

# Apache Plume

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

August 2019

## Wildfire Burns 56 Acres Just East of High Desert With No Structures Damaged and No Injuries

By Dave Williams, Secretary of the Board of Directors

On Tuesday afternoon, June 11, at approximately 5 p.m., Albuquerque Fire Rescue (AFR) received multiple 911 calls advising of a wildland fire east of the High Desert neighborhood near the Michial Emery Trailhead.

Albuquerque Fire Rescue immediately dispatched its Wildland Taskforce. When AFR arrived on the scene, the then two-acre fire was moving upslope northeast with a rapid rate of spread, burning in the grass and pinon/juniper trees with ten foot flame lengths. AFR responded with approximately 40 personnel and more than 12 pieces of equipment. AFR established an Incident Command point within a few minutes of the fire's outbreak and quickly requested mutual aid from Bernalillo County Sheriff's Office, Bernalillo County Fire Department, Corrales Fire Department, New Mexico



**Forty firefighters from Albuquerque, Bernalillo, Corrales, N.M. State Forest Service and the U.S. Forest Service were called in to stop the fast moving fire that began late in the afternoon on June 11.** -Photos courtesy of Lt. Brian Fox, Albuquerque Fire Rescue



**This truck was one of 12 pieces of equipment, including two helicopters, assembled to fight the fire.**

State Forestry, and the United States Forest Service. Two helicopters with dip buckets arrived and began fighting the fire. The fire eventually burned more

than 56 acres, but no

homes or structures were damaged and no one was injured. AFR personnel determined that the fire was man-caused, though the exact cause has not yet been determined.

As a result of this second fire threatening High Desert in just over one year, several High Desert residents formed a working group headed by Camille Singaraju to look at High Desert's fire preparedness, and, if necessary, make recommendations for improvements. The working group has met twice and is in the process of getting expert advice from fire safety specialists such as Lt. Brian Fox, AFR Wildlands Fire Coordinator, and considering what additional measure may be advisable.

Two HDROA Directors, Dave Williams and Brett Rayman, are actively participating as members of the working group. Significant work, led by Brett Rayman, was done by the HDROA following last year's fire. The results included changes in landscaping policies and recommendations for homeowners to reduce their fire vulnerabilities and was featured in two recent issues of the newsletter. That article can be found on the HDROA website ([www.high-desertliving.net](http://www.high-desertliving.net)) under "Newsletters" in both the May 2019 and August 2018 issues.

"The June 11th fire on Forest Service property is a sober reminder of how careful we all must be when outdoors," said Clay Wright, Board President. "First responders are to be commended for their rapid and decisive action in putting down the blaze. We can help them by helping ourselves be prepared. I urge everyone to visit [www.ready.gov](http://www.ready.gov) to learn more about how you can personally prepare for natural disasters."

## "Party In The Park" Set for Saturday, September 21

All High Desert homeowners are invited to the 2019 High Desert "Party In The Park" on Saturday, September 21 from 11 to 3 p.m. The event will take place at High Desert Park on Academy. Please note the start time is at 11 a.m. to avoid the chance of wind and rain in the evening which impacted the 2018 event.

Several food trucks will be on hand with a variety of food for

purchase along with live music by The Pink Flamingos and games for the children. Homeowner Brenda Gossage is once again chairing the Party committee and anyone interested in volunteering to help should contact her at [gossage@me.com](mailto:gossage@me.com). Please note that park-

(Continued on page 21)

# President's Summary

By Clay Wright, HDROA President



Clay Wright

Hello everyone. It has certainly been a busy few months since I was re-elected to the Board of Directors and then Board President. For those who don't know me, I have served on the board since 2013. I have the honor of working with some of the most dedicated volunteers around. I started adding up the hours of all our volunteers but stopped when I realized it would be in the thousands. Thank you.

Without their tireless efforts High Desert would not be the place it is today.

One of the reasons High Desert is a premier community in Albuquerque is because we all pay assessments to make it that way. I thought it valuable to look at exactly what we are paying for. Your assessment goes to:

- A roving security patrol that is on-site 24 hours a day, seven days a week. During certain times of the year like New Year's Eve and the 4th of July we double the patrol.
- Additional law enforcement patrols by Bernalillo County Sheriff's deputies.
- We have a community management company that oversees virtually every aspect of our community, implementing the directives of the Board of Directors. There are two full time employees assigned exclusively to High Desert and a small army of support staff such as accountants and mail fulfillment.



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*I believe High Desert is a wonderful place to live. Given what we pay for that privilege, I think we are getting one heck of a bargain.*

- There is a dedicated CC&R compliance officer.
- A full-time landscape maintenance company. It has 10 people on-site five days a week with crew available 24 hours a day, seven days a week to address urgent issues like snow removal.
- A webmaster and website that is updated virtually every day.
- Legal counsel, and other professional consultants.
- Taxes, water, electricity.

Not part of the assessments but certainly related is the time of the volunteers on various committees including:

Contracts Committee, Welcome Committee, Nominating Committee, New Construction Committee, Modifications Committee, Landscape, Financial Oversight Group, Community Events, Voting Member Group, Gated Village Group, Communications Committee, Trails, and Tramway Clean-up.

There is a quarterly newsletter, the Apache Plume. The authors are not compensated. The actual layout, publication and delivery is covered by advertising.

And of course, there is the Board of Directors. Made up of seven service-minded individuals charged by the bylaws with governing all the affairs of the Association. The job description says directors will work about 10 hours a month. I can attest to the fact that the actual time commitment is substantially more.

### About \$2 A Day

Here is what I find interesting. All the aforementioned activities cost a homeowner in High Desert about \$2 a day. It is a bit more in the gated villages, each varies, but those paying the most are getting services and items specific to their village for \$3.61 a day. In either case that's less than a café breve latte at Starbucks or one slice of pizza and a drink at Dion's.

I believe High Desert is a wonderful place to live. Given what we pay for that privilege, I think we are getting one heck of a bargain.

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Message From the Community Association Manager**Stucco Problems in High Desert Often Caused by Irrigation****Lynnette Rodriguez**

By *Lynnette Rodriguez,*  
*Community Association Manager*

In my last article I spoke about the ongoing repairs to the association's stucco walls throughout the community. In the last few months since, much progress has been made. CertaPro Painters of Albuquerque has been successful in completing three phases of the stucco project. Please keep in mind that CertaPro's crew started with the most visible, high traffic areas of the community and are now working their way throughout the rest of the community.

Unfortunately, there have been some areas of stucco that simply could not be repaired by CertaPro. This is due to various reasons including improper mixing of brick and mortar when the walls were originally erected, the current age of the walls, damage from snow which caused water to creep in from the top and into the walls themselves—and most importantly, irrigation. Irrigation is the main cause of water intrusion and damage to the stucco.

How does irrigation damage the walls? When the irrigation is on, any water sprayed on the wall works its way up the wall and down inside the brick and mortar. This causes the stucco to bubble. We found that stripping away the synthetic stucco and reapplying it only caused the bubbling to come back within days. This was very alarming to see! A contractor who specialized in building stucco walls was called and we investigated this matter further. Once we took a look at the other side of the stucco wall, (into the

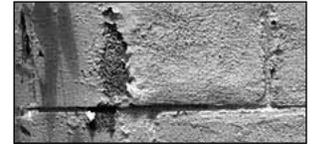
homeowner's back yard) we found that every single home we visited had some sort of irrigation or plant material actively causing direct water intrusion into the stucco wall. We believe this is going on throughout the community in many back yards. This is the source of the problem.

I would like to ask you all to please go out to your yard and turn on your irrigation. If your irrigation is spraying toward a wall, then it must be adjusted. The best way to alleviate this issue is to replace your spray heads with drip heads. Drip irrigation is actually much better for your plants and trees and inexpensive to replace. Please, also check that the square cuts at the bottom of your walls (which are used for drainage) are not clogged with rocks, leaves, or debris. If they are clogged, they are not doing their job of draining water and the water has no choice but to go up and into the wall itself.

As we are discovering these issues, we are speaking with homeowners to work with them in removing the water intrusion issues on their side of the wall. Once those factors are removed, the Association will work with the homeowners to have the walls drained of water, filled in with concrete and then sealed properly. Given the size of the community, this project, as I am sure you can imagine, will take some time. We ask that if you hear from us, please grant us access to your yard so we can work together in getting the stucco walls fixed.

Should you have any concerns or questions about this, please feel free to call me at 505-314-5862 or email me at:

[lrodriguez@hoamco.com](mailto:lrodriguez@hoamco.com). Thank you!

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## Q&A

I am starting a new section on my page called "ASK GREG". In it, I will answer any questions that you may have (to the best of my ability) or concerns relating to High Desert & Real Estate. So, all you have to do is email or call me with your questions, and I will answer them.

**Dear Greg:** I heard a lot about radon issues in High Desert. How do I find out if I have it? And, how do I get rid of it?

**Greg:** There are quite a few homes that I've sold over the years in High Desert that have registered a higher than "acceptable EPA limit" for Radon. One Inspector told me that about one in three homes he has tested up here have this issue. The remedy is a "Radon Mitigation" system that costs around \$2,500 to \$3,000 per system to install (some larger homes need more than one). The radon inspection itself runs around \$150 and they use quite a sophisticated device (or devices) that register results all throughout the day. It's much improved from the cannisters that they (or we) used to set. If you'd like more information, please email or call me, and I will give more information.



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# High Desert Patrol Report: April-June 2019

Call Type:	April	May	June	Call Type:	April	May	June
<b>CRIMINAL/</b>				(Lost) Property	0	0	0
<b>CRITICAL EVENTS:</b>	–	–	–	Gate Issues	9	5	9
Assault/Fight	0	0	1	Street Lights/Maintenance	0	0	0
Breaking/Entering: Home	0	1	1	<b>OTHER:</b>	–	–	–
Breaking/Entering: Vehicle	1	4	0	Animal Control Calls	0	0	0
Construction Site Burglary	0	0	0	Abandoned Vehicle Calls	1	0	0
Dwelling Fire	0	0	0	Snake Calls	1	0	0
Vehicle Fire	0	0	0	Vacation Home Checks	16	53	50
Grass/Wild Fires	0	0	2	Security Inspection	36	85	56
Medical Emergency	1	1	0				
Alarms	2	9	3				
Suspicious Person/Vehicle	13	6	20				
Vandalism	6	7	11				
<b>TRAFFIC EVENTS:</b>	–	–	–				
Vehicle Crash	0	0	2				
Parking Violations	3	15	2				
<b>PREVENTION &amp; NUISANCE:</b>	–	–	–				
Loud Music/Party Noise	1	0	0				
Salesperson/Solicitor	0	1	0				
Open Door/Window/Garage	28	21	22				
Notices Posted on Residences	0	0	0				
Pool Issues	0	0	0				
<b>QUALITY OF LIFE:</b>	–	–	–				
(Lost and Found:)	–	–	–				
(Lost) Children	0	0	0				
(Lost) Pets	3	5	2				

## 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](http://www.highdesertliving.net), click on *Community Safety* and scroll to the bottom of that page for links to the form.



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# HIGH DESERT DERMATOLOGY



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EMILY BRYL PA-C • DAVID CAREY MD • STEPHANIE GONZALES PA-C • NIKI MANOLE NINOPOULOS PA-C

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Rosacea  
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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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## Vote by Voting Members to Amend Bylaws Fails

A recent vote by Association Voting Members to amend the High Desert Bylaws to bring them into compliance with state law failed by a narrow margin.

Voting Members decided at their July meeting to meet again in September with the Board of Directors to discuss the proposed changes and to vote once again. As the matter stands now, state law supersedes the High Desert Bylaws despite the inability of Voting Members to approve changes to the bylaws.

The vote on the proposed changes to the bylaws came about as a response to changes to the Homeowners Association Act passed by the state legislature this year. The Act requires that all homeowner associations in the state hold an annual meeting every 13 months, provide adequate notice for meetings, update the waiver of notice provision and allow all Board meetings to be open with notice given to owners. The High Desert Bylaws currently do not specifically include those requirements—however board President Clay Wright notes that the provisions have long been common practice within the association. Additional requirements of the state law include providing the association's annual report within 30 days, details on imposing fines, and clarifying what records homeowners are entitled to review.

Normally, any change to the bylaws must be approved by Voting Members representing 75 percent of all homeowners. The By-Laws were most recently restated in 2011 to reflect that the period of High Desert Investment Corporation control was terminated. The Association adopted the Second Amended and Restated By-laws along with a restated version of the CC&Rs. Those restatements essentially eliminated all the outdated references to HDIC

and their rights as the original Declarant and incorporated two prior amendments that had been made.

Last month's proposal rejected by Voting Members would allow the Board of Directors to amend the bylaws solely to bring them into compliance with state law. Voting Members were also asked to approve a deviation from the use of Robert's Rules of Order for association proceedings. HOA attorney Lynn Krupnick advised Voting Members in a letter that following Robert's Rules but not specifically making the requirement in the bylaws is common practice around the country and considered a best practice.

Voting Members were asked to approve the following:

1. Clarify the rules for governance (Section 6.2) of the bylaws
2. Add a provision allowing the Board to amend the bylaws solely to bring them into compliance with the law. (Section 6.6)

Clay Wright, Board President, spoke to Voting Members at their quarterly meeting in July. "Changing the bylaws to allow the Board to act to bring the bylaws into compliance rather than calling for an association-wide vote by Voting Members would offer efficiency and cost savings," he said.

"Getting enough Voting Members together to have the required number to vote is difficult," he said. "Section 6.6 would allow the Board to amend the bylaws for the sole purpose of bringing them into compliance with state law. I can't state that any clearer. The Board can't change what it wants when it wants."

The proposed changes can be read online at [www.highdesertliving.net](http://www.highdesertliving.net). Click on Documents/Governing Documents and read at the top: *Proposed Third Amended and Restated By-Laws June 2019*

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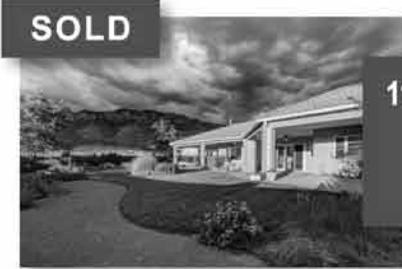


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*High Desert Compliance Coordinator's Report*

# Keeping Walls Clear Saves Time, Money and Headaches

**Ed Burlison**

By Ed Burlison,  
Compliance Coordinator, HOAMCO

Summer is here which means careful attention should be paid to a number of topics in High Desert.

**1. Landscaping and Site Walls:** The exceptional wet weather this last winter, spring (and recently with monsoon rains) has really increased the amount of green growth in High Desert yards. Vines and bushes are a special concern around all the walls. Be sure to trim and/or prune all bushes and trees away from common area walls. It's also a very good idea to keep any wall between you and your neighbors clear of vegetation. When the plants and vines are touching, resting or attaching themselves to the walls, it can eventually cause all kinds of damage. Problems can include cracks, discoloring of the walls, and damage to the base of the wall caused by large roots. When this happens, it requires the Association to arrange for stucco repairs and painting. If it's a wall between you and your neighbor, you must work together to repair it. In some advanced cases, bushes and trees may need to be completely removed—and all this costs time and money. Trimming vines and pruning bushes long before they develop into a bigger, long-term problem is vastly preferable to waiting until it's too late. If you need to remove trees or bushes, always submit a Modification Form to the committee

for any changes. Remember to wait for the approval before starting any work.

**2. Vacations:** Please notify the HOAMCO Office or fill out a G4S Vacation Form (see page 26) prior to leaving on vacation. The form will ask about any housekeepers or gardeners that regularly visit the house and what cars they drive. G4S will make a point of driving by your house more often to make sure all looks quiet. G4S cannot pick up your mail, boxes or paper however. You will need to ask a neighbor to collect them or arrange to stop the paper and mail online (easy to do). Make arrangements with your neighbors to put your trash bins out Sunday and put them back in their proper place on Monday. This will maintain the proper appearance and aid in security while you are gone.

**3. HVAC Systems:** Now is the best time to prepare for the winter months concerning your heating system. This includes touching up the paint on your outside heating system hardware if it looks dated, faded or is flaking. Be sure to paint the body of the system or the shield the same color as the body of the home. This is required by the High Desert bylaws. Roof vents must also match.

**4. Drive Carefully!** With the beginning of school this month, watch out for the kids and school buses. Let's all **SLOW DOWN** and remember to drive a little more defensively. There are also quite a few residents who regularly use the sidewalks and trails in High Desert. Whether they are walking, jogging, exercising their pets or biking, they are out there on or next to the streets, so be aware, especially at all the intersections.



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# Landscape Committee Activities Update: Summer 2019

By Margo Murdock, Chair of the Landscape Committee

## Landscape Maintenance – Seasonal Changes

The following is what Leeco has been doing this quarter:

- After seeing egg masses on the pinons, they were removed by hand, and the needles sprayed with a horticultural oil to smother any needle scale. Vegetation overgrowing curbs and sides was trimmed back. There was some resident pruning of shrubs that was not done properly, and the shrubs will grow back badly because of this.
- Lots of weeds were removed, especially cheat grass which had seeded in the bare spots in the native grass groundcover. Extra crews were called in on Saturdays to remove it before it went to seed and created an even bigger problem next year. Weeds in the cracks at the end caps of medians were also removed. Some Scotch thistles were sprayed with an herbicide by a resident and they died. We'd prefer not to have the help! While there are many thistles that are considered weeds, the Scotch thistle seed is used by the birds and High Desert has never considered it a weed.
- Buffalo turf grass was fertilized in May and not mowed until it began to fill in bare spots. A second round of fertilization was done on the blue grass turf. A post-emergent weed killer was applied in June.
- Efforts are being made to keep village entrance monuments clear of tall or blocking vegetation so the signage can be read. This is being done for the High Desert directional signage as well.

- Loose gravel cleanup at sidewalk/trail interfaces, doggie pots, mailboxes, and gates is on-going. It is now done when doggie pots are emptied.
- This is the third year of growth for the plants at the Spain entrance and the area is looking more like a final product. We still need to seed low native grasses in the areas right at the corner that contains sand cherries and sumacs. We will do that this August along with Wilderness streetscape, Trailhead streetscape, and the newly planted area along Emery Point. A proposal to replace plants at the drippers in the median at the Spain entrance and to move the blue avena grass which hides any plants installed behind it was approved by the Board.

Landscape Committee members recently made changes to the Landscape Contract Oversight Group Maintenance Guidelines to include statements about what our expectations are for maintenance – in other words, how we judge the quality and timing of the work.

The following information is an update on other landscape activity throughout High Desert:

**Herbicide Damage - Pinons:** The pinons that quickly browned at the southernmost Spain monument and along Blue Grama had been sprayed with an herbicide according to the lab that looked at plant parts and soil samples. They said there was no residue in the soil thus we could replant immediately. The Landscape Committee recommended replacement plants, not pinons. We have an excessive number of pinons in proportion to other types of trees in our landscape and we are trying to diversify our choices. Curl

*(Continued on page 11)*

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— *Bill and Sherri McConnell,  
Desert Sky*

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## Landscape Committee — From Page 10

leaf mountain mahogany, alligator and one-seed juniper (females only), netleaf hackberry, Autumn Blaze maple, Mesa Glow maple, and gray oak were suggested.

**Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Arroyo Repairs:** Arroyo clearing and repairs requested by AMAFCA during the February walkthrough were were put on hold pending an independent review. The work is now scheduled for the fall.

**Irrigation:** Netafim irrigation, an underground grid method, was installed as a pilot project to bring back some near dead pinons adjacent to the bus stop rock on Academy. The trees are showing new candles so we hope we can use this method with groupings of trees.

After installation of the new MP-rotators in Trillium Park (more efficient type of spray head) we did not do a uniform distribution test and we had several areas of uneven coverage (brown spots generally). We think the issues brought up by residents have been resolved. We have requested a uniform distribution test to be certain we have the issues resolved.

The network connections for the Cloud-Based Irrigation controller were installed and Lynnette and I were trained on the system which displays information on mobile devices and/or a PC. Leeco irrigation techs can make changes in the field.

Leaks were repaired as noticed. The two-wire was compromised at Spain near Cortedera and this was repaired.

**Sunset Ridge Entrance:** The irrigation/grading/hardscape phase is complete except for the installation of boulders. The planting phase should be initiated in August.

**Streetscape Stewardship:** Two new streetscape stewards were added: Lisa Wilcox and Marie Bartholdi. We really appreciate their help. One constant complaint received is that vegetation is overgrowing the trails on both sides of the apartment complex. High Desert does not own this land, the apartments own it. These trails are supposed to be maintained by the apartment landscaping company. With frequent ownership and management turnovers at the apartments this doesn't get addressed.

**Village Landscape Stewardship – New Idea:** We feel the Streetscape Stewards program has been successful in regularly and quickly reporting landscaping issues to the Community Manager. We would like to extend the idea and have one person for each village volunteer to steward the village entrances and internally maintained areas. If you are interested in being a steward for your village entrance, please contact me at [murdock@swcp.com](mailto:murdock@swcp.com).

Being a Steward does not require attending meetings, just reporting any issues found to the Community Manager with a copy sent to the Landscape Committee chairperson. A new form we developed is being used for streetscape review and we will develop one for the entrances as well – maybe with your help. We

are hoping dead plants can be replaced more quickly, sick plants can be dealt with more quickly, exposed landscape fabric and irrigation tubing can be covered, and plant-within-a-plant situations can be addressed. Only one person per village is needed, so get your request in early!

Over the next quarter the regular maintenance activities will continue.

The Landscape Committee will be reviewing designs for the entrances to Desert Song and Desert Sky. We will also examine the choices for plant replacements of streetscapes and determine which ones to address next. A sub-committee on fire prevention possibly using goats will be reporting their discussions and recommendations.



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# High Desert Treasurer's Report: 4th Quarter Fiscal Year 2018-19



By Tom Murdock  
Treasurer, Board of Directors

**Tom Murdock**  
HDROA ended the 2018 – 2019 fiscal year on June 30, 2019. For the year, the Master Association had an income of \$1,275,382.11, which was \$19,440.11 (1.55%) more than initially budgeted. Mandated transfer to reserves of \$40,185.00 resulted in a net income of \$1,235,197.11. Expenses totaled \$1,023,222.33 and were \$206,797.67 (16.81%) less than budgeted, resulting in an operating net income of \$211,974.78.

### Gated Villages

The Gated Villages had a combined income of \$293,144.71. Expenses of \$176,947.53 and reserve contributions of \$106,560.00 totaled \$283,507.53 which yields a combined gated village operating net income of \$9,637.18.

### Reserve Accounts

The Association reserve accounts remain healthy and fully funded as mandated in the current reserve study. The Master Association had a balance of \$654,962.35 in its reserve checking and CD accounts. The Arroyo Reserve account balance was \$104,875.11. The gated villages had a combined reserve checking and CD bal-

ance of \$1,012,633.47.

As of 30 June 2019, the High Desert Residential Owners Association had cash assets of \$2,703,520.76.

For the fiscal year, reserve expenditures totaled \$186,995.62, of which \$33,787.01 was for the Master, and \$153,208.61 was for the gated villages. The majority of these expenses were for street resealing, stucco/wall repair, and guardhouse restoration.

### Overdue Accounts

As of June 30, 2019, 126 owners had account receivable balances totaling \$93,969.00 which is a delinquency rate of 6.65%. Removing the amounts associated with pending litigation reduces the delinquency rate to 2.66%. Of note is the fact that the top nine delinquent owners (those owing \$1,000 or more) account for 85.3% of the total receivables.

As the Association completes the 2018 – 2019 fiscal year, it continues to remain well-positioned to meet all of its financial requirements and obligations.

• See more Treasurer's Reports on page 13 •

Master Association	\$ 655,405.17
Arroyo Reserve	104,875.11
Canyons	188,469.81
Chaco Compound	50,157.12
Desert Mountain	214,035.13
The Enclave	106,721.21
Trillium	245,434.60
Wilderness Compound	93,378.86
The Legends	108,438.80
Wilderness Canon	5,997.94
<b>Total Reserves</b>	<b>\$ 1,772,913.75</b>

Master Association	\$ 33,787.01
Arroyo Reserve	-
Canyons	18,854.50
Chaco Compound	5,056.65
Desert Mountain	54,933.09
The Enclave	13,426.00
Trillium	34,039.74
Wilderness Compound	6,859.40
The Legends	20,029.23
Wilderness Canon	10.00
<b>Total Reserve Expenditures</b>	<b>\$ 186,995.62</b>

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**HDROA Income/Expense Report  
For the Twelve Months Ended June 30, 2019**

<b>INCOME</b>	
HOMEOWNER ASSESSMENTS	\$ 1,168,560.00
COST SHARING - ALTEZZA	74,991.51
ASSESSMENT INTEREST	3,254.49
ASSESSMENT LATE FEES	3,600.00
LEGAL/COLLECTION FEES	15,625.52
GATE REMOTES	120.00
INTEREST INCOME	4,165.59
RECOVERY OF BAD DEBT	500.00
PENALTIES/FINES	3,800.00
OTHER INCOME	765.00
<b>INCOME</b>	<b>1,275,382.11</b>
TRANSFER TO RESERVES	(40,185.00)
<b>Total INCOME</b>	<b>1,235,197.11</b>
<b>EXPENSES</b>	
<b>ADMINISTRATIVE</b>	
ADMINISTRATIVE ASSISTANT	51,648.64
BANK CHARGES	140.00
INSURANCE	15,407.00
LIEN/COLLECTION COSTS	634.73
BOARD/VOTING MEMBER MEETINGS	2,533.92
OFFICE EXPENSE	7,817.65
POSTAGE	5,513.90
PRINTING	12,272.65
<b>COMMON AREA</b>	
POOL REPAIRS & MAINTENANCE	846.82
POOL JANITORIAL	1,840.28
<b>LANDSCAPE</b>	
LANDSCAPE MAINTENANCE	296,697.02
LANDSCAPE REPLACEMENT	24,030.30
LANDSCAPE OTHER	7,245.27
ARROYO & POND MAINTENANCE	10,699.47
EROSION CONTROL	1,559.70
IRRIGATION REPAIR & MAINTENANCE	17,518.68
PET CLEANUP	7,953.75
TRAIL MAINTENANCE	3,537.96
LANDSCAPE PROJECTS - MASTER PLAN	14,030.23
<b>PROFESSIONAL FEES</b>	
ACCOUNTING/TAX PREP FEES	6,364.63
CONSULTING	16,092.48
LEGAL FEES - COLLECTION/SMALL CLAIMS	17,439.62
LEGAL - GENERAL SERVICES	9,462.77
ASSOCIATION MANAGEMENT	139,184.36
SECURITY SERVICES	211,975.36
<b>TAXES/OTHER EXPENSES</b>	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	12,431.81
COMMUNITY EVENTS	16,710.41
WELCOME COMMITTEE	506.34
WEBSITE	4,626.21
GATE & GUARDHOUSE MAINTENANCE	1,615.98
SIGN/ENTRY MAINTENANCE	1,435.47
WALL REPAIR & MAINTENANCE	19,846.85
SNOW REMOVAL	9,893.91
LOCKS & KEYS	11.70
MISCELLANEOUS	3,100.75
HDROA OFFICE	6,928.60
TAXES - CORPORATE	(647.50)
<b>UTILITIES</b>	
ELECTRICITY	3,372.39
TELEPHONE	1,020.00
WATER/SEWER	59,922.22
<b>Total EXPENSE</b>	<b>1,023,222.33</b>
<b>OPERATING NET INCOME</b>	<b>\$ 211,974.78</b>

# High Desert Treasurer's Reports



**HDROA Gated Villages Income/Expense Report  
For the Twelve Months Ended June 30, 2019**

<b>Canyons</b>	
INCOME	\$ 29,686.49
TRANSFER TO RESERVES	(15,098.00)
EXPENSES	20,811.01
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ (6,222.52)</b>
<b>Chaco Compound</b>	
INCOME	\$ 12,153.48
TRANSFER TO RESERVES	(6,193.00)
EXPENSES	3,528.58
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ 2,431.90</b>
<b>Desert Mountain</b>	
INCOME	\$ 110,974.28
TRANSFER TO RESERVES	(27,766.00)
EXPENSES	66,157.65
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ 17,050.63</b>
<b>The Enclave</b>	
INCOME	\$ 27,753.51
TRANSFER TO RESERVES	(14,617.00)
EXPENSES	16,296.37
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ (3,159.86)</b>
<b>Trillium</b>	
INCOME	\$ 52,050.28
TRANSFER TO RESERVES	(20,875.00)
EXPENSES	28,900.93
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ 2,274.35</b>
<b>Wilderness Compound</b>	
INCOME	\$ 16,554.97
TRANSFER TO RESERVES	(6,254.00)
EXPENSES	3,438.01
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ 6,862.96</b>
<b>The Legends</b>	
INCOME	\$ 35,767.40
TRANSFER TO RESERVES	(12,817.00)
EXPENSES	30,732.99
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ (7,782.59)</b>
<b>Wilderness Canon</b>	
INCOME	\$ 8,204.30
TRANSFER TO RESERVES	(2,940.00)
EXPENSES	7,081.99
<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ (1,817.69)</b>
<b>Total Gated Villages Income</b>	<b>\$ 293,144.71</b>
<b>Total Transfer to Reserves</b>	<b>(106,560.00)</b>
<b>Total Gated Villages Expenses</b>	<b>176,947.53</b>
<b>Total Operating Net Income</b>	<b>\$ 9,637.18</b>

# Reserve Asset Inventory Committee Report & Recommendations

By Tom Murdock, Treasurer, Board of Directors

The Board of Directors is working to continually update systems and ensure the integrity of the association's finances while minimizing assessments

Best practices and the High Desert governing documents require that reserve funds for the repair and replacement of capital assets be maintained and that the reserve analysis be updated periodically. High Desert Investment Corp. established the initial Master Association reserve account balances in approximately 2001, and HDROA has made annual contributions to the reserve accounts since fiscal year 2005.

The first reserve study update was conducted by Felix Reserve Group in 2009, and reserve study updates have occurred every other year since.

Beginning in 2011 the reserve study updates have been conducted by Great Boards Community Association Services LLC. Association policy has been to use the amounts in the reserve study report to set required reserve asset balances and annual contributions.

Starting in 2016, the balances and annual contribution amounts for the Master Association set forth in the reserve study update reports began to show dramatic annual increases, and the Board of Directors became concerned that these contribution and balance requirements were becoming excessive.

A committee to study the reserve asset inventory and funding requirements for the Master Association was formed in the third quarter of 2018. This report presents the conclusions and recommendations of that committee.

## Recommendations:

The Reserve Asset Inventory Committee recommends that the HDROA Board of Directors adopt the following Reserve Account procedures for the Master Association:

1. Discontinue using the account balance and contribution data shown in the reserve study report to determine the required reserve account balance and annual contribution amounts. Each reserve study update makes adjustments to the items in the asset inventory. Example: a significant number of high value irrigation system components were recently added to the list. Because these items were high value and nearing the end of their expected lifetimes, they had a disproportionately adverse impact on reserve balance and contribution requirement calculations. Inspection of the irrigation components showed that all are functioning well, and that their lifetimes will exceed the values in the reserve study. Other asset items are similarly situated. In addition, a review of the annual reserve expense amounts showed minimal correlation between the projected and actual expenses. The conclusion of the committee is that the reserve study expected lifetimes are not a good predictor of item failure and should therefore not be used as the basis for calculating the reserve account balance or annual contribution.

2. Repair and/or replace reserve asset items as needed rather than as calculated by the reserve study report. As noted above, experience has shown that asset expected lifetimes are typically lon-

*A committee to study the reserve asset inventory and funding requirements for the Master Association was formed in the third quarter of 2018. This report presents the conclusions and recommendations of that committee.*

ger than those predicted by the reserve study. The conclusion of the committee is that a reserve asset should be replaced when failure occurs or is imminent. Assets for which a failure would cause significant consequential expenditures should be identified and replaced when the expected lifetime has been reached.

3. Remove assets valued at \$5,000 or less from the reserve inventory. This recommendation is based on ABC Analysis principles, widely used by inventory management professionals. More information is available here: [https://en.wikipedia.org/wiki/ABC\\_analysis](https://en.wikipedia.org/wiki/ABC_analysis). The current Master asset inventory contains 68 items and has an estimated replacement cost of \$1,133,249. Removing the 28 under \$5,000 items reduces the replacement cost to \$1,096,342. The Association has ample extraordinary expense funds available for repair and/or replacement of minor items.

4. Maintain the reserve account balance equal to the sum of the previous 10 years of actual reserve expenditures, including an inflation and contingency adjustment of 3% and 10% respectively. An analysis of the previous 10 years of actual and forecast reserve expenses from the is presented in the boxed table on page 15. This clearly shows little correlation between these two numbers. We now have 14 years of reserve expenditure history, and using that data to determine the required reserve account balance will ensure that the reserve funds available are more closely aligned with our needs. The inflation and contingency percentages can be reviewed periodically and adjusted as needed. A larger reserve account balance is not needed because in the event of a catastrophic loss, the Association would file an insurance claim for repair or replacement of the assets. Attachment #1 shows that the required Master reserve account balance would be \$680,118. As of April 30, 2019, our actual reserve balance was \$637,632.

*(Continued on page 15)*



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Reserve Asset Inventory Report — From Page 14

5. Set the annual reserve contribution amount equal to the average of the previous ten years of actual reserve expenditures. If the proposed method for setting the reserve account balance as described in Recommendation #4 above will yield a more useful balance amount, then it follows that basing the annual required contribution on that balance will provide similar results.

6. Continue to conduct biannual reserve study asset reviews and updates. Continuing to have a reserve study update performed biannually will provide a reasonableness test and check to ensure that the proposed methodologies are maintaining sufficient funds for our reserve expenditures.

7. Perform a reserve asset inventory analysis for each gated village and adapt and apply the Master Association recommendations to each village as appropriate. This recommendation is self-explanatory.

The Reserve Asset Inventory Committee members included Jettye Lawrence, Russ Rhoades, Joe Vargo and Tom Murdock.

**Board Adopts Report and Recommendations**

At its June meeting, the High Desert Board of Directors voted unanimously to adopt the Reserve Asset Inventory report, to approve the recommendations and to follow the recommended procedures to calculate reserve funding.

**Analysis of Reserve Expenditures**

	Actual Reserve Expenditures	Actual - 10 yr sum	Rolling 10yr average	2009 Study Projected	2009 Actual vs Projected	2011 Study Projected	2011 Actual vs Projected	2013 Study Projected	2013 Actual vs Projected	2015 Study Projected	2015 Actual vs Projected	2017 Study Projected
2004-05	30,207.05											
2005-06	5,919.17											
2006-07	1,151.38											
2007-08	20,579.64											
2008-09	17,455.61											
2009-10	9,333.00											
2010-11	254,226.15			51,500	202,726							
2011-12	28,993.58			23,656	5,338	75,636	-46,642					
2012-13	48,847.45			229,696	-180,849	119,032	-70,185					
2013-14	9,132.82	425,845.85	42,584.59	64,333	-55,200	37,839	-28,706	141,613	-132,480			
2014-15	116,204.32	511,843.12	51,184.31	16,954	99,250	3,282	112,922	91,783	24,421			
2015-16	36,866.09	542,790.04	54,279.00	3,821	33,045	6,345	30,521	6,036	30,830	5,742	31,124	
2016-17	51,391.75	593,030.41	59,303.04	17,864	33,528	40,710	10,682	21,880	29,512	109,345	-57,953	
2017-18	107,668.19	680,118.96	68,011.90	13,687	93,981	35,789	71,879	23,793	83,875	22,634		21,531
2018-19												



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# New Electrical Substation Planned For Paseo and Eubank

By Janet Brierley, Board of Directors

PNM has plans to build a new five-acre electrical substation on vacant land at the southwest corner of Paseo del Norte and Eubank over the next year along with installation of 85-foot poles and high voltage lines along Eubank. PNM said the substation and the new equipment is required to deal with increased density in the area and an ever-growing demand for electricity.

The Palomas (La Cueva) Substation and Transmission Line Project must still be approved by the Bernalillo County Commission before moving forward. Zoning for the proposed substation location is SD-RO (Sector Development – Residential, Office and Institutional uses). The project will require a Special Use Permit from Bernalillo County.

A large proportion of High Desert lies in what PNM calls this “stressed distribution service area.” A significant swath of the far Northeast Heights is at risk of future power cuts, officials said, because of inadequate electricity infrastructure to meet the increasing demands of the area. The new transfer station should help meet demand and stop any future power cuts to the area.

At the June open house meeting, held at a church on Eubank, there were multiple information boards with PNM staff on hand to explain the company’s problems and the planned solution. Local residents from the North Albuquerque Acres neighborhood area attended in force and there was, at times, an atmosphere of anger, with several groups collecting signatures on petitions to halt or revise the plans for the substation and poles.

The proposed substation will be a rectangle of approximately

370 feet by 270 feet. The substation will be surrounded by a 12-foot high decorative block wall. The remainder of the property outside the wall will be landscaped.

## High Voltage Cables Suspended from 15 Poles

The plans to secure adequate power supplies include constructing the new, five-acre substation with a 115 kilovolt high voltage transmission line running for one mile along Eubank, connecting the transfer station with existing cables coming up San Antonio. The high voltage cables will be suspended from approximately 15 poles, each 85-feet high.

All homeowners within 500 feet of the installations received individual invitations to the information session. Attendees included residents of new houses concerned they may soon live under power lines with towering poles immediately outside their homes.

A PNM official said the power lines could not be buried without an increase of up to 10 times the cost of installation as well as making access for repairs more challenging. One Albuquerque resident inquired why the poles could not be positioned in the center of the road and was told there is inadequate space on the median to support such massive structures.

As proposed, the estimated cost of the project is \$20 million. The PNM website notes that the new equipment is expected to be in place and functional by June 2020.

High Desert electricity will continue to come from the existing Tramway substation, but the new substation on Paseo de Norte, if built, is expected to relieve some of the load.

See: [www.pnmforwardtogether.com/palomassubstation](http://www.pnmforwardtogether.com/palomassubstation)



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# Protect Your Valuables When You Visit the Park Or Nearby Open Space and Trails

By James Gage, Operations Manager, G4S Security Solutions, HDROA Security Patrol Vendor

Warmer days and sunnier times bring longer hours outside to spend with nature, trails, and family. Most of us go to parks, Open Space or nearby trails to enjoy ourselves and often forget about our personal belongings left in the vehicles. Leaving personal belongings in your vehicle leaves you or your vehicles open to being burglarized. A criminal doesn't plan to steal from you; they identify and take the opportunity to commit the crime. Remember that when you go out to High Desert Park on Academy or to any of the smaller village parks, trails or recreation areas, do not leave your personal belongings in your car. When you leave your car, make sure to lock it. Then check to be certain that all your windows are closed and no personal items are left out and visible to any passersby.

In addition, we recommend that you do not leave your garage door openers, any insurance cards, registration documents or other sensitive items on display in your car. In fact, remove documents with personal identification information from the vehicle altogether, using a photo copy on your smartphone instead. Keep your garage door opener with you or get a smaller opener that fits on your key ring. It's all too easy for a thief to break into your car while you are at a park, unclip your garage door opener, look for your address on the registration and head immediately to burglarize your house. Meanwhile, back at the park or recreation area, you remain blissfully unaware of what has transpired and what is

now happening at your house.

When visiting these recreational areas, please park your vehicles in the parking spaces available. The G4S security team has been seeing an increase in vehicles being parked in unauthorized areas which can cause a safety issue for traffic. This can increase the probability of your vehicle being damaged or impede safety/emergency vehicles responding to emergencies.

## Work Order Request Form Available Online For Voting Members Needing Village Repairs

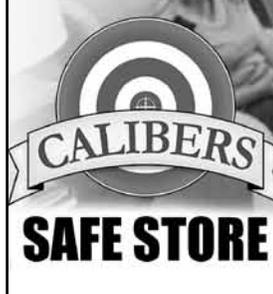
Voting Members now have a way to request and track repairs needed within their villages with a new online Work Order Request Form. The form is available chiefly to Voting Members. However, any homeowner can file a form since not all homeowners are represented by a Voting Member. It is found online on the Official Forms page ([www.highdesertliving.net/Documents/OfficialForms](http://www.highdesertliving.net/Documents/OfficialForms)). Residents should fill out the form and send it as an attachment to the HOAMCO office. Work order requests can include common area landscape problems that need attention. Once the form is submitted, it will enter the issue formally into the system. The purpose of the form is to establish accurate records, ensure consistency in spending and improve communication among High Desert Voting Members, homeowners and HOAMCO. The Work Order Request form should ensure prompt action on all requests and avoid post hoc approval of expenditures.

# PROTECT YOUR VALUABLES



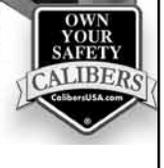
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# Crime in Albuquerque



Dr. Janet Brierley

## Recent Mailbox Thefts In High Desert

At the beginning of June, several mailbox clusters in High Desert were attacked by thieves. In Sunset Ridge alone there were four clusters attacked on three separate nights, resulting in great inconvenience to residents. Mail thieves 'mine' stolen mail for cash and checks but more importantly they obtain information that can be used to commit identity theft. The U.S. Post Office replaces the damaged boxes with new, more secure equipment, but this process takes about two weeks and in the intervening time, residents are obliged to visit the post office in person to collect their mail.

### Empty Your Mailbox Every Day

Prevention of mail theft is simple; empty your box every day. Even the new type of cluster mailbox is not impenetrable. If you have a planned absence, then it is well worth asking a friend or neighbor to pick up the post for you. If you feel embarrassed to impose that sort of responsibility on them, you may find a good strategy is to offer reciprocal arrangements for when they leave town. If you plan to go away for longer than three days, you can complete and submit a yellow card at any post office and have your mail held (or complete the process online at USPS.com). This is a free service for up to 30 days. However, this does essentially entail publicizing details of your planned absence, which seems counter intuitive to good security.

### Report Suspicious Activity

Anyone seeing suspicious activity around mailboxes should call

By Dr. Janet Brierley, Board Director & Crime Prevention Liaison

G4S security patrol at 505-485-5658 and then report it to U.S. Postal Inspectors at 877-876-2455. If you see a thief actively breaking into a box, call 911. If you believe you have had mail stolen, report it immediately by submitting an online complaint at [postalinspectors.uspis.gov](http://postalinspectors.uspis.gov) or call 877-876-2455.



The best way we can avoid mail theft in High Desert is to ensure our boxes are empty overnight. It takes just a moment to pick up the post, so make it part of your daily routine. Thieves will quickly learn that there is little value targeting an area where there is nothing for them to steal.

### Timely Security Reminders

- Shut your garage doors completely, even though the weather is hot. Thieves find it easy to force open the door enough to slide under if it is already partially raised.
- Lock the door between the garage and the house.
- Don't leave garage door openers in a vehicle parked in the driveway.
- Arrange a vacation watch with G4S security if you are going away. It's free and the patrol will keep an extra careful eye on your home. Fill out the online form at [highdesertliving.net](http://highdesertliving.net).
- Report all crime, even if you think you have been careless in some way and feel a little foolish. It is NEVER your fault when you are a victim of crime. It is the fault of the criminal.

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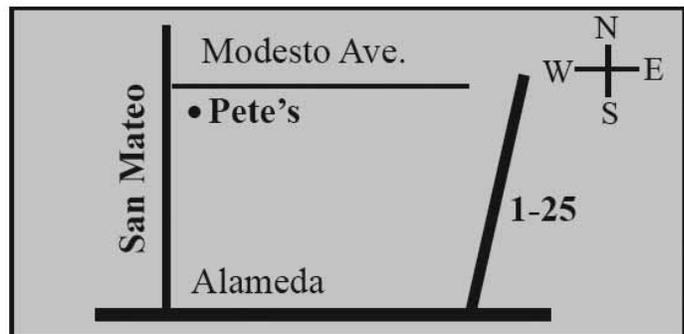
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**Statements of Interest Are Due by August 23, 2019****Ten Villages Seek Voting Members for September Elections**

High Desert homeowners in 10 villages should receive a letter and a Statement of Interest this week concerning the upcoming Voting Member and Alternate Voting Member elections. Each year half of the communities' villages hold elections to select their representatives for two-year terms. Terms for this election are October 1 through September 30, 2021.

This year the following villages will elect their Voting Members and Alternates: Chaco Ridge, Highlands, Trillium, Canyons, Desert Highlands, Mountain Highlands, West Highlands, Desert Mountain, Trailhead and Aerie.

To see the current Voting Members and Alternates, go to the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net), click on the Village News page and scroll to the individual villages.

All homeowners are asked to consider serving as a Voting Member or Alternate representing their village residents. Voting Members meet for two hours four times a year to discuss High Desert topics of interest. In addition, they elect the Board of Directors at their Annual Meeting each April.

Interested homeowners should fill out the Statement of Interest they received and return it to the HOAMCO office no later than Friday, August 23, 2019. An election ballot will then be compiled with the names of the candidates, along with a brief biography, and will be mailed to each owner of record in the village. Please note that any resident who is currently serving as a Voting Member or Alternate who wishes to be re-elected, must also submit an SOI to appear on the ballot.

For any questions, please contact Lynnette Rodriguez, High Desert Community Association Manager at HOAMCO, at 505-314-5862 or email her at [lrodriguez@hoamco.com](mailto:lrodriguez@hoamco.com).

**Wine & Cheese Party Welcomes New Homeowners**

The Welcome Committee held its semi-annual Wine and Cheese Party in June. Co-Chair Robin Troy hosted the event with her husband Brent at their home in the Legends. Among the new homeowners at the party were Cheryl and Don Barker (shown here with Board treasurer Tom Murdock). The Barkers recently moved to Desert Mountain from Houston.

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# Modifications to Properties Must Be Approved

*By Dr. Janet Brierley, Board of Directors*

From time to time homeowners develop a burning desire to make improvements to their properties. If the changes are going to affect the external appearance, then permission must be sought from the Modifications Committee. This makes sense; if your neighbor suddenly decides to paint their home neon pink, it just might affect your property value! The committee consists of a hardworking group of volunteers who ensure compliance with the High Desert governing documents. We all received a copy of these rules when we bought homes here and updated versions may be found on the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net). Click on Documents and then Governing Documents.

In an attempt to ensure that the decisions by the Modifications Committee are not based on personal opinions or capricious whims, we have standardized the process of submitting and reviewing requests. The form for submission of modification requests can also be found on the website. Before submitting your modification plans, please consult the High Desert guidelines to make sure your proposals are likely to be permissible. You will also find a helpful flowchart on the website so you may understand the process. When the proposal has been received, you will receive an acknowledgment. Go to the website homepage and click on MC/NCC and then on MCC Docs and Forms.

Kindly remember that the employees in the HOAMCO office are not the people approving or denying modification requests; they are merely channeling the requests to the Modifications Committee. Members of the committee are all homeowners in High

Desert. They meet once a month and they are currently unusually busy with modification requests because it's summer, so responses may take a little time. Fast track or emergency items will be expedited.

The process of obtaining permission to make modifications to your home and yard will be smooth and efficient as long as you take the proper steps to follow the guidelines.

## Party In The Park —Continued From Page 1

ing spaces are extremely limited at High Desert Park and homeowners are encouraged to walk or bicycle to the event if at all possible.

This year, the event received a \$3000 sponsorship check from Northland Investment Corporation, owner and manager of Altezza High Desert Apartment Homes within High Desert. Corporate officials said they wish to become more involved with the association and also arranged for \$1000 of free yogurt servings from Menchie's Frozen Yogurt Truck to be distributed the day of the event. In addition, Northland is asking its vendors to contribute free themed gift baskets to be sold in a silent auction during the event to offset association costs. A portion of the apartment parking lot will become available for entertainment truck parking and the corporation is also providing volunteers to help on the day of the event, Brenda said. "We are so pleased to have this kind of involvement from Northland and Altezza," she said. Clay Wright, Board President added, "This is just a great contribution from Northland."

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# High Desert Studio Tour Set for Saturday, November 16

The 11th Annual High Desert Studio Tour is set for November 16, from 10 a.m. to 5 p.m. The Studio Tour features homeowner artists who display their creations in their homes and open their studios to fellow homeowners and the public.

The Studio Tour is sponsored by the Welcome Committee as a way to introduce residents to their artist neighbors. Homeowner Thea Berg began the event in 2008 and continues to act as Chair of the Tour.

This year, seven High Desert homeowners will open their studios to their neighbors with other artists on hand to display their creations as well.

“This is our eleventh year doing the Tour,” said Thea. “All the artists want to extend their appreciation to the people who come out and visit each year.”

### Studio Tour Artists:

#### 1. 13609 Piedra Canto Way NE Wilderness Cañon

- Bomi Parakh, Digital Fine Arts

#### 2. 13501 Osage Orange NE,

- Thea Berg: Beaded Jewelry
- Debra Wechter Friedman: Functional Creative Pottery

- Pat Missimer: Fiber Arts: including personal and decorative accessories, and aids for handicapped people

#### 3. 6405 Gambel Oak Ct, NE, Highlands

- Melodie Owen: Multi-Media Artist, Sculptural Jewelry

#### 4. 13701 Elena Gallegos NE, Highlands

- Dagmar Beinenz-Byrd: Hand Dyed Yarns and Fibers, Hand Knits
- Sarah Lovell: Functional Stoneware and Pottery
- Laura Salamy: Hand-hooked Rugs, Wall Hangings, Table Mats

#### 5. 13605 Ricegrass Pl. NE, Mountain Highlands

- Carol Maestas: Clay Hearts, Paintings, Mixed Media
- JJ Parsons: Sterling Silver, Brass, and Copper Jewelry

#### 6. 13709 Ricegrass Pl NE, Mountain Highlands

- Lisa Brunacini: Pottery

#### 7. 6600 High Ridge Pl NE, Chamisa Trail

- Joni Bold: Jewelry-Wearable Art



*The High Desert Gardener*

## Featured Plants for High Desert

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

The Landscape Committee periodically reviews the Approved Plant List for potential additions. In this article I'd like to include some of newer plants we added and also some less frequently used plants you might want to try. There are no guarantees on some of these because I have not tried some of them. I selected at least one plant from each category with the exception of bulbs.

**Evergreen Tree - Japanese black Pine 'Banshoshō'**

The Japanese black pine Banshoshō displays interesting character (a specimen pine) and some of its larger black pine cousins have been used in Albuquerque medians. Banshoshō is a smaller tree at three to five feet tall and wide. This pine might be used in place of the taller mugho pines. It is a medium water user and like all trees prefers a chipped bark mulch. It provides evergreen color over the winter.

**Deciduous Tree - Royal Raindrops® Crabapple**

This is the only crabapple tree currently on the list because fruit trees often attract bears and can definitely be messy. The fruit from this crabapple looks like raindrops and are very small. This makes it less messy. The tree grows to about 20 feet tall with a spread of 15 feet. The foliage is purple and cutleaf. Fall color is orange red; spring bloom is magenta pink; the fruit is red, 1/4 inch in diameter



Major Wheeler Coral Honeysuckle has coral-colored cluster blooms, is long-blooming, a hummingbird magnet and is a native variety.

and persists over winter. This variety has good disease resistance and is heat and drought tolerant. It's a tree for all seasons.

An alternate choice for a deciduous tree is the Mesa Glow maple discovered by an NMSU professor.

**Evergreen Shrub - Curry Plant**

*Helichrysum italicum* (formerly *H. angustifolium*) has been on the list for a long time but has not been used extensively. Curry plant has ever-gray thin leafed foliage with a bright yellow bloom. It is native to Turkey so it likes to be watered at least once a month during the winter. The plant smells like the spice blend called curry which may be how it got its common name. Rubbing the leaves and smelling your hands is part of what makes this plant fun for kids (and adults)! The flower heads dry to a muted yellow. I have this plant on the west side of my driveway and it really holds up

*(Continued on page 25)*

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Gary Shaw is a pleasure to work with and is knowledgeable at a deeper level about the mechanics of houses than most other agents! He is also tolerant of our explorations of neighborhoods, plus the type of house we wanted, all with a great sense of humor and utmost expertise and professionalism. Thanks Gary!!

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## Featured Plants

— From Page 24

well in the heat. When there's some moisture in the air you can smell the foliage without rubbing your hands in it. The height is two feet and it is a water conserving mounding plant.

### Deciduous Shrub – Petite Plum® Dwarf Butterfly Bush

Unlike most “dwarf” butterfly bushes at a height of four to six feet this one actually is closer to a reasonably sized shrub and it grows in a more compact shape. Petite Plum is a showy, summer blooming shrub which bears reddish purple, fragrant blooms. It has gray-green foliage, attracts hummingbirds and butterflies, and is a moderate water user. The size, bloom color, and pollinator attractant are what makes this shrub a featured selection.

### Perennials – Kannah Creek® Sulfur Buckwheat

I love several of the buckwheats (especially the Jamesii) and am trying this one out now, partially because it's a Plant Select® choice and I like to try their plants. Plant Select® is an organization in Colorado that promotes plants that do well in western gardens. The Kannah Creek® variety is known for its masses of yellow flowers rising on thin but sturdy stems. It has a low mat of foliage that turns in the fall from bright green to a vivid purple-red which lasts over winter. The flowers make a great dried bouquet. It is 12-15 inches tall by 12-24 inches wide, blooms from May to July, likes full sun to part shade, and is a moderate to xeric water user.

### Perennials – Ornamental Oreganos

Ornamental oreganos are my new favorite flowers and I have three different varieties of this mounding full sun plant. When-

ever my garden is on tour these are the plants that seem to attract visitors the most. All of the oreganos draw in butterflies and bees, are deer resistant and have fragrant flowers with extended bloom. My favorite of the three is Amethyst Falls which is a dark purple drooping bloom. My second favorite is cascading on my herb spiral with lantern-like yellow blooms, and my third favorite is Hopleys with a purple raceme-like bloom. I notice the variety Rotkugel looks like Hopleys and may be more available. The height is 15 inches with a spread to 18 inches. They bloom in late spring to summer— however even when they are no longer blooming, the seed heads are colored or at least interesting. They are drought resistant, moderate to xeric water users, bee friendly, and deer/rabbit resistant. I like the evergreen mat of foliage during winter and the dried colored seed heads. It prefers our native soil.

### Groundcovers – Kinnikinnick or Bearberry

Bearberry, in the manzanita family, is a native green carpet of glossy dark leaves with small waxy pinkish flowers and brilliant red berries. It is an under tree shade plant. Adding plants under a tree helps to provide additional water for the tree. Bearberry is a star in the winter palette with its dark foliage and red berries which are loved by songbirds. Like trees, bearberry prefers organic mulch and enriched soil.

### Vines – Major Wheeler Coral Honeysuckle

Unlike the Japanese honeysuckle this one is less rampant, but also less fragrant. Major Wheeler has coral-colored cluster blooms, is long blooming, a hummingbird magnet and is a native variety. Although it is advertised as needing full sun, I believe the roots need to be shaded to keep the leaf margins from browning. It blooms from late spring into summer, grows six to eight feet tall by five to 10 feet wide, and is a moderate water user. On a trellis this deciduous vine is stunning. And finally, it's low maintenance, just needing occasional light pruning to shape.

### Ornamental Grass – Karley Rose Oriental Fountain Grass

This is a new variety we're just experimenting with in the common area. Unfortunately, it appears to be very tasty to rabbits. Most fountain grasses are not cold tolerant, but Karley Rose is supposed to grow into Zone 5 (two zones colder than us). Karley Rose is graceful, upright, has smoky rose-purple flower spikes that glow with the sun behind them and has more cold tolerance than most fountain grasses. It grows from three to four feet tall, blooms dusty rose in spikes from summer to fall, and is a moderate water user. It's a warm season grass so you'll need to cut the foliage to the ground once you see new green shoots begin to grow.

### Desert Accents – White Sands Hedgehog Cactus

There are great places to use desert accent plants, which need less water than most plants. The White Sands variety of hedgehog cactus is heart-stopping when placed by a moss rock boulder and blooming with its scarlet flowers in late spring. It is taller than most hedgehog cactus at 15-24 inches tall and spreads to about the same size. Under favorable conditions it may grow to 36 inches. Grown in clusters, it is a stoutly-spined drought resistant/drought tolerant plant. It's great to put where you want a plant, but don't have irrigation. Always consider the spines when placing this in your landscape.

I hope this month's column challenges you to try something new or different. That's part of the fun of gardening—keeping your xeriscape colorful and not just a hot “zeroscape” with limited colorful or interesting plants.

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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](http://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](http://www.highdesertliving.net). Click on "Contact Us" and select Voting Members from the left hand 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:

Dr. Janet Brierley: (505) 856-5390: [jkbrierley@comcast.net](mailto:jkbrierley@comcast.net)

#### • Welcome Committee Co-Chairs:

Amy & Bill Stein: (404) 987-5254: [alsypula@gmail.com](mailto:alsypula@gmail.com)

Robin Troy; 505-967-5119; [TRY\\_RBN@YAHOO.COM](mailto:TRY_RBN@YAHOO.COM)

#### • Voting Member Chairperson

Caroline Enos: (505) 797-7044: [dcenos@comcast.net](mailto:dcenos@comcast.net)

- **Gated Villages Committee:** Lucy Sinkular: (day) 883-3070, (evening) 703-638-4286; [lucy.sinkular@gmail.com](mailto:lucy.sinkular@gmail.com)

- **Park and Trail Cleanup Projects:**

Open Position: Contact [highdesertmanager@hoamco.com](mailto:highdesertmanager@hoamco.com)

- **Tramway Cleanup Project:**

Michelle Leshner: 505-844-2854; [mlesher222@comcast.net](mailto:mlesher222@comcast.net)

- **Landscape Advisory Committee Chair:**

Margo Murdock: (505) 822-9410; [murdock@swcp.com](mailto:murdock@swcp.com)

- **Communications Committee Chair:**

Dr. Janet Brierley: (505) 856-5390

[CommunicationsCommittee@HOAMCO.com](mailto:CommunicationsCommittee@HOAMCO.com)

## G4S Provides Vacation Watches For High Desert Homes

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

Go to the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net). Click on "Notices & Reminders" and scroll to the article "Leaving on Vacation" and click the link for the Vacation Form. Fill out the form and fax, email or mail it to the HOAMCO address. An online submission form is available, too. Or, call G4S directly at (505) 485-5658.

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After-hours emergency maintenance phone contact:  
(505) 508-9568
- **Community Association Manager:**  
**Lynnette Rodriguez:**  
High Desert Northeast Heights Office  
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Fax: (928)-776-0050  
*highdesertmanager@hoamco.com*
- **High Desert Office (Northeast Heights):**  
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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 Website & Apache Plume Newsletter:**  
*Website: www.highdesertliving.net*  
Rebecca Murphy: Editor, Website Administrator  
(505) 377-7227; *EEnews@outlook.com* or  
*CommunicationsCommittee@hoamco.com*

**Board & Committee Meetings**

- **August 15, September 19, October 17, 2019 at 4 p.m.**  
**Modifications Committee Meeting**  
Location: High Desert Office, 10555 Montgomery, NE
- **August 20, September 18, October 15, 2019 at 2 p.m.**  
**Board of Directors Meeting**  
Location: High Desert Office, 10555 Montgomery, NE
- **Thursday, October 24, 2019 at 6:30 p.m.**  
**Voting Members Quarterly Meeting**  
Location: Hope Church, 4710 Juan Tabo. NE  
*(Note new location & time)*
- **September 6, October 4, November 1, 2019 at 9:30 a.m.**  
**Landscape Advisory Committee Meeting**  
Location: High Desert Office, 10555 Montgomery, NE

*Note: For a complete list of all events and meetings,  
see the website calendar at: [www.highdesertliving.net](http://www.highdesertliving.net).*

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***We SOLD These Homes In High Desert!***

**SOLD!**



6020 Paper Flower Place NE

**SOLD!**



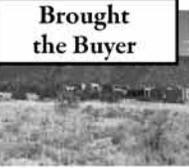
13212 Twilight Trail PINE

**SOLD!**



12919 Desert Moon PINE

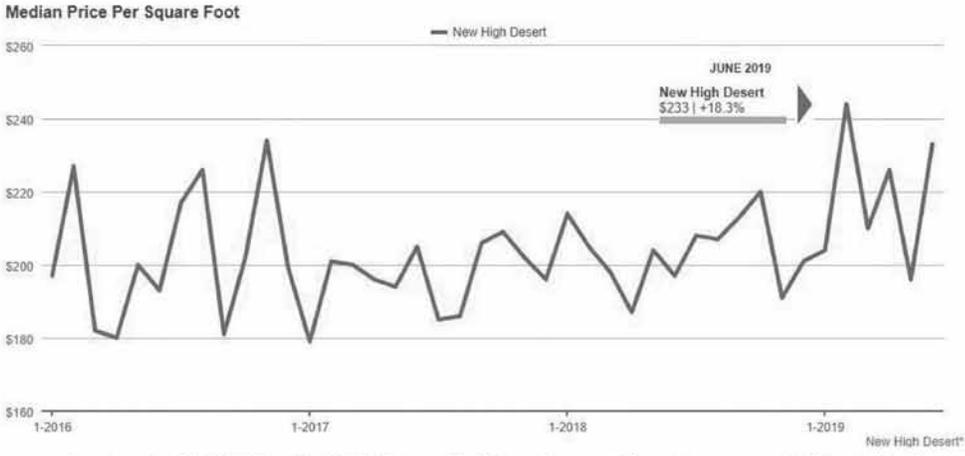
**Brought the Buyer**



6701 Emory Oak PINE

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Median Price Per Square Foot

— New High Desert

JUNE 2019  
 New High Desert  
 \$233 | +18.3%

FOR SALE!



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**\$725,000 | MLS#941595**

High Desert Elegant Custom on approx .75 acres offering views of mountains, city lights sunsets & open space. Nearby open space area. Private enclosed covered & open patio & pool area with views. Perfect for family living & entertaining. 4 Bedrooms + Study. Offered by Sharon McCollum

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