

What has the Board been doing:

- We have been meeting in person with provisions for residents to attend via Zoom
- We were saddened at the death of longtime High Desert leader, Tom Murdock. Plans are being developed for a memorial in High Desert to honor his memory. More to come on this.
- The approved/prohibited plant list has received a lot of attention lately. I will talk more on this under the landscaping discussion
- We have continued work on village supplements to bring them into a more standard approach for High Desert. These are all but completed.
- Water use has also received attention. High Desert is currently paying a significant assessment (about \$11,000) for overuse during the 2020 year. Since June, water use has shown upwards of an 80% decline and we are taking further steps to ensure water is going to the right places. We found five malfunctioning backflow valves. We are working directly with Smart Use, a contractor for the Albuquerque Water Utility Authority to track irrigation issues.
- Work to ensure better Voting Member elections has been done. This has focused mainly on the necessary steps to be taken and when and who specifically are responsible for doing them. The current election results are being finalized today, once they pass the Board's review they will be published.

Questions:

1. Can you give an update on the more permanent solution to the erosion/sand problem at the Michial Emery trailhead?
 - a. **Yellowstone will be repairing this area. They are redesigning it to drain better so that it is not a recurring problem. They plan to do it in the next few weeks.**
2. My family lives in Tierra del Oso and I would like to know what it would take to gate our subdivision.
 - a. **What you are asking to do is a very expensive and involved process. First, it will require the agreement of every resident in the village. Other items are:**
 - i. **Construction and maintenance of gates**
 - ii. **City ordinances on converting public streets to private**
 - iii. **Assumption of streetlight electric bills and road repair**
 - iv. **There will be an additional assessment of residents to cover the costs of these items plus to build a reserve to fund repairs on roads, gates, etc.**
 - v. **Legal fees to negotiate the process of conversion**
3. Who is employed to maintain the look of the sidewalks especially the common areas where weeds are growing through the stones? Is there a schedule for maintenance?
 - a. **Yellowstone, our landscape contractor, does crack spraying along streets and common areas. This only kills and prevents growth, it does not remove the dead weed.**
 - b. **This has been a very wet summer for Albuquerque, so there have been more weeds.**
4. There is an unwelcomed grass that is spreading wildly on Quaking Aspen (pictured below). I don't know if it appears in other parts of High Desert. It grows along the street but also

spreads into the yards. What is the Committee's position on eradicating this unsightly, unwelcomed grass or is it just being allowed to spread wildly?

- a. We are experiencing a surge in growth of natural plants in High Desert due to the exceptionally wet summer. The grass in question is bluestem grass. There are no plans to eradicate this grass as it provides good natural ground cover for our open areas.
5. My wife and I have been residents for over 16 years, and over time, some of the vegetation has died and been removed by the, then/current, landscape company. Unfortunately, there doesn't seem to be any focus on replacing the vegetation that was removed, so that we now have many common areas that are just dirt. What is the plan for replanting these areas?
 - a. That's a fair question. For the specific village this comes from and for other areas, we will look at options.
6. It seems to me that cars often drive over the speed limit on Spain, especially from the intersection of Cortaderia going further east. Is there any talk of speed humps that could be put in on Spain?
 - a. No, speed humps are not being looked at. In the recent past we have used overtime for APD and the BCSD to address speeding issues, but they are not available currently. Academy/High Desert also has a problem with speeding. Speed humps would definitely slow drivers down but is that something that we want? Town hall participants were asked for their feedback. Desert Mountain is investigating options for their village, including rubber speed bumps and signage. They are polling the neighborhood about preferences. High Desert might want to look at what other traffic calming measures are available. A poll of Town hall participants was about evenly divided between wanting versus not wanting speed humps on major roads in High Desert. Even if there were more interest, the city would have to be approached.
7. Is the development by Albertsons part of High Desert?
 - a. No.
8. The city is not maintaining the water in High Desert Park well. There are overly wet spots and overly dry areas.
 - a. High Desert will talk to the city about it. Also, people with pets should be aware that the city sprays the park with chemicals.
9. A lot of water is being used for areas that used to have vegetation, but now there is just dirt.
 - a. Teams are walking around High Desert and trying to find and address these situations. They are also checking driplines in the open space that were originally used to establish plants. Those lines are no longer needed, so they are checking to make sure they are inactive.
10. Does someone still monitor overgrowth along the roadsides? There are a few desert willows and other bushes that are growing outward into the road on several streets in the Highlands, blocking traffic sight lines. Is it the HOA responsibility or homeowners to remedy this? How often does Stefan, the compliance officer, visit communities? Many of our neighbors do not weed their "devil's strip" and don't know they have to.
 - a. Yes, the compliance officer still monitors both situations. He is somewhere in High Desert daily, and about once per week in each village. When on private property,

- even if near a sign, it is the property owner's responsibility to prevent overgrowth of bushes and trees. Property owners are also responsible for weeding the strip between the road and sidewalk ("devil's strip"). The compliance officer notifies property owners when a violation is noted.
11. Will xeric plants that can adapt to High Desert still be allowed, or only native?
 - a. Xeric plants will still be considered for the Master Plan.
 12. Are the struggling/nearly dead piñon trees going to be removed and replaced?
 - a. Yes, they are being removed and replacements will occur when it is the appropriate time for planting.
 13. A local TV station recently reported on acute understaffing of the Foothills Area Command and its effect on crime. Does the HOA have a liaison who works with the city and provides input on the subject?
 - a. Yes, but our area still has not received much attention from APD.
 14. When we first moved to High Desert, Solterra had a different landscape plan than other communities. I couldn't find it on the website. Is there still a different list for Solterra we need to use for modifications?
 - a. Lynnette will follow up.
 15. The solar reflectance requirements for High Desert roofs don't account for the changes in SRI that occur over time. Can this be considered? Is a tan TPO roof acceptable?
 - a. The current requirement is based on the SRI of the material, and there have been objections by other property owners. The previous New Construction Committee Chair explained that considerable effort had gone into setting the current requirements. When looking down on a neighbor's highly reflective roof (like a white roof), it can be so distracting that curtains might even be required for the uphill neighbor. A technical review was performed by the NCC and the team of engineers and architects learned that a white roof doesn't save as much energy in the summer as might be expected. The roofing requirements are set by the NCC, not the Modifications Committee. The homeowners were asked to work with the NCC about their concerns.
 16. How is it decided which walls get stucco repair? It seems like repairs were being done first on areas that were in better shape than nearby areas with structural issues. Homeowners should be notified when a stucco repair is going to be done on the wall they share with the HOA.
 - a. The stucco vendor is prioritizing the repairs based on structural concerns. Send an email to HOAMCO if there are areas of concern for stucco repair.

Landscaping and our Master Plan:

- Jim Montoya, our landscape consultant, is reviewing the Master Landscape plan.
- The goal of the High Desert Master Landscape plan is to provide an integrated and sustainable community which honors its Southwestern roots and natural habitats while providing a place that will endure.
- We are re-examining our priorities since the current plan focuses more on the developed areas and leaves the open spaces at the end of the list.
- We are in discussion of what our primary focus should be. We are a high desert ecosystem with variable limited precipitation, high and low temperatures, high elevation on relatively

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infertile decomposed granite. We believe that our emphasis should be more on sustaining and not “preserving” the delicate desert landscape.

- The key element should be on native species that are drought tolerant, and ecologically and fire adaptable.
- Along that line of thinking is going Native with our plant list and encouraging the planting of native species and will also be looking to go native for the arroyos.
- We thank all of you for your inputs to landscaping that have been coming in. They are helping us to work to refocus our efforts are those areas that need attention. How we plan for the future will definitely affect what we require of our landscaping contractor.

Our next Town Meeting is scheduled for November 12th at 3pm