion of issues between Board meetings. Directors' volunteer time averages between 15-40 hours a month depending on the level of involvement with the Board's special projects, committee membership, and/or being an elected officer of the Board. The Board elects its own officers annually, shortly after the Voting Members' April meeting.



High Desert saw its share of snow in January with the Sandias providing a beautiful and immense white backdrop for homeowners. Judy Pierson, The Highlands, took this dramatic photograph of the mountains after one snowfall.

President's Summary

By Reg Rider, HDROA President



Reg Rider

The recent High Desert Town Meetings have been a great success from my point of view. The feedback has also been very positive. We have had 50 to 60 participants sign up for each of the first two and some good discussions of community issues have occurred. My intent is to continue these meetings for the distant future and to continue to use the Zoom virtual platform as a matter of convenience for all of us, even if not required by public health.

Elections for open positions on the Board of Directors are coming in April. If this seems soon, the elections that were held this past November had been delayed from April 2020 due to issues with the pandemic. At this moment, we still plan to conduct this election and the annual HDROA Voting Member/Board meeting via Zoom. You should have already seen the call for Statements of Interest for the four positions up for election, but if you haven't and are interested, you can find the form at <https://highdesertliving.net/Detailed/16.html>. The form can be filled out and submitted online. (See story on page 1.)

This same form can also be used to volunteer for other committees in High Desert. Please take the opportunity to look at the committees we have on the website and get involved in our neighborhood.

Speaking of the website, I challenge you to explore it and

check out all the great information that is resident there. The website was redesigned this past year and is now up and running. Information such as the Covenants and Guidelines detailing how to go about improvements to your property, specific information about your village and guidelines applying to it, who your Voting Members are, descriptions of the wild-life encountered in High Desert, and more. It is an outstanding product and very informative.

A recurring topic at the last two Town Meetings has been the break-ins of cars at the parking lots in High Desert and what to do about them. We are making APD and the BCSO more aware of the frequency of these break-ins — however, that does not equate to having an officer sitting in the parking lots. We have hired two additional security patrols for the next three months to monitor these areas specifically. We will evaluate the success of these patrols at that time and determine a permanent course of action to take.

Last on my list of things to talk about is enforcement of the By-Laws and Covenants. While I understand that it is irritating to receive a letter stating that there are weeds in your yard or your trash can has been left out too long, etc. please understand that if no one paid attention to these seemingly small things the area would not keep its orderly appearance. I have my own file of them that I have received.

The more serious violations involve unapproved structures and modifications. Landscaping measures that interfere with proper runoff of rainwater, etc. are something that we also deal with.

Section 3.21 of the By-Laws and the HDROA Policy & Procedures for Enforcement lay out the actions that your Board can take to enforce violations of the By-Laws and Covenants. Both can be found on the Association website at https://highdesertliving.net/Documents_Forms/Official_Documents/Governing_Documents/index.html. These procedures have been developed to give the resident every opportunity to resolve an alleged violation before action is taken. Your Board is very aware that its role is to represent the residents of High Desert, not punish them. Representing, though, also carries the responsibility to ensure that our standard of living and property values are protected.

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New After-Hours Emergency Phone Number In Effect



By *Lynnette Rodriguez,*
Community Association Manager

Lynnette Rodriguez We have a new after-hours emergency telephone number for homeowners needing assistance on non-life-threatening association issues. This number can be used after hours if you see timely problems such as irrigation leaks that won't shut off within 20 minutes or encounter gate malfunctions in your village. The after-hours phone number is 505-221-0189 which is answered by a dedicated HOAMCO staff member — not an answering service. Please be considerate of the staff on call and only use the number for situations that cannot wait for regular office hours. (If you have a true personal emergency, please call 911 and follow up with a call to G4S at: (505) 485-5658.)

The after-hours emergency telephone number will also be used to send real-time updates on any emergency issues to the Voting Members when necessary—such as a broken gate, high winds or snow emergency. Please make a note of this new number and program it into your phone: (505)-221-0189.

New Task-Management Software

Currently the High Desert staff at HOAMCO is working on training for new task-management software which will be launched sometime this month. The software will be used as a one-way informational tool that Voting Members can log into in order to see what projects are being completed in their village. The Voting

The after-hours phone number for association emergencies is (505)221-0189.

Members can then keep their fellow village residents informed in real time of the status of a project. We think this software will be an excellent communication tool between management and homeowners.

Ongoing Stucco Repairs in High Desert

Our community-wide stucco repair project continues. As I explained in the November issue, the process of repairing stucco can take up to nine different steps with some of them requiring up to 14 days of curing before the next step is begun. If you see an area that appears to have been started and then forgotten, be assured that our stucco repair contractor's crew are on top of it and are simply waiting for the bonding agent, base, adhesive or primer to dry before the final finish is rolled on. Stucco repair is one of those things you just can't hurry along.

If you'd like to see where your village stands in stucco repairs, go to our stucco vendor's special website for High Desert owners: <https://www.highdesertmaintenance.com/>. The site features completed sections, current sections and upcoming sections of stucco undergoing repair. There are before and after photos which show the process. Definitely take some time to check it out.



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DECEMBER 2020

New Listings		Pending Sales		Closed Sales	
Detached	811	Detached	980	Detached	1,170
Attached	97	Attached	107	Attached	124
One Year Ago		One Year Ago		One Year Ago	
Detached	727	Detached	707	Detached	969
Attached	84	Attached	72	Attached	107
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+11.6%		+38.6%		+20.7%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+15.5%		+48.6%		+15.9%	

Median Sales Price		Average Sales Price	
Detached	\$265,000	Detached	\$313,254
Attached	\$189,500	Attached	\$204,165
One Year Ago		One Year Ago	
Detached	\$226,000	Detached	\$264,476
Attached	\$175,000	Attached	\$177,511
% Change (Detached)		% Change (Detached)	
+17.3%		+18.4%	
% Change (Attached)		% Change (Attached)	
+8.3%		+15.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale	
Detached	866	Detached	21
Attached	84	Attached	17
One Year Ago		One Year Ago	
Detached	2,011	Detached	41
Attached	185	Attached	50
% Change (Detached)		% Change (Detached)	
-56.9%		-48.8%	
% Change (Attached)		% Change (Attached)	
-54.6%		-66.0%	



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High Desert Patrol Report: October - December 2020

Call Type:	Oct.	Nov.	Dec.	Call Type:	Oct.	Nov.	Dec.
CRIMINAL/				(Lost) Property	2	1	1
CRITICAL EVENTS:	–	–	–	Gate Issues	2	5	6
Assault/Fight	0	1	0	Street Lights/Maintenance	0	1	2
Breaking/Entering: Home	0	0	1	OTHER:	–	–	–
Breaking/Entering: Vehicle	4	8	3	Animal Control Calls	0	0	0
Construction Site Burglary	0	0	0	Abandoned Vehicle Calls	0	0	0
Dwelling Fire	0	0	0	Snake Calls	0	0	0
Vehicle Fire	0	0	0	Vacation Home Checks	16	12	12
Grass/Wild Fires	1	0	0	Security Inspection	172	174	160
Medical Emergency	0	0	0				
Alarms	4	4	1				
Suspicious Person/Vehicle	3	6	4				
Vandalism	3	10	4				
TRAFFIC EVENTS:	–	–	–				
Vehicle Crash	0	0	0				
Parking Violations	12	7	9				
PREVENTION & NUISANCE:	–	–	–				
Loud Music/Party Noise	0	3	0				
Salesperson/Solicitor	1	1	0				
Open Door/Window/Garage	6	2	1				
Notices Posted on Residences	0	0	0				
Pool Issues	0	0	0				
QUALITY OF LIFE:	–	–	–				
(Lost and Found:)	–	–	–				
(Lost) Children	0	0	0				
(Lost) Pets	1	1	0				

Security Contact Numbers:

- In the event of a true emergency (a crime in progress or a life-threatening situation) call **911** immediately. Residents should then follow up immediately with a call to G4S Security Patrol at **(505) 485-5658**.
- For urgent, but non-emergency situations (a suspicious person or vehicle, an annoying salesperson, a loud party, an animal complaint, etc.), call the G4S Security Patrol at **(505) 485-5658**.
- For routine calls (such as notifying G4S of vacation dates, etc.) you should also call the Security Patrol at: **(505) 485-5658**, or go to www.highdesertliving.net, click on *High Desert Living/Community Safety* and then *Safety Tips* to see contact numbers.



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High Desert Dermatology Welcomes Niki Manole Ninopoulos, PA-C

Niki Manole Ninopoulos was born and raised in Albuquerque, New Mexico. She graduated Magna Cum Laude from the University of New Mexico with a Bachelor of Science in Psychology and Spanish and a minor in Biology. After graduating, Niki worked as a Research Scientist at the University of New Mexico's Center on Alcoholism, Substance Abuse, and Addictions while simultaneously shadowing and learning from a few of Albuquerque's great physicians. She was then given the opportunity to continue her medical education through the University of New Mexico Physician Assistant Program where she received her Master of Science in Physician Assistant Studies. She was also awarded the UNM PA program award of excellence.



Niki Manole
Ninopoulos, PA

Niki's first encounter with Dr. Carey was many years ago. As a young woman, Niki struggled with acne and was a patient of Dr. Carey's. Her passion for dermatology grew after seeing what a profound difference he had on her life. She is honored to work alongside the great providers at High Desert Dermatology to deliver the same exceptional care she received as a patient.

When not at work, Niki enjoys spending time with her husband and young son. She is actively involved with the Greek community of Albuquerque and also enjoys baking and reading.

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New High Desert Monthly Town Meetings Bring Dozens of Homeowners Together on Zoom to Discuss Association Issues and Concerns

Board President Reg Rider has begun a new way to communicate directly with High Desert residents. For the first time in association history, regular Town Meetings are being held each month for the Board to hear directly from homeowners about their concerns. Unlike Voting Member quarterly meetings or Board monthly meetings which use an agenda, Town Meetings (which operate now via Zoom) are generally more free-wheeling with Reg and other Board members who might attend fielding questions from homeowners as they arise.

“We only ask that people be civil and not bring up personal issues and complaints that do not concern the association as a whole,” Reg said. Residents can email their questions before the town meetings if they prefer.

More than 50 homeowners attended each of the two previous meetings in December and January. Topics ranged from gate malfunctions to the spate of recent vehicle break-ins at High Desert Park and the trailheads.

“I was hearing that these vehicle break-ins were of major concern,” said Reg. “I asked Ray Berg (Board Treasurer) on the spot if we had enough money to pay for extra patrols for a trial period. He said we did. I brought it up the next week at the Board meeting and we voted to have extra patrols for a 90-day period. We will evaluate after that. The input we got from the January Town Meeting was instrumental in getting things moving.”

Homeowners also brought up malfunctioning gates in gated vil-

lages. This was followed by a lively discussion and a request to the Gated Villages Committee to explore the possibility of obtaining back-up parts and having all gates bought from the same manufacturer.

The issue of tall trees growing up in common areas and blocking homeowner views was raised by one resident during the Zoom meeting. Reg said he is asking the Landscape Advisory Committee to look into trees that are blocking views as part of the overall strategic view of the community as it ages.

“We want to pull together a strategic vision for High Desert,” Reg said. “This is a thirty-year old community. What may have worked when the developers built it initially may no longer work thirty years later. These town halls will help us see the issues that concern homeowners and what our vision for High Desert should be.”

Reg, a retired brigadier general with the Air Force, said he decided to use the forum of an open Town Meeting while he was serving as a Wing Commander at an air force base that was closing down. “Closing a base is difficult and everyone had concerns and questions,” Reg recalled. “We decided to hold a base-wide town meeting and I stood up and just fielded questions. We got great input, people were satisfied that they were being heard and we were able to solve some pressing concerns. I wanted to use the same forum here and so far, it has worked just as well.”

Upcoming Town Meetings are set for Friday, Feb. 19, March 19 and April 16 at 3 p.m. Residents should contact HOAMCO at 505-314-5862 register to receive an invitation on Zoom.



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“If you ask someone a question, they will probably give you an answer, so think through to whom you should address your questions.” – Ray Dalio

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“Cash is king.”

We have all heard that saying. Well, if it were only that easy. But some take it as gospel. This little saying can cause more pain, suffering, and loss of wealth than almost anything else. If it were that easy, all Economics Departments at all universities would become obsolete. This is the classic heavyweight war. I would say fight but just like you and me, countries have to deal with this economic Catch-22, too. And, like you and me, a country's prosperity depends on its economic decisions. It's cruel but true.

Let's look at the positive side of “cash is king.” Having cash in one's pocket makes us all feel good; maybe even like a big shot. That's not bad. Right? If there is an emergency, you have cash. You are able to reduce stress. So, I should leave all my money in cash? Well, hold on there.

Let's look at the bad side of “cash is king.” When I say this, I mean when you take your cash and don't invest it. Paper money is/was a great, great invention. Just think, we do not have to carry around pigs or any other commodity (the barter system) anymore. But just remember, if you have a jar of money and watch it for a year or longer, it will not multiply (grow).

Some might say, “But, I still have the money.” And an Economist would say, “but that money will buy less and less as time goes on.” Inflation kills the king (i.e., cash is king). Governments get involved because they are always protecting liquidity. Remember 2008 when our government stepped in to shore up the “cash is king” markets? This is good because this allows you and me (and countries) to invest. Countries know that if there is no investment, there is no future.

So, how can I help you?

Well, I'd tell you not to be concerned about today; be willing to forgo something today for a better tomorrow. As your advisor, I'd be laser-focused on building a beautiful, elegant, diversified portfolio for you. Now of course if you do this, you could end up with a ridiculous amount of wealth. But be careful, some take it too far and they become cheap (meaning that they end up watching their pennies to the point it becomes an obsession.) That's not good.

Think about this. If a person or country had a pile of cash (I don't care how big) and it is stagnant (not growing), then counting your pennies is the eventual next step. What you worried about (running out of money) is probably going to happen for this generation or the next. I think that's a sad way to live. You can't cheat! It is ok to save but it is not ok to hoard cash. You need to invest that cash. If you cheat, you only cheat yourself. Follow the Economics.

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How Can You Protect Your Home From Wildfire This Season?

High Desert's Fire Prevention Working Group Presents Checklist

The Fire Prevention Working Group (FPWG) was formed in mid 2019 as a sub-group of the High Desert Landscape Committee. It is an advisory group tasked with creating a Fire Prevention and Mitigation plan for High Desert and for educating residents about wildfire. The Working Group is made up of homeowners interested in fire prevention and any homeowner can join or attend any meeting. Judy Pierson is the current Chair of the FPWG and reports to the Board on its activities and requests. Contact her at 505-220-9193: Judy@judypierson.com.

In late 2020, the FPWG presented its report to the Board, outlining its mission, goals and work throughout the past year. The full report can be obtained from HOAMCO. This page presents the Working Group's Appendix 2: Fire Mitigation Check List - Short Form for Premier and Estate homes. (This working checklist does not substitute for reading the full checklist and the Guidelines for Sustainability for Premier and Estate Homes.) There is no mitigation list for Builder homes which are built on smaller lots with uniform landscaping. However the biggest fire danger to Builder homes comes from adjacent Association- or City-owned arroyos. The FPWG will be focusing this year on making arroyos safer.

ALL AREAS:

For each area take fire prevention steps:

- Remove dead plant material, like leaf and pine needles yearly prior to fire season (March 1).
- Reduce woody shrubs, and plant with fire-resistant vegetation.
- Create vegetation islands to reduce a continuous line of fuel.
- Store firewood as far away from the house as possible.
- Trim low branches on mature trees to 16 inches above ground.

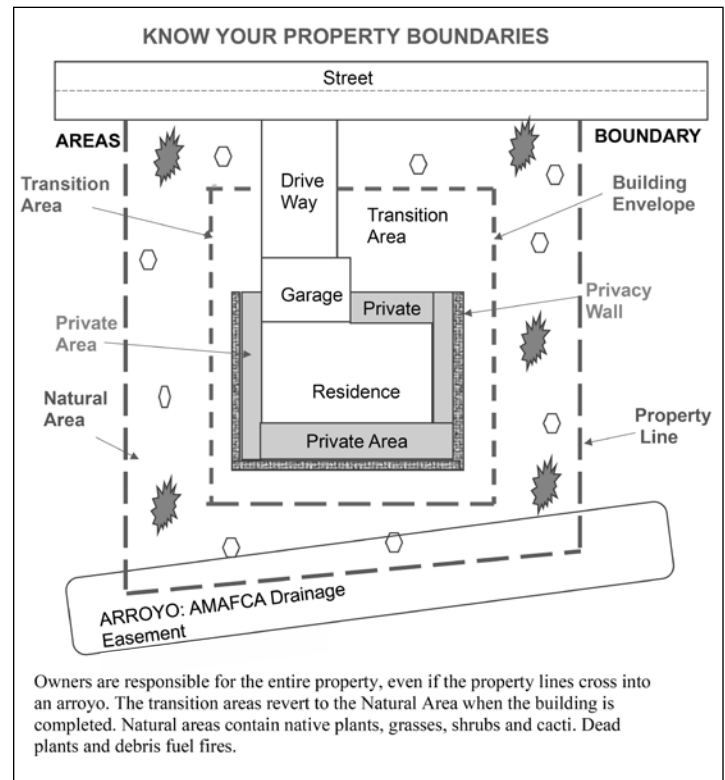
PRIVATE AREAS:

Land around home up to privacy wall

- Create a 3- to 5-foot fire break around the house using low growing native vegetation. Non-flammable hard surfaces around the house such as rock gardens, stream beds, etc. are permissible. See guidelines for your village.
- Create vegetation islands to reduce a continuous line of fuel.
- Do not plant trees close to the house. Trim back overhanging or touching branches from the roof to a distance of at least 10 feet.
- Clean roof and gutters of dead debris (leaves, needles), so embers will not ignite there.
- Store firewood as far away from the house as possible.

TRANSITION AREAS:

Land between privacy wall and building envelope



- Create a 5-foot fire break around the building envelope using low growing native vegetation. Non-combustible items like rock, gravel, and dirt can help and may be permissible. See guidelines for your village.
- Refrain from planting trees and bushes close to each other.
- Trim native grasses within the building envelope to a height of 4 inches.
- Trim ladder fuels from bushes 8-10 inches above ground.

NATURAL AREAS:

Land outside of building envelope

- Trim native grasses to 8 inches around trees and shrubs.
- Thin ladder fuels which would allow low fire to jump to higher fuel like grass to shrubs and shrubs to trees.
- Clean up potential fuels in the yard. Replace dead and dying plants, and control weeds. Remove volunteer plants within 3 feet of walls and road.
- Trees must be no less than 10 feet apart at maturity.
- For plants use High Desert Website "Approved and Prohibited High Desert Plants...or "Can I Plant That?"

High Desert Treasurer's Report: 2nd Quarter Fiscal Year 2020-21



By Ray Berg,
Treasurer, Board of Directors

Master Association:

For the first 6 months of Fiscal Year 2020-21 the Master Association had income of \$625,684.77, which was \$7,896.67 under budget (-1.25%). Required transfer to Reserves was \$38,305.00, resulting in a net income of \$587,379.77. Expenses for the first 6 months were \$639,889.59 which was \$22,968.63 over budget (-3.72%). Primary reasons for the deficit were various landscape expenses, legal expenses, and wall repair.

Reserve Accounts:

The reserve accounts continue to be adequately funded. The previous Board made changes in the way the Reserve Accounts were used and funded. In particular, they removed all assets less than \$5,000 from the Reserves. They also based the contributions on the average of the past 10-year actual expenditures to the respective reserve fund with some corrections inflation and contingencies. This makes it considerably easier to calculate the contributions but may cause very large expenditures to result in larger current and near future contributions to the fund.

Overdue Accounts:

As of 12/31/2020, 79 homeowners had Accounts Receivable balances totaling \$34,531.35. This is 5.91% of the total six month assessments of \$584,280.00. Of the total arrears \$4,463.24 will be written off as uncollectible.

• See more Treasurer's Reports on page 11 •

Reserve Account Balances As of Dec. 31, 2020

Master Operating	359,722.86
Master Reserve	744,333.74
Canyons	200,669.39
Chaco Compound	59,282.30
Desert Mountain	273,577.59
Enclave	125,555.50
Trillium	267,201.49
Wilderness Compound	102,604.24
Legends	124,180.69
Wilderness Canon	12,024.16
Arroyo Reserve	107,669.32
Total	2,376,821.28

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- The High Desert newsletter is mailed each quarter to every High Desert homeowner. Issues are also available on the website. Interested in advertising? Contact Rebecca Murphy at eenews@outlook.com or call 505-377-7227.
- Classified ads are free to High Desert residents selling household goods. 20 word maximum. Email ads to: eenews@outlook.com

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High Desert Treasurer's Reports

HDROA Income/Expense Report Year-to-Date as of Dec. 31, 2020

4100 - HOMEOWNER ASSESSMENTS	\$584,280.00
4200 - COST SHARING - ALTEZZA	\$41,339.01
4310 - ASSESSMENT INTEREST	-\$1.77
4330 - ASSESSMENT LATE FEES	\$0.00
4350 - LEGAL/COLLECTION FEES	\$470.00
4600 - INTEREST INCOME	\$1,901.53
4615 - UNREALIZED GAIN (LOSS)	-\$1,804.00
4800 - PENALTIES/FINES	-\$700.00
INCOME	\$625,684.77
8900 - TRANSFER TO RESERVES	-\$38,305.00
Total INCOME	\$587,379.77
ADMINISTRATIVE	
5150 - ADMINISTRATIVE SUPPORT PR	\$39,095.59
5250 - BANK CHARGES	\$80.00
5400 - INSURANCE	\$9,051.16
5530 - LIEN/COLLECTION COSTS	\$290.20
5625 - OPERATIONAL SUPPORT	-\$4,991.90
5650 - BOARD/VOTING MEMBER MEETINGS	\$1,612.43
5800 - OFFICE EXPENSE	\$731.40
5820 - PRINTING	\$1,311.38
5840 - MAILINGS	\$3,296.94
5850 - BILLING STATEMENTS	\$4,566.51
Total ADMINISTRATIVE	\$55,043.71
6300 - LANDSCAPE MAINTENANCE	\$84,347.48
6310 - LANDSCAPE REPLACEMENT	\$4,482.22
6330 - LANDSCAPE OTHER	\$16,731.42
6340 - ARROYO & POND MAINTENANCE	\$23,349.10
6350 - EROSION CONTROL	\$9,357.32
6360 - IRRIGATION REPAIR & MAINTENANCE	\$13,691.77
6370 - PET CLEANUP	\$14,731.44
6380 - TRAIL MAINTENANCE	\$4,441.19
6390 - TREE SPRAYING	\$0.00
6395 - LANDSCAPE PROJECTS - MASTER PLAN	\$0.00
Total LANDSCAPE	\$171,131.94
5100 - ACCOUNTING/TAX PREP FEES	\$6,364.63
5270 - CONSULTING	\$36,889.31
5500 - LEGAL FEES-COLLECTION/SMALL CLAIMS	\$6,921.11
5501 - LEGAL-GENERAL SERVICES	\$24,486.80
5600 - ASSOCIATION MANAGEMENT	\$71,961.24
8200 - SECURITY SERVICES	\$108,692.42
8201 - SECURITY-APD & BCSO	\$11,385.00
Total PROFESSIONAL FEES	\$266,700.51
5200 - ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$0.00
5860 - COMMUNITY EVENTS	\$496.61
5870 - WELCOME COMMITTEE	\$0.00
5900 - WEBSITE	\$5,536.00
6100 - GATE & GUARDHOUSE MAINTENANCE	\$231.94
6575 - SIGN/ENTRY MAINTENANCE	\$4,206.66
6590 - WALL REPAIR & MAINTENANCE	\$95,710.75
6800 - SNOW REMOVAL	\$2,042.86
6850 - LOCKS & KEYS	\$0.00
8250 - MISCELLANEOUS	\$269.06
8400 - HDROA OFFICE	\$4,666.20
8800 - TAXES - CORPORATE	-\$7,673.00
Total TAXES/OTHER EXPENSES	\$105,487.08
7100 - ELECTRICITY	\$1,582.68
7500 - TELEPHONE	\$510.00
7900 - WATER/SEWER	\$39,433.67
Total UTILITIES	\$41,526.35
Total EXPENSE	\$639,889.59
Operating Net Income	-\$52,509.82

Gated Villages Income/Expense Report Year-to-Date as of December 31, 2020

Canyons	
INCOME	\$14,827.00
TRANSFER TO RESERVES	-\$3,750.00
EXPENSE	\$7,972.62
Canyons Net Income (Loss)	\$3,104.38
Chaco Compound	
INCOME	\$12,947.49
TRANSFER TO RESERVES	-\$3,500.00
EXPENSE	\$4,643.72
Chaco Compound Net Income (Loss)	\$4,803.77
Desert Mountain	
INCOME	\$59,496.41
TRANSFER TO RESERVES	-\$20,683.50
EXPENSE	\$44,481.05
Desert Mountain Net Income (Loss)	-\$5,668.14
The Enclave	
INCOME	\$14,655.11
TRANSFER TO RESERVES	-\$5,100.00
EXPENSE	\$10,203.38
The Enclave Net Income (Loss)	-\$648.27
Trillium	
INCOME	\$25,499.26
TRANSFER TO RESERVES	-\$7,644.00
EXPENSE	\$30,590.18
Trillium Net Income (Loss)	-\$12,734.92
Wilderness Compound	
INCOME	\$8,271.46
TRANSFER TO RESERVES	-\$1,850.00
EXPENSE	\$10,927.48
Wilderness Compound Net Income (Loss)	-\$4,506.02
The Legends	
INCOME	\$17,857.08
TRANSFER TO RESERVES	-\$4,369.50
EXPENSE	\$14,197.87
The Legends Net Income (Loss)	-\$710.29
Wilderness Canon	
INCOME	\$7,639.10
TRANSFER TO RESERVES	-\$2,730.00
EXPENSE	\$6,632.66
Wilderness Canon Net Income (Loss)	-\$1,723.56

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Exterior Repairs Must Be Addressed Within 14 Days of Violation Notice

By Melachi McCain, Compliance Coordinator HOAMCO



Melachi McCain

This new year is already bringing about some great changes when it comes to compliance. Many of you have either reached out to me or taken it upon yourselves to cure so many violations, and it's been a pleasure working with you so far in 2021.

In compliance, as the weather changes, it's common to see a shift in the types of violations that are tracked. As the winter months continue I have noted many exterior repair issues that will need to be addressed come this spring. In order to prepare for those repairs, I'd like our homeowners to be fully knowledgeable of our processes and expectations.

For example, once a violation is noted, we typically ask that you correct the issue within 14 days. However, with many repair jobs it's not always feasible to plan and complete them within that timeframe. In these cases we ask that you communicate with us via phone or email to give us a prospective repair date and/or an expected follow-up date so that we can update the status of your violation.

For any projects that involve an addition, modification or other change to the original design of your home, HDROA requires that you complete a Modification Request Form through the Modification Committee (MC). The form is available on the website at highdesertliving.net. Click on *Documents* at the top and then on *Modifications Committee/ MC Request Form* on the drop-down menu. Once completed, you'll simply email your request to us and allow our team to handle your request, from submission to relaying

the Committee's decision back to you. We are here to serve you using non-contact methods of communication to protect everyone in our community.

Using Your RV? Guests? Get a Seven-Day Parking Permit

On another note, during the pandemic it has been a common occurrence to see more visitors coming in to visit our homeowners, as well as seeing more homeowners traveling to get away. This has not come to a halt during the colder months, as we've seen trailers, RVs and other vehicles stored in front of homes. HDROA governing documents do not allow the storage of such vehicles on the exterior portion of any lot. We simply ask that you store these vehicles in your garage, relocate them to an area outside of the Association, or that you request a temporary parking permit which can be written for the duration of seven days or less.

As always, if you have questions or concerns you can reach us at the office, or feel free to email me at mmccoin@hoamco.com.

Making Changes to Your Exterior?

Contact the Modifications Committee First!

Before making any changes to the exterior of your home, check with the Modifications Committee first. The Modifications Committee will make sure that your plans conform to High Desert standards. The goal is to make sure all modifications preserve aesthetics and property values. This is done by following the High Desert Guidelines for Sustainability developed for each of the villages. If you have questions about modifying your current home or landscaping, mail highdesertmc@hoamco.com. See the website for more information about the Committee.

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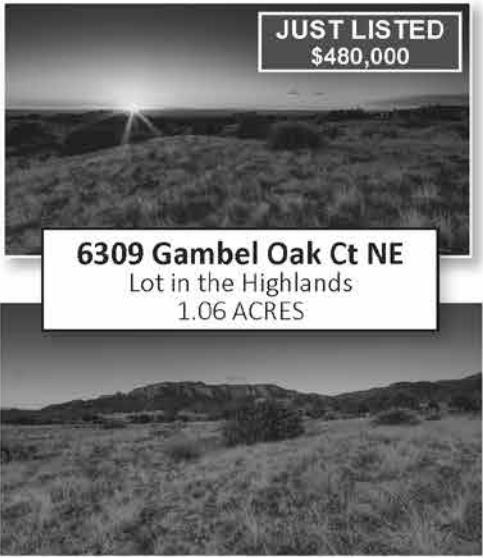
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Landscape Advisory Committee Resumes Meetings in March



Camille Singaraju

By Camille Singaraju
Landscape Advisory Committee Chair

The Landscape Committee will resume its meetings the second week of March. The date and time of the meetings will be announced in early March on the website. Meetings will take place via Zoom and last two hours. New members and volunteers are needed.

The first part of each meeting will be a review with Leeco, High Desert's landscape contractor. Next will be a presentation by Kitty Smith, Gated Villages Committee Chair. The meeting will include a presentation by Dave Daniell and myself, focusing on common areas throughout the community. This report may include Albuquerque Metropolitan Arroyo Flood Control Authority updates. Finally, each meeting will hear reports from Judy Pierson, our Fire Prevention Working Group Chair. A Round Robin discussion will follow.

The Albuquerque Fire Wildland Division classifies High Desert as a high fire risk. For this reason, the Landscape Committee will be evaluating the fire load in all the High Desert spaces. We are working with the Albuquerque Fire Department Wildland Division. We will be working with guest speakers to help develop landscape designs with fire mitigation elements.

If you would like to help, please fill in and send your Statement of Interest online by going to:

<https://highdesertliving.net/Detailed/16.html>.

A 311 Call to the City Gets Pothole Repaired Quickly



Photo by Doug Weigle, Sunset Ridge

A telephone request to the City of Albuquerque's 311 number for the repair of a pothole on Sandia Point in Sunset Ridge was made on December 12, 2020. Says resident Doug Weigle, "To our delight the pothole was dug out and new concrete poured on December 29. Kudos to the City for completing this project so promptly!" Doug took this photo of the City workers above just after they completed the work.

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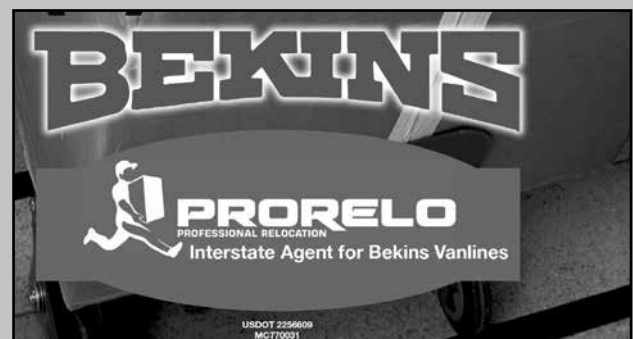
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Independent Voting Members Group Is Unique in High Desert



**Harrison Jones,
VM Chair**

Voting Members are unique within the High Desert Residential Owners Association (HDROA). Unlike any other HDROA group, we operate independently from the Board of Directors. We exist because High Desert is so large (now over 1600 homes) that the founders of the Association felt that direct residential participation would be impractical. Thus, each Village elects Voting Members (VMs) and Alternates to represent its residents. Our primary duty as defined in the By-Laws is to elect Board Directors. We also must approve

changes to the governing documents and can remove Directors as well as elect them.

We meet quarterly to hear reports from the Board and committees, review finances, and discuss matters of general interest. All meetings are open and are usually held on the fourth Thursday in the months of January, April, July, and October. The April meeting coincides with HDROA's annual business meeting and includes electing new Board Directors.

Often, we invite outside speakers or organizations to discuss special concerns such as security. At our most recent meeting on January 28th, we heard a report of the Fire Prevention Working Group from its chair, Judy Pierson, featuring a question and answer session with Lt. Joe Kandel, head of the Wildland Division of Albuquerque Fire and Rescue. He expects an active fire season because of the dry summer and winter. The danger of wildfires in

our area is real, ongoing, and increasing—in the words of Lt. Kandel's predecessor, Captain Brian Fox, it's "when, not if."

As Voting Member Chair, I plan to emphasize fire preparedness this year at quarterly meetings and hope to have other outside experts in addition to Lt Kandel. I also want to promote open and accurate communication within the Voting Members group and between Voting Members and other elements of the association. The Board's monthly Town Meetings are a great beginning, and I have formed an email Voting Member discussion group which has started to see considerable activity. Please send suggestions for meeting and discussion topics to [hvdvmchair@gmail.com](mailto:hvdmchair@gmail.com).

Many actions require a super-majority of Voting Members representing all residents and are virtually impossible to implement without full representation from every Village. This is especially important since HDROA intends to revisit amending the By-Laws to conform with state law. It also plans to reexamine HDROA goals and documents to see if changes are needed after operating for a quarter of a century. Unfortunately, vacancies currently exist for two VMs and 18 Alternates; check High Desert's website, www.highdesertliving.net, for Village details. Alternates are often needed to vote in place of absent Voting Members and otherwise have equal weight and responsibility in representing residents.

Being a Voting Member or Alternate is an excellent opportunity, with minimal time commitment, to meet people in our community and to learn how the association operates.

Visit High Desert's website to learn more, and please consider submitting a Statement of Interest.



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Neighborhood Cooperation Creates High Desert Holiday Cheer As Sunset Ridge Purchases and Places 1,752 Luminarias on Christmas Eve

By Doug Weigle, Sunset Ridge Voting Member

Thanks to the efforts of homeowners Art and Lindsay Edelhoff, Sunset Ridge celebrated a truly spectacular “Night of Luminarias” on December 24, 2020 as volunteers placed a grand total of 1,752 luminarias along curbs and sidewalks.

The event had tremendous support from residents who purchased the luminarias from the Albuquerque Youth Symphony program which has been selling luminarias for 40 years.

Art and Lindsay’s goal was to “put the challenges of 2020 behind us and bring our community together to shine the light of hope and joy throughout Sunset Ridge with a luminaria display.” They raised over \$1000 from Sunset Ridge donations. Special thanks to the many residents in Sunset Ridge who volunteered their time and money to place each of the luminarias, light them and then pick them up on Christmas morning. It was so successful it may even become an annual tradition and be expanded to all streets in Sunset Ridge in the future.

Picture above right: Sunset Ridge volunteers carry out boxes of luminarias, purchased from the Albuquerque Youth Symphony, to place on the curbs.

Picture below right: A flatbed trailer was needed to bring in the 1,752 paper bags and candles to Sunset Ridge. See more photos on page 19.



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Sunset Ridge Luminarias — From page 18



Above: The Sunset Ridge village sign was lit by a line of luminarias on Christmas Eve. Below: Several streets were high-lighted throughout Sunset Ridge thanks to the efforts of Art and Lindsay Edelhoff and many village volunteers.



Gated Villages Committee Addresses Gate Operations



By Kitty Smith, Chair of
The Gated Villages Committee

Kitty Smith

The Gated Villages Committee has been actively addressing issues which affect us directly. We have monthly obligations and reserve funds for village assets. Knowing the specifics has been our goal, that is, understanding how

projects are planned and paid for.


The Board of Directors has approved a policy to address the Association vs. Village costs for improvements and maintenance, clearly delineating what has in the past been assumed, but not consistently documented. Big improvement!

Gate operations and safety are high priority issues. We have an active communication with the Board to develop timely management and a parts inventory with our vendor. Lots of problem solving going on.

Our next issue to tackle is the landscaping maintenance and billing in each village. This monthly expense has not been consistent. Both billing and expectations have suffered. A review is being conducted by the Board, and the Voting Members of the gated villages wish to be involved in the contract development for landscaping. Please contact your Voting Member to address concerns in your village.

Next meeting: April 13, 2021.

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The High Desert Gardener

The Fun of Starting Seeds

By Margo Murdock
High Desert Resident**Margo Murdock**

For the last at least 10 years I have been starting seeds indoors. There are many reasons it makes sense to start seeds in advance, but I do it for three reasons:

1) I grow heirloom variety tomato seedlings for the Master Gardener sale the last week of April each year, 2) I can grow unusual types of plants and varieties not found in the markets – ones that taste really good, and 3) I enjoy watching the seedlings grow

so for me it's fun (??). It also becomes addictive once you've done it.

Before you begin starting your own seeds here are some things to consider:

- Some vegetables do not like to be transplanted, so seed those directly into garden soil when the seed packet says it is safe to plant in zone 7b. These seeds should be directed seeded: peas, beans, carrots, radishes, or corn.
- Grow what you will eat or flowers that you enjoy. Flowers for containers can be grown pretty easily, but you won't always get the latest and greatest annual and the seeds will cost more.
- Seeds need to be started indoors from four to six weeks before the last frost date. I remember the last frost date as Cinco de Mayo (May 5) for the foothills. You can plant frost-sensitive seedlings into the garden earlier, but a late frost may kill them. You can also



Here is part of my own seed starting setup. Shown above top right is my bottom black tray with the capillary mat above it and the Styrofoam stand/cells and plastic cover on top.

I use Black Gold seeding mix in the trays.

protect them using something like Walls-o-Water, however, the plants will not "harden off" as well (get gradually used to warmer temperatures and especially used to wind).

- The planting depth is usually based on the size of the seed and it's surprisingly shallow (two to three times the seed width). For lettuce, which has a really small seed, I scrape off a thin layer of potting soil, drop seeds, cover lightly and tamp the soil lightly.
- For seeding trays and containers you never use garden soil. It's too heavy to cart around and it doesn't have the air pockets you want in the soil. The potting mix should be sterile which protects from seed diseases. The amount of nutrients in potting mix varies by manufacturer.
- Peat pots are recommended by many seed starters, but in our dry climate, plants in peat pots require more attention.
- Some seeds cannot be saved from prior year plants because they will not produce a variety true to the original plant. We usually call these hybrids that have been created by seed companies. Heirloom seeds can be saved from year to year but may not have the disease resistance that's been built into hybrid seeds. Heirloom seeds may also have lower, slower-to-grow yields.
- Seeds don't need light to germinate, but once they break the soil the plants need light. Leaving them in a dim/dark area gets you leggy weak plants.

Saving Money?

I once thought I was saving money by starting my own seeds but have learned it takes a lot of equipment and so it is not as cheap as I thought it would be. The kind of equipment I use includes: a seed starting mix (potting soil especially for seeds), seed starting kits (tray, styrofoam insert, fabric capillary mat, and transparent "dome" cover), plant heat mat, a sharp pencil, labels, 16 oz. styrofoam cups, good potting soil for up-potting (transplanting from seed trays to the cups), seed growing rack/shelf(s), fluorescent grow lights, a timer, and a small watering can.

My seed starting kits are quite old and I reuse them every year (they are now called Grow-ease self-watering kits and use plastic instead of Styrofoam, found at Gardeners Supply). I also use my radiant heat floor in the kitchen near the windows instead of a heat mat. You may think of using a heating pad you already own, but they turn off automatically as a safety feature when left on too long.

(Continued on page 21)

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The Fun of Starting Seeds — From Page 20

There are many ways to start seeds and gardeners disagree about which method is best, but this is the way I do it.

1. Moisten the seed starting potting mix with water until it's damp, not wet.
2. Put water in the bottom tray, wet the capillary mat, add the Styrofoam stand/cells, and fill the cells with the moistened potting mix, tamping lightly for each cell and adding more mix if needed. The mix should be in direct contact with the dampened mat underneath it.
3. Use the pencil to "dig" a hole, paying attention to seed size to determine depth. I usually add from two to three seeds per hole. Cover the hole and tamp lightly. If one seed doesn't germinate, you still get at least one plant.
4. Include the labels in each pot. The label height needs to be low because the transparent cover goes over the seed tray to keep a higher moisture environment underneath. Use the pencil to write on the label. The pencil writing seems to last longer and can be erased for different seed varieties.
5. Put the tray on a heat mat (or your radiant heat floor). After about 3 days start checking to see if the seedlings have emerged. Once most of the seeds have emerged I up-pot them to the 16 oz. Styrofoam cup, filled with moistened regular potting mix. I poke three holes in the bottom of every Styrofoam cup (using the pencil) and write the variety name on the cup using a Sharpie.
6. Now is the time to put them under the lights. I put them on the shelf trays of the rack and try to get similar height seedlings



near each other. My lights are like a shop light on a chain and can be raised or lowered. I try to keep the light just barely above the tops of the plants. This helps grow thicker stems and bushier plants. Around the edge of the lights I occasionally rotate the cups because the plant may begin to bend to the light. I use the timer to determine how much light is applied. I set the timer so it's on for 16 hours and off for eight hours.

7. After that it's just watering them when they get dry and raising the lights as they grow. My rack is on wheels (and lives in the garage) so I can move around the rack to water more easily. Storing the rack at end of the season is of course another thing!

8. About one week to 10 days before I plan to plant them I open the door to the garage so they will get some natural light and wind. I want to start hardening the plants off and getting them used to outdoor temperatures. I start with a few hours a day and then increase the exposure time. It's easy for me to close the door to the garage when the wind comes up.

9. I keep the seed starts for just me for about a week after the seedling sale and then plant into my Earth boxes or my garden bed.

My favorite starts are heirloom tomatoes, Sun Gold (a hybrid no-fail grape tomato), basil, cilantro, beets, and lettuces. I do not start broccoli, cauliflower, or squash because my space is at a premium and there's lots of foliage for not so much vegetable. Cucumbers and beans work well because they can be grown as vines. Broccoli and cauliflower are cold season crops and are better grown in the fall, I think. Lettuce also likes it a little colder and can get bitter in the heat.

With all the time at home we've had recently, which I think will continue at least until summer, this is something you can do for yourself. Enjoy what you grow!

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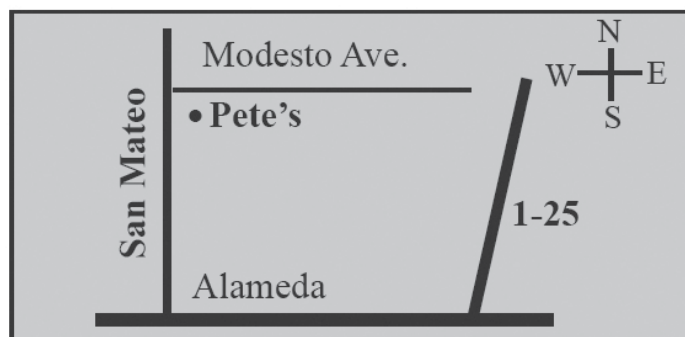
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High Desert Committee & Project Contact Information

If you have a question about High Desert, who should you ask? The answer to many questions is easily found on the High Desert website at www.highdesertliving.net. A calendar of events, all our governing documents, easy access to the request form for modifications, and a great deal more is found on the site. When it comes to High Desert, the website is the place to start. For other questions:

- Owners should contact HOAMCO at (505) 314-5862 for any inquiry about High Desert development, questions about the CC&Rs, or concerns with the operation of the Association.

- See the names and telephone numbers on the opposite page for Board members, patrols, website and newsletter information.

- High Desert residents can contact their elected Voting Members for specific answers to questions concerning their villages. Village Voting Member contact information can be found online at: www.highdesertliving.net. At the top, click on "Villages" and choose the village from the dropdown menu. Residents can also call the office at 505-314-5862 to learn their village representative. High Desert Committee chairperson contacts are below.

- **Crime Prevention Liaison:**

Douglas Weigle: 281-682-0255:
hdcrimeprevtn@googlegroups.com

- **Welcome Committee:** (temporarily suspended due to COVID):

Amy & Bill Stein: (404) 987-5254: alsypula@gmail.com
Robin Troy: 505-967-5119; TRY_RBN@YAHOO.COM

- **Voting Member Chairperson:**

Harrison Jones: 505-440-8198 (cell): hjonesaz@gmail.com

- **Gated Village Committee:**

Kitty Smith: 505-821-1790; kitty.h.smith@gmail.com

- **Tramway Cleanup Project:**

Michelle Leshner: 505-844-2854: mlesher222@comcast.net

- **Landscape Advisory Committee Chair:**

Camille Singaraju: 505-821-6887: bsingaraju@msn.com

- **-Fire Prevention Working Group**

Judy Pierson: 505-220-9193: Judy@judypierson.com

- **Communications Committee:**

Co-Chairs: Reg Rider & Susan Camp:

CommunicationsCommittee@hoamco.com

G4S Provides Vacation Watches for HD Homes

Are you leaving on vacation or business and would like G4S to keep an eye on your home? You can call the patrol service directly or fill out a form and submit it electronically.

Go to the High Desert website at www.highdesertliving.net. On the homepage, go to the bottom under Important Forms and click on Vacation Watch Form. Residents can fill the form out online and submit it directly. Or, call G4S directly at (505) 485-5658.

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		Term:
President:	• Reg Rider	2020-4/2022
Vice President/ Treasurer	• Ray Berg	2020-4/2022
Secretary:	• Scott Fletcher	2020-4/2022
Director:	• David Williams	4/2019-4/2021
Director:	• Neil Wetsch	4/2019-4/2021
Director:	• Camille Singaraju	2020-4/2021
Director:	• Dave Daniell	2020-4/2021

*Contact information for Board Members can
be obtained through HOAMCO.*

Management

• **HOAMCO:**

8700-A Education PL NW, Albuquerque, NM 87114
 PO Box 67590, Albuquerque, NM 87193-6590
 (505) 888-4479 Fax: (505) 888-4483
 After-hours emergency maintenance phone contact:
 (505) 508-9568

• **Community Association Manager:**

Lynnette Rodriguez:

High Desert Northeast Heights Office
 (505) 314-5862; After-hours emergencies: 505-221-0189
 Fax: (928)-776-0050
highdesertmanager@hoamco.com

• **High Desert Office (Northeast Heights):**

10555 Montgomery Boulevard NE
 Building 1, Suite 100
 (505) 314-5862 Fax: (928)-776-0050

• **G4S:**

Security Patrol: **505) 485-5658**
 (See page 5 for details on calls.)

• **High Desert Apache Plume Newsletter:**

Rebecca Murphy: Editor,
 (505) 377-7227; EEnews@outlook.com or
CommunicationsCommittee@hoamco.com

• **High Desert Website:**

Communications Committee:
 Co-Chairs Reg Rider, Susan Camp:
CommunicationsCommittee@hoamco.com



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Board & Committee Meetings

• **Modifications Committee Meetings:**

All requests processed by email. MC meetings suspended during pandemic. See recorded actions on website.

• **Board of Directors Meetings:**

Feb. 16, March 16, April 20, May 18, 2021 at 2 p.m.
 Location: Zoom meeting

• **Voting Members Annual Meeting:**

Thursday, April 22, 2021 at 6:30 p.m.
 Location: Zoom meeting

• **Town Meetings:**

Feb. 19, March 19, April 16, 2021: 3 p.m.
 Location: Zoom meeting. Contact HOAMCO to register.

• **Landscape Advisory Committee Meetings:**

Meeting dates to be announced beginning in March.

Note: For a complete list of all upcoming events and meetings, see the website calendar at: www.highdesertliving.net.

*The High Desert Apache Plume newsletter
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 Community Association Manager, Lynnette Rodriguez: highdesertmanager@hoamco.com: (505) 314-5862
 The Apache Plume is edited by Editorial Enterprises, Rebecca Murphy: EEnews@outlook.com: (505) 377-7227
 Communications Committee, Co-Chairs Reg Rider, Susan Camp: CommunicationsCommittee@hoamco.com



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Good news for High Desert Home Owners. The Albuquerque and High Desert real estate market activity continues to be great and will continue in 2021. Low inventory. Low interest rates, strong demand and a vibrant real estate market are great trends for High Desert Home Owners. Large and small homes are selling, open and traditional floorplans are selling, home office or extra bedrooms are in strong demand. Minimalist decor is becoming a strong trend, smaller homes are popular but buyers are looking for more space in an extra room since many are still working from home.

Sharon McCollum offers you a full service, comprehensive and aggressive Marketing Plan to get your home SOLD fast! Sharon's marketing plan includes intense investing in internet marketing and up to date prospecting and marketing technology systems promoting your home to all buyers for High Desert Homes.

HIGH DESERT MARKET UPDATE PAST YEAR 1/2020 TO 1/2021


<p>LARGER HIGH DESERT ESTATE HOMES SALES ACTIVITY</p> <p>8 for sale average asking price \$1,409,250 at \$298.70 per sf</p> <p>6 PENDING average asking price \$1,075,417 at \$254.28 per sf</p> <p>30 SOLD this past year to date average sold price \$1,041,031 at \$255.90 per sf</p>	<p>SMALLER HIGH DESERT HOME SALES ACTIVITY</p> <p>2 homes for sale asking price \$675,000 asking price per 235 sf</p> <p>3 PENDING average asking price \$446,600 at \$225.13 per sf</p> <p>51 SOLD this past year to date average sold price \$5459,021 at \$225.13 per sf</p>
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NOTE: EVERY HOME IS UNIQUE - PRICE IS ALWAYS BASED ON CONDITION, UPDATES, LOCATION, AND VIEWS

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