

Apache Plume

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

May 2019

Voting Members Elect Four Directors To Board At Annual Meeting On April 25

Voting Members elected four homeowners to the High Desert Board of Directors at their Annual Meeting Thursday, April 25. David Williams and Neil Wetsch are new members of the board and Clay Wright and Brett Rayman were re-elected. All will serve two-year terms. They join Tom Murdock, David Bentley, and Janet Brierley whose terms will expire April 2020. Scott Abbate and Dr. Jim Cole II chose not to run for re-election this year.

New Officers

The Board met on Friday morning to elect new officers. Clay Wright was chosen as the new Board President, replacing Tom Murdock who will serve as Treasurer. David Bentley will continue as Vice President. David Williams was elected Secretary. Janet is the new Communications Committee Chair.

The Nominating Committee, headed by Tom, presented a slate of four (Clay Wright, Brett Rayman, David Williams and Neil Wetsch) to Voting Members. All four nominees had undergone interviews by the Nominating Committee in March before being



The 2019-2020 High Desert Board of Directors (left to right): Dr. Janet Brierley, David Williams, Clay Wright, Neil Wetsch, David Bentley, Tom Murdock and Brett Rayman.

presented on the slate to Voting Members. There were no additional nominations from the floor during the Annual Meeting.

New Board member Neil Wetsch is a retired Merrill Lynch financial advisor with more than 40 years in the financial investment industry. He holds a B.S. degree in Business Marketing from Montana State University in Bozeman. He is Past President and served six years on the Board of Directors of the Rio Rancho Rotary Club before moving to High Desert. He is a resident of Desert Mountain.

David Williams was elected to the Board in 2015 but left soon after due to a two-year overseas assignment. He is a retired naval officer, a retired New Mexico Tech educator and center director and holds a BA in history and a Master's degree in Criminal Justice Administration from San Diego State. He moved to Pinon Point in 2002.

Brett Rayman was re-elected to the board for his third term. A retired Marine, he served as a Policy and Budget Coordinator for three Florida Governors and had oversight of six general government state agencies. He is currently chair of the New Construction Committee in High Desert and lives in Sunset Ridge.

Clay Wright was also re-elected by Voting Members and will be serving a fourth term. He holds a BA in journalism from Texas Tech University and has spent 25 years as a broadcast journalist, owns a video production company and is currently under contract with Sandia National Laboratories. He is a resident of Pinon Point.

“Party In The Park” Plans Now Underway

A tentative date for the 2019 High Desert “Party In The Park” has been set for Saturday, September 21.

Homeowner Brenda Gossage has volunteered to chair the event again this year. Residents are invited for an afternoon of fun, music and food at High Desert Park on Academy.

Several food trucks will be on hand and live music and games for the children will be provided.

Brenda is asking for volunteers to help coordinate the annual event. Contact her via email at: gossage@me.com.

President's Summary

By Tom Murdock, HDROA President

High Desert Report Card

You can look around your neighborhood, and declare that you are doing well, but for me the only valid test of how we are doing is the statistics and ratings published by entities that are independent of High Desert. So, let's look at some of them.



Tom Murdock

Crime

No community, even a gated village, is crime-free. The crime statistics published by Albuquerque Police Department and reported by our security patrol company G4S show that High Desert (and a few other residential areas in Albuquerque) have the lowest crime rates in Bernalillo County.

The Ring doorbell system includes a "neighborhood" feature which allows owners of Ring doorbells to report suspicious activity in their neighborhood and upload Ring video clips. This is empirical, somewhat anecdotal data and is not complete, but over the past two years the reports and videos that I have seen included only one incident in High Desert. The rest are all west of Tramway.

Conclusion: we are doing a good job of keeping the crime rate in High Desert at the lowest numbers possible.

Financial Statistics

The High Desert delinquency rate has been hovering around 1.0

to 1.5 percent for a couple of years. How do we compare?

The Community Associations Institute (CAI) reports that 65 percent of associations have dues delinquency rates exceeding 5 percent. More than 30 percent have delinquency rates exceeding 10 percent, and for one in 10 — or close to 30,000 associations — the rate is more than 20 percent. Further, 38 percent have postponed planned capital improvement projects; 31 percent have reduced contributions to their reserve accounts; 23 percent have borrowed from their reserve accounts; 16 percent have levied special assessments; and 6 percent have borrowed from banks and other lenders.

By comparison, we have begun some new capital improvement projects. We have maintained our reserve contributions, and our average reserve fund balance is currently very strong — 106 percent of fully funded. We have not borrowed any money, either from our reserve accounts or a bank, and we have never levied any special assessments.

Conclusion: High Desert has been and remains in excellent financial condition.

Doing Business with High Desert

Several years ago, Albuquerque area builders were avoiding High Desert, citing an unfriendly regulatory environment, and arbitrary and inconsistent approvals or denials of new home construction parameters.

The most recent reports and feedback that we are getting from home builders is that our rules and regulations are now being applied uniformly, fairly, and objectively. They are again enthusiastic about building in High Desert.

Conclusion: Home builders in the Albuquerque area consider High Desert to be a builder-friendly place to construct a new home.

Real Estate Values and Statistics

How long it takes to sell a home is an indicator of both market strength and desirability of a neighborhood. Data from the Greater ABQ Association of Realtors shows that the average home in High Desert sold in just three days (March data). The average for the Albuquerque area was 22 days.

Another indicator is the difference between the initial listing price and closing sales price of a home. In High Desert, homes with listing prices of \$700K or above had a closing sales price very close or in some cases above the initial listing price. For homes with listing prices below \$700K, the difference between listing and closing price was about the same as other areas in Albuquerque.

Conclusion: Waiting for a seller to reduce the price or making a low ball offer on a home in High Desert is not a good strategy.

Summary

One of the important takeaways from this data is the absence of negative indicators. None of the statistics cited showed that High Desert was under-performing other neighborhoods, or that High Desert was trending downward. So, for the factors that affect quality of life and stability and desirability of a neighborhood, High Desert matches or exceeds all other Albuquerque areas. This is frankly impressive.



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Message From the Community Association Manager**Stucco Wall Repairs and Gate Issues in High Desert**

By *Lynnette Rodriguez,*
Community Association Manager

As many of you who share common area walls know, the association has embarked on a year-long project to repair the stucco throughout High Desert. The Board has approved funds for Phase 1 of the project which allocates \$5000 per month for one year for necessary stucco repairs. The money comes from the association's Reserve Funds which are set aside specifically for projects such as this. High Desert has dozens of miles of common walls, stretching from south of Spain north beyond Academy and east to the Open Space. The walls, many of which date back to the mid-1990s, have multiple damaged areas with holes, some bubbling in the stucco, and crumbling facades.

High Desert has contracted with CertaPro of Albuquerque to make the repairs. Work will be prioritized on a three-tiered basis. Common area walls (abutting traffic areas) with the most visible damage will be repaired first. Work will next begin on walls (abutting traffic areas) with less visible damage and finally non-gated village walls will be repaired.

If you are a homeowner with a shared common wall (referred to in the CC&Rs as a "party wall" since two parties share it) we are asking that you limit any water that contacts your side of the wall. Water from irrigation of lawns or plants can seep into the wall itself, damaging the interior and causing holes and bubbling

of the stucco on both sides. Please check to make sure you aren't actually watering the wall itself, or allowing excess water to pool along the length of the stucco.

This year is Phase 1 of the project. Funds have just been approved for the initial phase by the Board but further phases are expected depending on the amount of work accomplished this year.

The stucco repair can involve drilling and we do notify homeowners who may be impacted by the noise. Another area of concern is retaining the health of plants growing along the outside of the walls. Care is being taken to protect all the plants. If you have any questions or concerns, please contact the High Desert office or write me at highdesertmanager@hoamco.com.

Gates

High Desert contracts with a professional gate company, Automatic Access Systems, to maintain and repair the many gates throughout the community. They have advised us to keep all automatic gates wide open whenever a wind advisory of 15 to 20 miles per hour is underway. If we neglect to do this, and the wind damages the gate, then any warranty on damaged parts will not apply.

I am able to access the gates through a computer program and open or close them remotely 24-hours a day. When we learn of a wind advisory, I will open the gates and close them when the wind lessens. If you notice the gates in your village are open, check the wind before notifying HOAMCO. If it's blowing hard, be assured that the gates are being kept deliberately opened and will be closed as soon as it is safe to do so.



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Wildfire Defensive Measures For High Desert Homes

By Brett Rayman, Board Director,
New Construction Committee Chair

Once again, the fire season is upon us. Fire potential is a year-round reality requiring residents to be prepared for the threat of wildland fire. Last year, wildfire struck private property in High Desert in the vicinity of Elena Gallegos. Several homes and property were damaged. Homes in the Highlands and the Trailhead are particularly vulnerable to wildfire because they are built in the heavily vegetated natural areas.

High Desert Residential Owners Association requires the preservation of the natural character of the High Desert environment and encourages a native landscape, which is prone to wildfire from natural and man-made causes. Wildland fires are fueled by a build-up of dead and dry vegetation and driven by seasonal hot and dry winds.

The Guidelines For Sustainability for Premier and Estates Homes and the Guidelines For Sustainability for Builder Homes - Landscape Concept for High Desert section - were amended to address some common sense defensive measures that homeowners can implement to reduce vulnerability for wildfires. This effort was led by the New Construction Committee (NCC) in coordination with the Landscape Committee and representatives of the Albuquerque Fire Department. The Board of Directors voted to approve the changes to the Guidelines.

Protecting homes and life is an important consideration in landscape design. The measures added to the Guidelines were devel-

oped to create some defensible space while protecting the natural environment as much as possible. Defensible space is the space between the structure and the wildland area that creates a sufficient buffer to slow or halt the spread of fire to the structure. It protects the home from igniting due to direct flame or radiant heat.

The NCC reviews and approves landscape plans for all new home construction, and the Modifications Committee (MC) reviews and approves all modification requests to change existing landscape design. It is important to note that those homeowners who want to implement the new defensive measures must submit the proposed changes to the MC for review and approval.

Please open the amended Guidelines on the High Desert website for a complete review of the changes to the Landscape Concept for High Desert section. Go to www.highdesertliving.net. Click on Documents/Governing Documents and scroll to Guidelines.

Defensive Measures for Homeowners

Below are a few of the defensive measures described in the Guidelines that homeowners may use:

- The landscape concept for High Desert involves extending the juniper/piñon/oak plant communities found in the Sandia Mountains into the residential development and common areas on the lower portions of the property. Because these trees are highly flammable, do not plant them close to the house.
- Gravel, rock, crushed or decomposed granite, or other similar materials may be allowed outside of private areas to create a fire

(Continued on page 5)



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Wildfire Defensive Measures

—From Page 4

break along the outside of a privacy wall up to five feet from the wall. This may be done within the building envelope as well as in the natural area if the wall borders the building envelope.

- To reduce fire vulnerability, owners may trim native grass to a height of eight inches around trees, large cacti and shrubs outside of the building envelope. Trimming should be in a circular pattern with a diameter of twice the diameter of the plant. Cut the branches of trees to a height of 16 inches from the ground to remove ladder fuels, creating a separation between low-level vegetation and tree branches to keep fire from climbing into a tree canopy.

- If native trees are planted in the natural area with the approval of the NCC or the MC, the minimum distance between the tops of a mature canopy of trees must be 10 feet.

- Native grass outside a privacy wall but within the Building Envelope may be trimmed to a height of four inches

- While some low-growing native vegetation is preferred, hard surfaces, such as concrete or noncombustible rock mulch may be used around the house to a distance of three to five feet.

While these are not all of the defensive measures, they illustrate what may be done to reduce vulnerability in Premier and Estate lots and in Builder lots.

If you have questions or comments regarding the changes, please contact the New Construction Committee through the HOAMCO Administrative Assistant Joseph Anguiano at: JAnguiano@hoamco.com.

Three-Year Management Contract Awarded to HOAMCO



Lynn Claffy

By Lynn Claffy,
Chair of the Contract Committee

As reported previously reported in the Apache Plume, the Contracts Committee began our research for a management company by asking seven companies to give us information about their company. This included four local companies, one in Santa Fe, and two in Arizona. Of these seven, two local companies and one in Arizona expressed an interest in providing management services to High Desert.

The Contracts Committee issued a detailed Request for Proposal (RFP) for the services of a management company in mid-December 2018 with responses due at the end of January.

The RFP was sent to three companies. Two were local companies and one was from Arizona. Responses were received from the two local companies. The Arizona company has a current client in Rio Rancho but no local office. They choose not to submit a bid as they are not prepared to open an office in Albuquerque at this time. The Committee evaluated the two proposals and recommended to the High Desert Board of Directors that the Association continue our relationship with HOAMCO.

This recommendation was approved by the Board at their February meeting.

A contract, which will begin July 1, 2019, will be finalized with HOAMCO in the May-June time frame.



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Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr NE, North of Montgomery Blvd NE

Single-Family Detached

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	19	26	+ 36.8%	41	59	+ 43.9%
Pending Sales	13	16	+ 23.1%	27	33	+ 22.2%
Closed Sales	13	11	- 15.4%	22	23	+ 4.5%
Days on Market Until Sale	74	31	- 58.1%	85	49	- 42.4%
Median Sales Price*	\$519,000	\$535,000	+ 3.1%	\$576,500	\$535,000	- 7.2%
Average Sales Price*	\$563,231	\$518,227	- 8.0%	\$625,882	\$504,940	- 4.9%
Percent of List Price Received*	96.6%	96.5%	+ 2.0%	97.1%	96.1%	+ 1.0%
Inventory of Homes for Sale	38	37	- 2.6%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

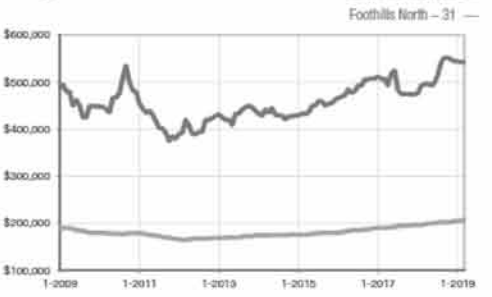
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached

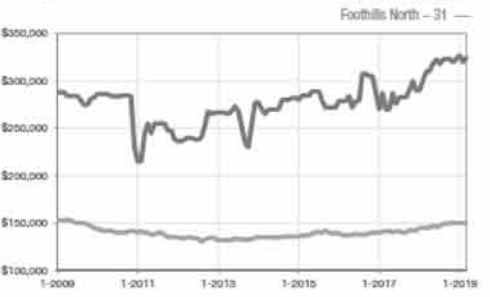
Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	2	0	- 100.0%	7	3	- 57.1%
Pending Sales	2	1	- 50.0%	5	1	- 80.0%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Days on Market Until Sale	0	39	--	34	39	+ 14.7%
Median Sales Price*	\$131,000	\$325,000	+ 148.1%	\$280,000	\$325,000	+ 16.1%
Average Sales Price*	\$131,000	\$325,000	+ 148.1%	\$259,000	\$325,000	+ 25.5%
Percent of List Price Received*	97.0%	97.0%	0.0%	98.5%	97.0%	- 1.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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High Desert Patrol Report: February-March 2019

Call Type:	February	March	Call Type:	February	March
CRIMINAL/			(Lost) Property	0	0
CRITICAL EVENTS:	–	–	Gate Issues	4	4
Assault/Fight	0	0	Street Lights/Maintenance	0	2
Breaking/Entering: Home	0	0	OTHER:	–	–
Breaking/Entering: Vehicle	2	3	Animal Control Calls	0	0
Construction Site Burglary	0	0	Abandoned Vehicle Calls	0	0
Dwelling Fire	0	0	Snake Calls	0	0
Vehicle Fire	0	0	Vacation Home Checks	18	33
Grass/Wild Fires	0	0	Security Inspection	76	78
Medical Emergency	2	0			
Alarms	9	7			
Suspicious Person/Vehicle	13	12			
Vandalism	1	7			
TRAFFIC EVENTS:	–	–			
Vehicle Crash	0	0			
Parking Violations	2	8			
PREVENTION & NUISANCE:	–	–			
Loud Music/Party Noise	2	2			
Salesperson/Solicitor	1	0			
Open Door/Window/Garage	17	18			
Notices Posted on Residences	0	0			
Pool Issues	0	0			
QUALITY OF LIFE:	–	–			
(Lost and Found:)	–	–			
(Lost) Children	0	0			
(Lost) Pets	0	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, click on *Community Safety* and scroll to the bottom of that page for links to the form.



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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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*High Desert Compliance Coordinator's Report***Water Restrictions & Preparing For Springtime in High Desert****Ed Burleson**

By Ed Burleson,
Compliance Coordinator, HOAMCO

**Water Restrictions For Albuquerque
April 1 – October 31, 2019**

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) Water Waste Ordinance states that “All spray irrigation beginning April 1 and ending on October 31 of each year must occur between 7:00 p.m. and 11:00 a.m. This

restriction shall not apply to drip irrigation and low precipitation bubblers, hand washing or watering of containerized plants and plant stock.”

Albuquerque uses 40 percent of our drinking water on our yards every year. The ABCWUA recommends the following watering schedule for this year:

- Once a week in March
- Twice a week in April and May
- Three times a week in June, July, and August
- Twice a week in September and October
- Once a week in November

Remember – we live in a desert. If your landscaping requires more watering than this, then it is not suited for our climate and you are wasting a precious resource our children and grandchildren will need someday.

Make sure your sprinkler timers are adjusted so that they do not come on between 11:00 a.m. and 7:00 p.m. Also make sure your water doesn't run off your property into the gutter or the street. Fines may be imposed by the ABCWUA – and officials conduct regular inspections for any sign of water waste.

Spring Clean-up

Spring is finally here after a snowy, cold winter. Due to all the extra precipitation these past few months, please pay particular attention to the following suggestion for maintaining your homes and property at a level that complies with High Desert rules and regulations. Your neighbors will thank you!

1. Pressure wash your home, walls, and driveways.
2. Look at your home. Does it need maintenance or repair of the siding or stucco? Does the trim need fresh paint? What about your fencing? Does your home look fresh, current and up-to-date?
3. Tackle weed control (this rain brings out the weeds!) and don't neglect mowing your yard.
4. Replace or repair any address markers and mailboxes that need it. Police and ambulance services rely on clear markers.
5. And remember...you must have the Modification Committee Approval to any changes to your home and landscaping, prior to the beginning of the work. Go to the High Desert website homepage at www.highdesertliving.net and select MC/NCC from the left-hand menu for details on submitting your requests.

Have a great spring and summer!

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Landscape Committee Activities Update: Spring 2019

By Margo Murdock, Chair of the Landscape Committee

Landscape Maintenance, Seasonal Changes: Native grass areas were trimmed in February, the same month as last year. From a landscape perspective blue grama grass does not like to be trimmed. Since it is a warm season grass, if trimmed, it should be trimmed in late April/early May when it's growing. The bluegrass turf in the parks was aerated and fertilized in March.

Erosion around the Wilderness retention pond was slowed and loose gravel cleaned from trail interfaces, doggie pots, and gates. When crews noticed the egg masses for pine needle scale on the pinons we sprayed with a horticultural oil which suffocates scale crawlers. Residents were notified and signage was provided for this treatment.

Several plants were removed so there is a clear line of sight for oncoming traffic. This was done primarily at intersections where landscaping is required by law to be short.

Mulch was added at the Spain entrance monuments to better define the areas and the plants. This is the year we should expect to see the most growth in plants.

The blue wire used for our two-wire irrigation system was covered whenever exposed. Please notify our Community Manager if you see blue wire exposed. All flow sensors were system-tested to be sure they're functional when we need water shut off quickly. We have flow sensors on the oldest irrigation segments but not all segments. Automatic watering was initiated once consistent freezes were not expected. On startup, a detailed inspection of the irrigation was completed. You might have seen the flags used for this.

New waste cans were installed at the Michial Emery trailhead and Spain Sculpture Garden. The use of blowers in streetscapes blew away our native seed mix spread last August as well as grass trimmings and plant debris, so we have restricted the use of blowers to manicured areas only. Plant debris acts like mulch and prevents weed seeds from germinating in bare spots.

Trillium MP-rotator installation in Trillium Park: MP-Rotators (efficient spray heads for turf) were installed in Trillium Park. The heads take longer to spray, but use less water and should provide savings to the residents long term.

Plant Replacement: Plants were replaced from an accident on Spain, in Pinon Point along Emery Point, and where a resident removed plants. Some plants in prior replacements that were unavailable at installation were planted.

Sunset Ridge Entrance: Grading, hardscape, and irrigation for the renovation of the Sunset Ridge entrance is about to begin. The project was delayed because of the four-way stop decision. This project will be the first area where rigid pipe irrigation is used (see Irrigation Strategy below).

AMAFCA Walkthrough: The Albuquerque Metropolitan Arroyo Flood Control Authority walkthrough of the arroyos was completed in February. We usually do this in November so the crews can work on issues identified during the winter. With a February walkthrough we are having to deal with the issues found now. One additional area where erosion is moving faster than expected is an arroyo in Wilderness Estates. AMAFCA intends to bring in heavy equipment to make the repair.

(Continued on page 11)



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Landscape Committee— From Page 10

Village Entrance Assessment: Members of the Landscape Committee reviewed village entrances for dead or missing plants but found so many issues we want to develop a strategy for dealing with them. We'd like to get dead plants or missing plants reported by the crews and then get plants replaced regularly. We're in a catch-up situation at the moment.

Irrigation Strategy: The committee discussed which parts of an irrigation system fail most often and need to be replaced. The poly tubing is the primary part that fails or has problems. These can include leaks from stretched holes for 1/4 inch tubing connections, UV and aging plastic, and leaks or clogs from stretching when pulled. Our experts on the committee recommend we replace the tubing with buried rigid pipe (PVC) and hydrateheads or octabubblers. The octabubblers have eight ports and the choice of flow rate can be different for each port if needed. Pressure compensation is done within the octabubbler. There are no punched holes that can leak and the connections occur inside the octabubbler. They also recommended that we use a cloud-based controller. We are in the process of installing a wifi connection on each of the two-wire controllers. This will allow the irrigation to be controlled by a Smartphone app.

Irrigation Schedule: Members of the committee were asked how long they water trees, xeric zones, bluegrass, and buffalo grass. The High Desert irrigation schedule will be revised to use these numbers as a base. They may need to be modified for slopes or other issues that require longer or shorter run times. Buffalo grass and bluegrass are on different schedules due to seasonal start times, run times and run frequency.

Next Quarter: We would like to develop a strategy for regular reporting and replacement of dead or missing plants. The committee will be testing for uniform distribution of spray in turf ar-

IDO Deadline is May 20

May 20th is the deadline for all residents to re-designate their property to the most appropriate zone to ensure that High Desert is not a patchwork of different zones. The City has alerted homeowners through mailings. The Board of Directors believes all High Desert homeowners have been contacted by mail using the utility bill mailings to convey information.

For detailed information from the City about the IDO go to: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>. The above website will answer all of your questions and it also provides a place to request the re-designation.

Many of the lots in High Desert have been inappropriately zoned and should be considered for re-zoning. For complete details, see the article on IDO zoning at the High Desert website's homepage at www.highdesertliving.net.

eas. We also hope to increase the number of streetscape stewards which do not have to be committee members (see page 17). The Sunset Ridge entrance Grading, Hardscape, and Irrigation Project (Phase I) should be completed. Planting (Phase II) will be done in August. We will begin three additional streetscape plant replacements. Plans also call for seeding Wilderness's streetscape with native seed mix.

Please complete a statement of interest (on the High Desert website) if you would like input into creating and maintaining the High Desert landscape. Additional members are needed.

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High Desert Treasurer's Report: 3rd Quarter Fiscal Year 2018-19



By *Dr. James R. Cole II*,
Treasurer, Board of Directors

The HDROA concluded the third quarter of the 2018–2019 fiscal year on March 31, 2019, at which time the Master Association had an income of \$958,564.43. This was \$16,607.87 (1.76 percent) more than the \$941,956.56 initially budgeted. Mandated transfer to reserves of \$30,138.75 resulted in a net income of \$928,425.68.

Expenses totaled \$764,242.28, and were \$161,607.87 (17.44 percent) less than the \$925,639.82 initially budgeted, resulting in an operating net income of \$164,183.40.

Gated Villages

The Gated Villages had a combined income of \$221,810.54. Expenses of \$131,202.69 plus mandated reserve contributions of \$79,920 totaled \$211,122.69, resulting in a combined operating net income of \$10,687.85 for the villages.

Reserve Accounts

The Association's Reserve Accounts remain healthy and fully funded as mandated in the current Reserve Study. The Master Association had a balance of \$652,465.43 in its Reserve Checking and CD accounts. The Arroyo Reserve account had a combined balance of \$104,637.35. The Gated Villages had a combined bal-

ance of \$1,072,912.29 in their Reserve Checking and CD accounts.

Cash Assets

As of March 31, 2019 the HDROA had cash assets of \$2,685,012.48

There were no expenditures from the Reserve Accounts in the second or third quarter. A summary of these expenditures (July-September) reveals a spending total of \$55,375.75 through March 31, 2019. The Master Association's portion was \$22,999.50. The Gated Village's portion collectively amounted to \$32,376.25. The majority of these expenditures were for sidewalk repairs and replacement, stucco and wall repair and guardhouse restoration.

Accounts Receivables

The HDROA Accounts Receivables as of March 31, 2019 reveals that 64 owners had A/R balances totaling \$86,425.57, resulting in a total delinquency rate of four percent. \$28,000 were for rental policy violations, and \$4,581.90 were for other CC&R violation fines. Of note is the fact that the top 10 delinquent owners (those owning \$500 or more) account for \$70,032.04 (81 percent) of the total receivables.

As the Association completes the third quarter of 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

HDROA Reserve Balances for the 3rd Quarter 2018 – 2019

Master Association	\$ 652,465.43
Arroyo Reserve	104,637.35
Canyons	197,301.04
Chaco Compound	53,460.83
Desert Mountain	243,994.86
The Enclave	111,427.06
The Legends	136,427.06
Trillium	273,345.36
Wilderness Canon	5,233.64
<u>Wilderness Compound</u>	<u>98,390.45</u>
Total Reserves	\$ 2,685,012.48

HDROA Reserve Expenditures thru the 3rd Quarter 2018 – 2019

Master Association	\$ 22,999.50
Canyons	5,679.75
Chaco Compound	00.00
Desert Mountain	17,521.25
The Enclave	4,708.00
The Legends	4,467.25
Trillium	00.00
Wilderness Canon	00.00
<u>Wilderness Compound</u>	<u>00.00</u>
Total Reserve Expenditures	\$ 55,375.75

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High Desert Treasurer's Reports



HDROA Income/Expense Report for the 3rd Quarter 2018 – 2019.

INCOME

Homeowners Assessments	\$ 876,420.00
Cost Sharing – Altezza	56,243.64
Assessment Interest	2,276.64
Assessment Late Fees	2,000.00
Legal/Collection Fees	14,523.52
Gate Remotes	120.00
Interest Income	2,265.63
Recovery of Bad Debt	500.00
Penalties/Fines	3,450.00
Other income	765.00

Income \$ **958,564.43**

Transfer to Reserves (30,138.75)

Total Income \$ **928,425.68**

EXPENSES

Administrative

Administrative Assistant	\$ 39,701.24
Bank Charges	90.00
Insurance	11,511.76
Lien/Collection Costs	293.28
Board/Voting Member Meetings	1,775.61
Office Expense	3,845.54
Postage	6,589.23
Printing	8,946.34

Landscape

Landscape Maintenance	\$ 219,800.15
Landscape Replacement	24,030.301
Landscape Other	7,245.27
Arroyo & Pond Maintenance	10,600.47
Erosion Control	1,5959.70
Irrigation Repair & Maintenance	12,264.72
Pet Clean Up	7,037.31
Trail Maintenance	847.14

Professional Fees

Accounting/Tax Prep Fees	\$ 6,364.63
Consulting	15,915.38
Legal fees- Collection/Small Claims	11,164.08
Legal-General Services	4,396.83
Association Management	103,794.97
Security Services	106,408.25

Taxes/Other Expenses

Allowance for Doubtful Accounts	\$ 11,651.18
Community Events	12,860.41
Welcome Committee	506.34
Website	3,639.15
Gate Maintenance	1,302.83
Sign/Entry Maintenance	806.84
Wall Repair & Maintenance	12,593.33
Snow Removal	9,893.91
Locks & Keys	11.70
Miscellaneous	2,878.64
HDROA Office	6,928.60
Taxes-Corporate	500.00

Utilities

Electricity	\$ 2,390.73
Telephone	765.00
Water/Sewer	39,720.92

Total Expenses \$ **764,242.28**

Operating Net Income/Loss \$ **164,183.40**

HDROA Gated Villages Income/Expense Report for the 3rd Quarter 2018 - 2019

Canyons

Income	\$ 22,264.43
Transfer to Reserves	(11,323.50)
<u>Expenses</u>	<u>15,315.68</u>
Operating Net Income	\$ (4,374.75)

Chaco Compound

Income	\$ 9,114.25
Transfer to Reserves	(4,644.75)
<u>Expenses</u>	<u>3,004.62</u>
Operating Net Income	\$ 1,464.88

Desert Mountain

Income	\$ 83,923.76
Transfer to Reserves	(20,824.50)
<u>Expenses</u>	<u>48,517.69</u>
Operating Net Income	\$ 14,581.55

The Enclave

Income	\$ 20,815.23
Transfer to Reserves	(10,962.75)
<u>Expenses</u>	<u>12,840.77</u>
Operating Net Income	\$ (2,988.29)

The Legends

Income	\$ 26,829.05
Transfer to Reserves	(9,612.75)
<u>Expenses</u>	<u>20,701.67</u>
Operating Net Income	\$ (3,485.37)

Trillium

Income	\$ 39,281.05
Transfer to Reserves	(16,656.25)
<u>Expenses</u>	<u>22,130.46</u>
Operating Net Income	\$ 1494.64

Wilderness Compound

Income	\$ 12,414.89
Transfer to Reserves	(4,960.50)
<u>Expenses</u>	<u>2,865.97</u>
Operating Net Income	\$ 4,858.42

Wilderness Canon

Income	\$ 7,167.88
Transfer to Reserves	(2,205.00)
<u>Expenses</u>	<u>\$ 5,826.13</u>
Operating Net Income	\$ (863.25)

Total Gated Village Income \$ **221,810.54**

Total Transfer to Reserves (79,920)

Total Gated village Expenses \$ **131,202.69**

Total Operating Net Income \$ **10,687.85**



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Crime in Albuquerque

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



Dr. Janet Brierley

The good news is that crime is down across the city. There are two key groups responsible for this trend, the police and the District Attorney's (DA) office.

Albuquerque Police Department (APD) has been making itself very visible on the streets by increasing the number of traffic stops and this police presence has been shown to discourage criminal activities. In addition, there is improved communication between the police and its partner agencies.

The DA has adopted a strategy called 'Impact Prosecution,' which is an approach to public safety that is both data-driven and community-oriented. To explain what this entails requires a little more detail.

There are three factors in deterring crime:

1. Speed – the time from committing the offense to prosecution.
2. Certainty – offenders know they will be held accountable.
3. Severity – the harshness of the punishment.

Interestingly, it is the first two factors which act as best deterrents rather than the length of incarceration or other sentence, so the DA's office has focused on reducing the time to initiate and then prosecute cases. They have been successful so far and remarkably the crime reduction parallels exactly this decrease in time to prosecution.

To achieve this, there are several new or improved activities, particularly in the analysis of data. Specialists from NM Tech and other technical institutions, as well as in-house experts, have been using their computer skills to analyze patterns, linking various crime types in specific geographical areas.

This has led to the identification of a small number of repeat offenders who are responsible for a disproportionately high percentage of crimes. The DA's Office has discovered that over the last few years, 26 percent of the people arrested committed 62 percent of the crimes, so clearly this group represents a number of high impact, priority defendants. The DA is

involving the hardest hit communities, such as the International District, in discussions at grassroots level through initiatives such as community prosecution and the Community-Based Crime Reduction grant.

It is interesting to note that witnesses are much more likely to come forward if they think cases will proceed quickly and result in some improvement in personal and public safety. The DA's office is even anticipating a potential uptick in crime rates in the next few months, just because citizens will now feel it is worthwhile to report all crimes which previously may have gone unreported. In addition, victims are receiving a much higher level of support from advocates at the office throughout the legal process.

The early results of this operating model are startling. Comparing crime rates in the city for the years 2017 and 2018, we see a 31 percent reduction in auto theft, 29 percent reduction in auto burglary, and 18 percent reduction in residential burglary.

In High Desert, comparing the second half of 2017 with the second half of 2018, we have similar trends, with the number of crimes associated with vehicles being reduced from 14 to eight and the number of house break-ins dropping from 18 to six.

This is very encouraging, but of course we have a lot of room for improvement in Albuquerque. It is worth reminding everyone that crime rates are not accurate if events are not reported to the police. If you know of people in your villages who are not reporting crimes, you should encourage them to do so. If something has been stolen from your car, it is not your fault because you didn't lock it. It is the fault of the thief who stole from you and must be reported. The extra data points that are produced will assist in the apprehension of the perpetrators. Finally, there are numerous volunteer opportunities to assist the criminal justice system in Albuquerque, including becoming a volunteer victim advocate at the DA's Office. Just follow this link to sign up: <https://www.berncoda.com/victim-alliance>.

Let's all work together to make our neighborhood safer!

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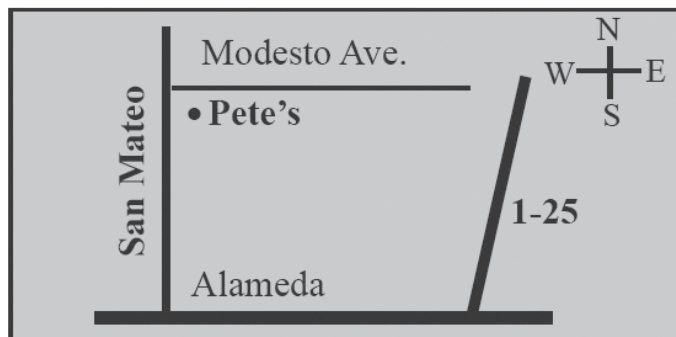
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More “Streetscape Stewards” Needed to Walk HD Streets And Report Any Landscaping Issues They Find to Management

The Landscape Advisory Committee is looking for residents who regularly walk sections of High Desert. These Streetscape Stewards will have no meetings to attend and no obligations other than to photograph and report any landscape issues they see on their walks. Stewards can select from currently unassigned streetscape sections of the landscaping. Volunteers will report any issues they observe by email to the Community Association Manager and the Chairperson of the Landscape Committee.

Stewards will be asked to observe and report irrigation issues, landscape issues (such as weeds, exposed tubing, full doggie pots or anything else that needs addressing). If you can help, please contact Margo Murdock at murdock@swcp.com.



Do you regularly walk High Desert streets? Think about becoming a “Street Steward” and reporting any weeds, sprinkler issues or other problems to the Landscape Committee. No meetings required!



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11th Annual Studio Tour Set For November 16, 2019

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 studios to their 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. The 11th Annual High Desert Studio Tour is seeking High Desert artists who would like to join the Tour. Contact Thea at thea.berg@comcast.net.

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Vacations, Late Night Parties & Reporting Trespassers

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

As warmer days approach, we ask homeowners to be aware that more children will be playing outside and more residents will begin walking throughout the community. Everyone needs to be more mindful of their surroundings and drive carefully. Do a doubletake of your left and right when you are stopped at any stop signs. Otherwise, you might miss seeing a person trying to cross the street.

Going on Vacation?

More residents are heading out of town for a much-anticipated vacation. We ask that you inform our G4S security team that you will not be home. You can complete a Vacation Watch Form on the website at www.highdesertliving.net or you can call the G4S security officer at 505-485-5658. We ask that you personally arrange to stop all mail and newspapers. If you are expecting any packages, also arrange for your neighbor or a friend to pick up those packages or have your packages held. G4S patrol officers will not be able to pick up the packages or move your trash bins off the street while you are away.

Late Night Parties?

As the days get longer parties or outdoor events may extend into what would normally be quiet evenings. Please be considerate of your neighbors and be aware of the city noise ordinance, which takes effect at 10 p.m.

Parking and traffic can be a problem, too. Ask your guests to leave enough room when they park so others can get through the street. Remind your guests not to park in front of driveways or encroach on neighbors' properties.

Leaving Your Garage Door Accidentally Open Overnight?

There has been an increase in garage doors remaining up and vehicle doors unlocked overnight. We ask that before your household goes to bed, be certain that all your doors (including the garage door and your car doors) are closed and locked. And...please make sure you have updated your contact information to HOAMCO at 505-314-5862 or send an email at highdesertmanager@hoamco.com. With that information, we can contact you immediately if we drive by and see your garage or vehicle door opened.

Trespassers

Another concern is that some residents have been seeing people trespassing onto their property. If you feel unsafe, call the police immediately at 911, then do an immediate follow-up call to G4S patrol. We will get there before the police arrive and we can begin to assess the situation. We cannot call the police on your behalf. The police want the resident who witnesses the incident to call so they take proper action.

By communicating and working together, we can help continue keeping the community safe.

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The High Desert Gardener

A Shrub Pruning Primer

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

In a previous article I discussed why “Box and Ball” pruning is not good practice. In this article I want to discuss the right way to prune and how you should do the pruning yourself, or how you should require your landscaper to do it as you oversee the work.

First, it’s important to understand that plants never ask to be pruned and they don’t need to be pruned regularly. In nature when a branch is no longer useful or providing food (leaves through photosynthesis) for the plant, it drops the branch. Every pruning cut reduces the number of leaves in the food factory and stresses the plant.

The most commonly cited reason for pruning is to reduce the size of the plant – “It’s grown too big,” “I want to make it fit the space,” or “I want it shorter.” Other cited reasons include plant health (NOT necessary, unless the branch is dead or infected), to keep it from growing into the plant next to it, or to keep it from growing over the sidewalk, street or driveway. Note that plants have a genetic memory of how big they should grow. You can prune them all you want, but they will continue to try to grow to that genetic size.

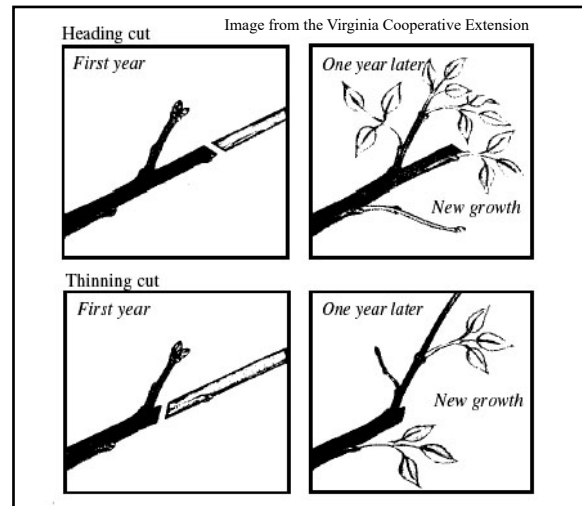
What is the primary cause of overgrown shrubs? It’s the result of a landscape that looks initially good on the very first day after installation. That’s because it has too many plants in the design, which is why it looks so good to the owner. There’s no room for growth. It’s like buying a pair of shoes in size 8 when you’re in junior high and assuming size 8 will always fit you. A landscape should look sparsely planted when first completed because like people, plants grow bigger and they need some space to do that. Plants should be planted no closer to a sidewalk, street or driveway than half the mature plant’s diameter. This measurement applies for all the plants in the design – no closer than half the diameter to the next closest plant(s) or boundary. To fill in sparse areas initially, you can use annuals, pots, attractive boulders or ground covers that can be removed later. Or just be patient and wait three years.

If a landscape begins to look overgrown, start removing plants. Take out the volunteers that will cause future problems and one (or more) of the plants if they will overlap as they grow. Think of a lavender “hedge” with plants that grow into each other.

The “Cuts”

A “heading cut” basically cuts off the end of a branch, twig, or stem in the middle and it leaves a stub. Heading cuts create bushiness and encourages growth after the cut is made from all the buds near the cut. Shearing and topping use heading cuts. A few plants like winterfat and potentilla like to be sheared because they are browsed by animals in nature.

A “thinning cut” (which is the preferred cut) removes a branch back to another branch, trunk, stem – one side of a V or to the ground. It forces new growth in the uncut branch side of the V and spreads new growth more evenly throughout the shrub. Thinning cuts let light into the interior. Nandina and forsythia are examples of cane growers and to prune them you cut the oldest tallest cane(s) at the ground.



Heading and Thinning Cuts

Heading and thinning cuts have different effects on subsequent growth.

Selective Cuts: To make a selective cut which is a form of a thinning cut, look at the shrub and grab the tallest branch and follow the branch inside the shrub looking for the first V or crotch. Cut the longer part at the V. If this doesn’t make the shrub small enough, continue down the branch to the next V and cut there. After the cut, growth is routed to the remaining branch, so the shrub is forced to extend that branch, not grow new branches from or near the tip. This helps maintain the natural look of the shrub.

Below are some ways to make plants smaller—but if the genetic size of plant is larger than the space available, the plant will need to be constantly pruned. One rule of thumb is that if a shrub needs to be pruned more than once yearly, replace the shrub with one that fits.

Growth Habit of Shrubs

Shrubs generally come in three growth habits: mounds, cane-growers, and tree-like. Regardless of growth habit, when pruning always start by removing dead and infected wood. After that pruning choices include removing suckers, branches that go opposite the natural plant growth (into the center or across the main stem), rubbing branches, and one of a parallel set of branches when a branch encroaches on another branch’s space.

Mounds look like plant blobs and are moderately tough plants – often used in mass plantings. They have small leaves or flexible less-woody branches. You usually just want them to look neater or to reduce their size. Mounds are the easiest growth habit to keep smaller. To prune, locate the longest most unruly branch. Grab the tip with your left hand. With your right-hand pruners follow the branch down into the interior of the shrub, locate a V from two to 12 inches below the general surface level of your shrub (depth depends on how short you want to make it) and cut off the unruly branch. Now look for the next most unruly branch and cut it back. Continue doing this over your shrub until it looks neater and shorter, but still natural. Mounding shrubs often benefit from taking out some of the old stems or canes to their base. This opens the shrub up to more sun and renews it by allowing new growth in the interior – not the dead brown look.

(Continued on page 21)

A Shrub Pruning Primer — *From Page 20*

Cane growers are plants that renew themselves by sending up new branches (canes) from the base. To prune cane-growers count the stems at the base of the shrub. Take out one third of the biggest and oldest canes, cutting them off at the base or if necessary, cutting those that are hazards. If you cut one third each year, you will have completed pruning the whole plant after three years. Tidy up the top with thinning cuts and cut back anything touching the ground by cutting to a larger stem or the base. These are tough plants and will regrow quickly.

Tree-like shrubs have branches like trees (with a trunk, branches, and twigs). Tree-likes have stiff woody branches that divide many times. These are difficult to prune if they've grown big and are more likely to respond poorly to pruning. Good selective pruning can open them up and make them look less dense, can be used to train branches away from structures, and can bring more beauty out of the shrub. Of course, these shrubs are the hardest to do.

Never remove a high percentage of branches/foliage in any one year – this is a multiple year project. Pruning stresses the shrub and may cause water sprouts (new growth along a branch that is vertical on a branch) or sprouting from the cut.

Taking the dead wood out is a good way to start pruning any plant as these branches aren't being used for food. Next, take out true suckers (straight-up, skinny branches from the base or trunk of the shrub). If a branch is less than a half inch in diameter, cut back or remove any that are touching the ground. This is a good place to stop for "Year One."

In "Year Two" start pruning dead or infected branches first and then shorten or completely remove the worst wrong-way branches

that start from the outside of the shrub and go the wrong way back into the center and out the other side. Sometimes a side branch has a smaller branch that heads too far up into the next "layer" or goes too far down into another branch's space. You can cut some of these off to add more definition to the shrub. If you have two parallel branches growing into each other's space, it may look better to remove one. If you have three parallel branches you may want to remove the center one.

When to Prune: Most plants don't really want to be pruned in the spring – late summer would be better. That's because in the spring the plant has spent energy to produce the buds you're cutting off. And the plant needs to use even more energy to try to replace the food factory it just lost, energy that's redirected from protecting against pests and diseases or used in other plant functions. In the spring the plant wants to grow the missing part/food back. In late summer the plant is slowing down and ready to drop leaves. It doesn't need to grow the branch part back.

The primary reason we traditionally prune in late winter/early spring is because in deciduous trees and shrubs we can see the form. It's hard to see the structure of a plant loaded with leaves. And if you prune in late fall/winter any regrowth can be frozen. The plants you want to avoid pruning in late winter and early spring are the ones that bloom in the spring like lilacs, forsythia, western sand cherry, chokecherry, and golden currant. If you prune them before they bloom, you cut off most of the blooms.

For more information read the following publication from the Virginia Cooperative Extension: <https://www.pubs.ext.vt.edu/430/430-459/430-459.html>. This is especially informative about rejuvenating older shrubs.

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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. 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

- **Welcome Committee Co-Chairs:**

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

Robin Troy; 505-967-5119; TRY_RBN@YAHOO.COM

- **Voting Member Chairperson**

Caroline Enos: (505) 797-7044: dccenos@comcast.net

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

- **Park and Trail Cleanup Projects:**

Open Position: Contact highdesertmanager@hoamco.com

- **Tramway Cleanup Project:**

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

- **Landscape Advisory Committee Chair:**

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

- **Communications Committee Chair:**

Dr. Janet Brierley: (505) 856-5390

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• 2019-2020 •

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Management

- **HOAMCO:**
8700-A Education PL NW, Albuquerque, NM 87114
(Note new office location)
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
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 7 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

- **May 16, June 20, July 18, 2019 at 4 p.m.**
Modifications Committee Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **May 21, June 18, July 16, 2019 at 2 p.m.**
Board of Directors Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **Thursday, July 25, 2019 at 6 p.m.**
Voting Members Quarterly Meeting
Location: Holiday Park Community Center
11710 Comanche Rd. NE *(Note location & time)*
- **May 3, June 7, July 5, August 2, 2019 at 9 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.*

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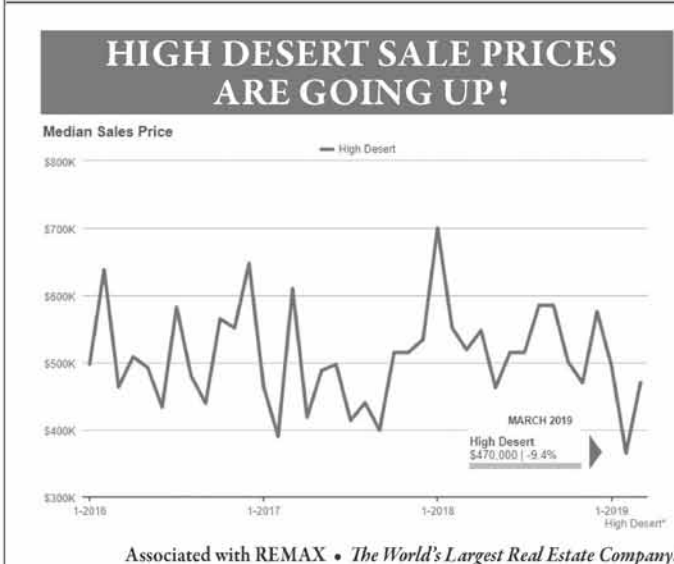


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