



Apache Plume

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

February 2019

Why Is The City Sending You Info About Zoning Conversion? Homeowners Have Until May 20 To Correct Their Zoning

By Brett Rayman, Board of Directors

Following several years of planning and public meetings, the City of Albuquerque (City) adopted the Integrated Development Ordinance (IDO) in November 2017 and subsequently amended it twice in April and May of 2018. It became effective May 17, 2018. The IDO amended and consolidated the City's Subdivision Ordinance and Zoning Code and nullified the pre-existing Sector Development plans throughout the City. As part of the Zoning Code's amendment under the new IDO, new zoning districts were created and the City's zoning map was converted to incorporate these new zoning districts. Unfortunately, the new zone designations do not appropriately match the land use in many of the High Desert villages.

This article will discuss zone re-designations that impact the High Desert villages and provide information relating to what a homeowner can do to address this issue.

The Board of Directors retained an attorney specializing in City land use and zoning regulations to advise it regarding IDO issues. The first thing that he did was to review the Association's governing documents. He reported that, in his opinion, our Covenants, Conditions, and Restrictions (CC&Rs) contain "Use Restrictions" which protect the Association from adverse City actions relating to zoning. Specifically, Exhibit D states, in part, that "High Desert shall be used only for single family residential, recreational, and related purposes." According to the attorney this single-family restriction should prevent any future private, commercial uses within High Desert. The CC&Rs provide strong protections against intrusions into High Desert's existing plans for development and community character.

The City's initial zoning conversion did not address conflicts between existing uses and new standards. This has caused High Desert to become a patchwork of zones and many are in conflict with our CC&Rs. To correct this issue, the City is offering a one-year, voluntary follow-up zoning conversion process.

The Board inquired whether it would be judicious to lobby a City Councilor to re-zone areas of High Desert to a more protective zoning category rather than have individual homeowners request changes through the City's Zoning Conversion Process. After the attorney spoke with City staff and representatives, it became apparent that there is currently no political will to undertake such a re-zoning effort—in fact the overwhelming response was a clear "no." High Desert is not the only neighborhood or association concerned with the impacts of the IDO. If the City were to provide High Desert the opportunity for a broad re-zoning of property, then City staff fear that it might set off a chain-reaction of further re-zoning requests. City staff presently maintain that, if any individual property owners believe that their property is incorrectly zoned, those individual property owners should request a voluntary zone change through the established City process for such requests.

(Continued on page 4)

Deadline to Submit Statements of Interest is Feb. 24 For Four Open Board of Directors Positions

Voting Members will elect four Directors to the seven-member Board of Directors at their Annual Meeting April 25. Any homeowner interested in becoming a nominee should submit a Statement of Interest by Sunday, February 24, 2019. The form can be found online at www.highdesertliving.net. Click on Volunteer Opportunities, then click on the Statement of Interest to the left if you wish to print and submit a written form or click on Online Submission to complete and submit electronically.

The Board of Directors

The seven-members of the Board of Directors each serve a two-year term, which are staggered with three or four positions open-

ing every year in April. Current directors whose terms will expire in April 2019 are Dr. Jim Cole, Brett Rayman, Clay Wright and Scott Abbate.

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

- Must have lived in High Desert as a resident for at least six months prior to the election.
- Shall not have any hearings or appeals before the Board, the New Construction Committee, or Modification Committee, nor any legal actions pending against the Association or Association officers.
- Shall not be more than 60 days delinquent in the payment of

(Continued on page 2)

President's Summary

By Tom Murdock, HDROA President

The two-part snow event that we experienced over the Christmas and New Year's holidays was a major event, with the National Weather Service issuing the first ever "Blizzard Warning" for Albuquerque. At my house, the snow totaled about eight inches; some other locations in High Desert received more.

The Association has had a snow removal protocol in place for several years. This also includes a snow removal agreement with Leeco.

Here's how it works: As they patrol High Desert, G4S monitors the snowfall. As it begins to accumulate, they will apply ice melt to the five main intersections (Academy at Cortaderia and Imperata, Spain at Cortaderia and Imperata, and Spain at High Desert street). Once the snow depth has reached a half-inch or so, day or night they will immediately contact our HOAMCO community Association manager (Lynnette Rodriguez), who then makes the decision to call Leeco.

Leeco then dispatches a vehicle with a snowplow attachment. They plow the five main intersections, and then clear the entrances and exits to all gated villages, with additional street clearing in Enclave and other selected areas. They will also clear the areas around the cluster mailboxes, and the sidewalk along Spain and Academy from Tramway to Cortaderia.

If the snow continues to accumulate, then the village gates will



Tom Murdock

There were three atypical aspects of this most recent storm. The snowfall was much more than usual, the skies were cloudy for much of the day, and the temperatures remained at or below freezing for several days. The snow did not melt quickly.

be opened to prevent damage and injury from vehicle impact. Additional clearing and application of ice melt will occur as needed.

There were three atypical aspects of this most recent storm. The snowfall was much more than usual, the skies were cloudy for much of the day, and the temperatures remained at or below freezing for several days. The snow did not melt quickly. Because of the extraordinary nature of this storm, we took the additional step of having Leeco apply the same cinder and salt mix used by the City to those streets which the City crews did not clear. Spreading the cinder/salt mix is not a part of the regular snow removal protocol.

In response to a resident request, the Board obtained an estimate of the cost to clear all the common area sidewalks in High Desert. For up to 3 inches of snow, the cost would be approximately \$6000, and for 4 – 6 inches of snow, the cost approaches \$10,000. If we have another major snow event, then we will consider sidewalk clearing at that time.

Deadline to Submit Statements of Interest Is Feb. 24 For Board of Directors Positions

— Continued from page 1

any assessment or other charge due the Association.

- Shall not have been removed as a Director by the Voting Members within the prior two years.

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



*We are painting in your neighborhood
and providing professional painters
you can depend on.*

We have been in the painting business for more than 30 years with long term employees. Complete interior and exterior painting, preparation, priming, and repairs.

We only use long lasting, top-quality paints.

• **Call 823-2400** •

5816 Signal Ave NE, Albuquerque NM 87113

Your Trusted Painter in High Desert

Visit our website at www.bobspainting.com

License #26789 Fully Insured and Bonded

Pet Sitting & Home Care Services

Loving & Personalized Care For Your Pets & Home

Roberta Borders
505.239.5838

- ✓ Pet Care While You Are Away From Home
- ✓ Feeding, Medications, Poop/Litter Scooping
- ✓ Vet/Groomer Appointment Taxi
- ✓ Daily Dog Walking Services
- ✓ Home Checks, Plant Care
- ✓ Excellent References



www.robertaborders.com

Message From the Community Association Manager

How Lawsuits Against Associations Impact Homeowners



Lynnette Rodriguez

*By Lynnette Rodriguez,
Community Association Manager,*

I want to talk about a topic that can affect any homeowner in any Homeowner Association (HOA). That topic is a lawsuit filed by a homeowner against his or her own association. While there can be times when a lawsuit is the only way to resolve a long-standing issue between management and homeowners, it is important for everyone to understand what is involved when that step is taken. Suing one's own homeowner association isn't like suing just any other outside business. A homeowner association is solely funded by its members for its members. All the money the association has in its budget comes from the membership itself. There is no outside source of income. The money essentially comes from the dues the members pay. The money gathered needs to roughly equal the amount of the association's expenses and to fund the necessary reserve funds. That's why it's considered a non-profit organization. (Note: there are for-profit HOAs but the majority of HOAs are non-profit corporations).

If a member decides they are going to sue their HOA for damages, where will the money come from to pay the HOA's lawyer to represent them? It has to come from the HOA's funds. What if there are not enough funds to cover the legal costs or any court award? The HOA will then have to either raise the association dues or issue a special assessment on each homeowner. The suing

member would also be subject to paying higher dues or the special assessment to cover their own lawsuit (unless otherwise ordered by the court).

Interestingly enough, if the suing owner doesn't pay that special assessment or the increased dues, the HOA can place a lien on that owner for failure to pay. Essentially, the homeowner would be paying for part of their own award or any legal costs the HOA incurred by defending themselves against the homeowner's suit.

Now, the HOA should have liability insurance. That insurance specifies a maximum amount the HOA would pay out in a lawsuit, thus making any court award a possible insurance claim. But if the amount awarded by the court is above the insurance limits, then the members may have to have a special assessment to pay the difference. This puts insurance premiums higher or risks insurance cancellation.

This is not to say a lawsuit against an HOA is an act of futility. A class action type lawsuit brought by many homeowners against the HOA (for reasons of financial impropriety, for example) could result in the best outcome for homeowners. But a lawsuit by an individual homeowner against another homeowner and/or the HOA can become a protracted, entangled mess that may end up costing everyone money. It's best to realize your HOA is designed to resolve its issues amongst its members without the need for outside court interference.

It's vital that all homeowners understand that suing your HOA is, in fact, bringing suit against yourself and your neighbors. It is always best to do your utmost to sort out issues without going into a courtroom.



LEECO GROUNDS MANAGEMENT

7804 Tiburon NE, Albuquerque, NM 87109
(505) 821-2124 FAX: (505) 821-8305



We specialize in:

- Grounds Management
- Irrigation installation and repair
- Tree and shrub installation
- Tree care and removal
- Xeriscape installation
- Seeding and area refurbishment

7804 Tiburon St NE
Albuquerque, NM 87109
Business Parkway/Academy Acres

(505) -821-2124

Why Is The City Sending You Info About Zoning Conversion?

— Continued From Page 1

The City's initial zoning conversion did not address conflicts between existing uses and new standards. This has caused the High Desert community to become a patch work of zones and many are in conflict with our CC&Rs. To correct this issue, the City is offering a one-year, voluntary follow-up zoning conversion process. Through May 2019, the City is offering property owners an opportunity to convert their zoning for free through a voluntary zone conversion process. This process was authorized by the City Council through Resolution 18-29 directing the Planning Department to work with property owners who opt in to a voluntary follow-up zone conversion (at no cost to the property owner). To officially opt into the process, homeowners are required to download, complete, and submit a copy of the Property Owner Request and Agreement Form to Long Range Planning. If an owner has multiple lots that qualify, they must submit a separate form for each property. The property cannot be considered until the completed, signed form is received by the planning department. Upon receipt of the form, the process will include further staff research and analysis of the property's zoning and entitlements as well as a determination of eligibility.

It is important the homeowners seriously consider taking action to help the Association avoid a patchwork of zones in the High Desert community and help to head off potential future issues relating to what can be constructed on a lot. The following table shows the old and new zoning for villages within High Desert:

Two of the new zone designations do not match the land use in

VILLAGES	OLD ZONING	NEW ZONING
The Overlook, West Highlands, Mountain Highlands, Desert Highlands, and The Highlands	SU-2 for High Desert R-1	R-1 D—Single Family (Extra Large Lot)
Chamisa Trail, Sunset Ridge, Chaco Ridge, Desert Sky, The Trillium, The Aerie, Solterra, Tierra del Oso, Desert Mountain, and a portion of The Canyons	SU-2 for High Desert R-T	R-T—Residential Townhouse
Wilderness Estates, Wilderness Compound, Wilderness Village, and Trailhead	SU-2 for High Desert R-R	Planned Development (PD)
The Enclave and Legends areas	SU-2 for High Desert C-1 and R-G	MX-L—Mixed-use low intensity
Pinon Point and a portion of The Canyons	SU-2 for High Desert R-T	R-1 C and D—Single-Family Large- or Extra-Large Lot

12 Villages in the High Desert development. The following new IDO designations are problematic:

- R-T Townhouse, which allows for up to six dwellings on one lot.
- MX-L Low Intensity Mixed Use, which allows for commercial use.

The PD designation is the most protective new zoning for High Desert. For the purpose of determining uses in PD areas, the City presently considers the “plan” for PD areas to be the previously adopted sector plan—in this case the 1993 High Desert Sector Development Plan (HDSP). So, the PD-zoned villages are the only villages for which the City will enforce the HDSP's requirements. However, this designation is reserved for vacant lots. From the perspective of maintaining the existing character of High Desert, the next most protective zoning is R-1, which zone requires a single dwelling on a single lot. However, while this zone prohibits commercial, the City will not enforce the HDSP's requirements in R-1-zoned villages. So, in R-1-zoned villages—and any villages not zoned PD—the responsibility for enforcing High Desert's community standards fall to the Association. This is where the CC&Rs apply, as previously discussed.

City Zoning Conversion Process

The City has already begun alerting homeowners through mailings. The Board believes all of our High Desert homeowners have been contacted by mail using the utility bill mailings to convey information. For detailed information from the City go to: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>.

The month of May is fast approaching and it is important that all residents consider re-designating their property to the most appropriate zone to ensure that High Desert is not a patch work of different zones. The above website will answer all of your questions and it provide a place to request the re-designation.

A member of the Board has analyzed the information the City provided on its website. Based on that information and available maps, he has developed a table to help homeowners understand what zoning criteria and zoning designation would most appropriately apply to completing their requests for re-designation. Before reviewing the table, it is important to understand an explanation of the zoning criteria and designations.

Zoning Criteria

To opt in to the follow-up, voluntary process for a legislative zoning conversion your property must meet any of the following criteria:

1. *Nonconforming Use:* The existing use on the property was allowed when the use began but is not allowed in the IDO zone district, and a zoning conversion could remedy the nonconformity by converting to an appropriate zone that allows the use.
2. *Voluntary Downzone:* The property is in an Area of Consistency, and the zoning conversion would result in a voluntary downzone to a less intense zone (e.g. R-T to R-1) that allows the existing use and is compatible with the site and the area.
3. *Floating Zone Line:* The property has two or more zones on one lot, and the zoning conversion would result in selecting the

(Continued on page 5)

Zoning Conversion —From Page 4

The month of May is fast approaching and it is important that all residents consider re-designating their property to the most appropriate zone to ensure that High Desert is not a patchwork of different zones.

most appropriate single zone to match platted lot lines.

4. **Prior Special Use Zoning:** The property was formerly zoned R-D or a Special Use zone (SU-1, SU-2, or SU3) and is currently vacant, and the zoning conversion would result in a more appropriate IDO zone district for the site.

5. **Size Thresholds:** The property is zoned NR-BP but is less than 20 acres or the property is zoned PD but is less than two acres or greater than 20 acres (i.e. the property is nonconforming as to lot size), and the zoning conversion would result in a more appropriate IDO zone district that is compatible with the site and the area and meets size thresholds, if applicable.

The High Desert Association meets the Non-conforming Use, and Voluntary Downzone criteria.

Zoning Designations

Many of the lots in High Desert have been inappropriately zoned and should be considered for rezoning. For example, the R-T (Residential Townhouse) and MX-L (Mixed-use Low Intensity) designation should be changed to R-1 (Single Family Residential). In addition, the PD (Planned Development) should also be changed to R-1 (Single Family Residential), even though it is the most restrictive and complements the old High Desert Sector Development Plan. That designation does not meet the Prior Special Use Zoning criteria.

Therefore, the R-1 designation may be considered as the most appropriate zoning designation for the High Desert development. Please note that the R-1 designation has four sub-categories associated with a minimum lot size: R-1A = 3,500 sq. ft.; R-1B = 5,000 sq. ft.; R-1C = 7,000 sq. ft.; R-1D = 10,000 sq. ft. What is the square footage of the lots in the High Desert development?

The Builder Guidelines for Sustainability do not indicate the size of Builder lots. The Premier and Estate Guidelines for Sustainability state that the Estate lots are a minimum of 1/2 acre in size or 21,780 sq. ft. and the Premier lots range in size from 1/3 acre to 1 acre or 14,520 sq. ft. to 43,560 sq. ft.

When considering which R-1 designation to propose, Builder lots should probably be designated R-1A, 3,500 sq. ft. minimum. This minimum is less than 1/12 of an acre. Premier and Estate lots should be designated R-1D, 10,000 sq. ft. minimum.

Please take a few moments and thoughtfully consider this issue and take the necessary steps to ensure that your property is appropriately zoned. If you have questions, please refer to the website previously mentioned. You also can telephone the City's Long-Range Planning Division at 505 924-3860 or email: abctoz@cabq.com.

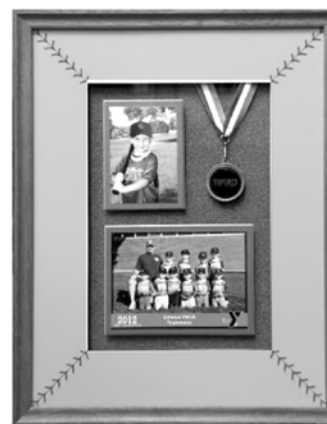
The following zoning conversion table should be helpful when applying for rezoning designation requests:

Zoning Conversion Table

VILLAGES	NEW IDO ZONE DESIGNATION	REQUESTED ZONE CHANGE	ZONE CONVERSION CRITERIA
The Overlook, West Highlands, Mountain Highlands, Desert Highlands, The Highlands, and Trailhead	R-1D Single Family (Extra Large Lot)	No Change	No Change
Wilderness Estates	PD Planned Development	R-1D – Single Family (Extra-Large Lot)	Voluntary Downzone
Wilderness Compound, Wilderness Village, and Wilderness Canon	PD Planned Development	R-1A Single Family Minimum Lot Size 3,500 sq. ft.	Voluntary Downzone
The Enclave and Legends	MX-L Mixed-Use Low Intensity	R-1A Single Family Minimum Lot Size 3,500 sq. ft.	Non-Conforming Use
Sunset Ridge, Chaco Ridge, Chaco Compound, Chamisa, Desert Sky, Trillium, Desert Mountain, Solterra, The Aerie, Tierra Del Oso, Desert Song, and West Portion of The Canyons	R-T Residential Townhouse	R-1A Single Family Minimum Lot Size 3,500 sq. ft.	Voluntary Downzone
Pinon Point	R-1 C Single-Family Large-Lot	R-1A Single Family Minimum Lot Size 3,500 sq. ft.	Voluntary Downzone
East Portion of The Canyons	R-1D Single-Family Extra-Large Lot	R-1A Single Family Minimum Lot Size 3,500 sq. ft.	Voluntary Downzone

Your Memories . . .

Our Expertise



YOUR neighborhood custom framer is

High Desert Art & Frame

Glenwood Village Shopping Center
(Tramway & Montgomery)

12611 Montgomery Blvd. NE Suite A-4

505.265.4066

www.highdesertartandframe.com

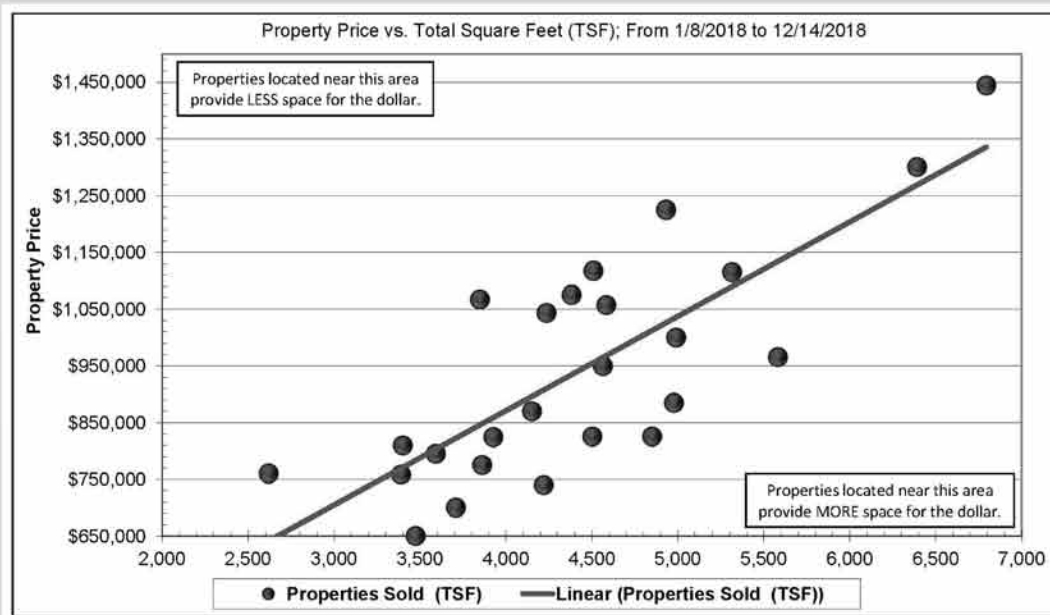


Associate Broker, CRS
GREG LOBBEREGET
Selling High Desert Since 1996!
 Over 30 years experience serving the Albuquerque Metro Area

CELL: 505.269.GREG (4734) • FAX: 505.237.8535
 GREG@GREGLOBB.COM | WWW.ABQFORSALE.COM | WWW.GREGLOBB.COM

COLDWELL BANKER D
 LEGACY
 PREMIER
 Elite 25
 NEW MEXICO
 REALTOR SELECT

25 Custom Homes On Estate Lots Sold in High Desert Through MLS in 2018



Non Estate Lots Will Be Featured In The Next Issue



6228 GHOST FLOWER TRAIL NE

2,309 SQFT - 3 BR - 2 BA - 2 CG - .10 AC LOT

Located in The Legends. An exclusive gated community, this home features an amazing kitchen with stainless appliance package. Finished basement with cork flooring and custom lighting. 7 skylights are featured in the home and garage, both radiant and forced air heating, built ins, surround sound, beautiful copper/wood windows, a whole house water filtration system - want to add a hot tub to your private patio? The hookup is there! Pot filler in kitchen. more green features! This home backs to the open space area and is contained on a patio home/minimum clearance lot. Perfect for those wanting little to no maintenance. Gated entrance to home specific to courtyard adds extra security and privacy.

TO BE OFFERED AT: \$595,000

SOLD



6112 COPPER ROSE ST. NE

4,502 SQFT - 4-6 BR - 5 BA - 3 CG - .70 AC LOT

Stunning Ben Lucero custom built High Desert home! Private courtyard entry with stunning views. Large LR with a built-in entertainment center. The DR is open to the LR, The KT features granite counters. Spacious Master Suite on the main level of the home with a spa like bath and a large walk-in closet. Upstairs you will find spacious secondary BR's, the FR (or 6th BR). The FR offers a private balcony & built-ins. Also on the main floor you will find a study/BR. This home features mature landscaping, four private patios/decks w/incredible, wide ranging city, sunset, and mountain views!

UP TO **FOUR FREE TRAM PASSES** are available from me every day. Call early to reserve your passes, they are available on a first come, first served basis.

Contact Greg Today! Greg@GregLobb.com OR 505-269-GREG (4734)

High Desert Patrol Report: November-January 2019

Call Type:	Nov.	Dec.	Jan.	Call Type:	Nov.	Dec.	Jan.
<u>CRIMINAL/</u>				(Lost) Property	0	0	0
<u>CRITICAL EVENTS:</u>	—	—	—	Gate Issues	0	1	8
Assault/Fight	0	0	0	Street Lights/Maintenance	5	4	1
Breaking/Entering: Home	0	0	0	<u>OTHER:</u>	—	—	—
Breaking/Entering: Vehicle	0	0	1	Animal Control Calls	0	0	0
Construction Site Burglary	0	0	0	Abandoned Vehicle Calls	0	0	0
Dwelling Fire	0	0	0	Snake Calls	0	0	0
Vehicle Fire	0	0	0	Vacation Home Checks	30	25	19
Grass/Wild Fires	0	0	0	Security Inspection	157	161	277
Medical Emergency	1	1	0				
Alarms	4	3	2				
Suspicious Person/Vehicle	11	11	11				
Vandalism	1	0	2				
<u>TRAFFIC EVENTS:</u>	—	—	—				
Vehicle Crash	0	0	0				
Parking Violations	5	7	0				
<u>PREVENTION & NUISANCE:</u>	—	—	—				
Loud Music/Party Noise	0	0	0				
Salesperson/Solicitor	2	1	1				
Open Door/Window/Garage	18	32	13				
Notices Posted on Residences	0	0	0				
Pool Issues	0	0	0				
<u>QUALITY OF LIFE:</u>	—	—	—				
(Lost and Found:)	—	—	—				
(Lost) Children	0	0	0				
(Lost) Pets	0	1	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 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.



Brinwood

HAIR MANAGEMENT

When you're looking for precise consistent haircuts...

...For the best wash & wear hair cutting

505.237.2227 • research reviews on **yelp**✱



HIGH DESERT DERMATOLOGY

ALBUQUERQUE THE MAGAZINE TOP DOC: 2010, 2013, 2014, 2015, 2018



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

Medical Dermatology

Acne
Eczema
Psoriasis
Rosacea
Skin Cancer

Cosmetic Dermatology

Botox
Juvederm
Restylane
Restylane Silk
Latisse



**Voted TOP DOC by
ALBUQUERQUE THE MAGAZINE**

www.HighDesertDermatology.com

Surgical Dermatology

Skin Cancer Removal
Skin Biopsy
Cyst Removal
Mole Removal

Laser Dermatology

Fraxel
Rejuvenation
Acne Scarring
Stretch Marks
Hair Removal

*Now Accepting
New Patients*

*Saturday
Appointments
Available*

Medical Dermatology • Surgical Dermatology • Cosmetic Dermatology • Pediatric Dermatology • Laser Hair Removal

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.

**12241 Academy Rd. NE • Suite 204 •
Albuquerque, NM 87111**

• 505-938-4214 •

**Book your appointment by calling or going online to:
WWW.HIGHDESERTDERMATOLOGY.COM**

High Desert Compliance Coordinator's Report

Decorations, Flags and Protecting the Views of the Night Sky



Ed Burleson

*By Ed Burleson,
Compliance Coordinator, HOAMCO*

Just a reminder to everyone that all holiday decorations should have been removed by January 31. We do understand that due to the previous snowy weather, efforts may have been delayed. If you've put it off, please remove those decorations right away.

Flying Flags is Permitted

Some questions have been raised about community rules regarding the flying of the American flag. New Mexico state law permits the flying of the flag and any other banner.

Lighting in High Desert

My office receives a number of questions about outside lighting in the community. These questions can be answered by me or by referring to the Lighting Standards found in your CC&Rs or by going online to www.highdesertliving.net.

On the homepage click on the left hand menu item Documents, then click Governing Documents and scroll to "Guidelines for Sustainability, Builder Homes." See page 19: "Exterior Lighting Standards for High Desert." Or, scroll down to the Guidelines for Sustainability: Estate and Premier Homes and go to page 27.

These High Desert rules and regulations set clear standards for lighting to protect views of the night sky for all residents.

All outside bulbs should be no more than 75 watts or 1200 lumens at a color temperature between 2700 and 3000 Kelvin. The watts or lumens are printed on the bulb or on the box. Fixtures on buildings or in yards that focus the light upward without shields are not permitted. "Up lighting" to illuminate plants and trees is also not allowed. Any lighting of plants must be achieved with hidden light sources or lamps recessed and pointed downward on nearby buildings.

Security Lights

What about emergency safety lights or security motion lights? Rules and regulations do allow emergency and security lighting activated with motion sensors for special emergency situations. Those lights should not be used continuously as a general deterrent during evening hours or while the homeowner is not present. Security lighting must be fully shielded and angled downward so the light source is not visible from other properties or adjacent streets. These lights also cannot exceed 1200 lumens.

Shielded Street Lights

The City of Albuquerque has been out and changed and adjusted the community street lights with shields and the scope of the light shining down to the ground.

Any questions? Don't hesitate to call!

Your High Desert Mortgage Experts.



Cathy Neuharth

Senior Mortgage Lender
NMLS# 470210

EMAIL cneuharth@bellbanks.com
MOBILE 505.263.3156
WEBSITE nmlender.com



Kathy Breneman

Senior Mortgage Lender
NMLS# 5881

EMAIL kbreneman@bellbanks.com
OFFICE 505.220.9758
WEBSITE brenemanhomeloans.com

Bell Bank
Mortgage

bellbankmortgage.com

Contact us today to learn how we can help.





IPS Residential Security

FULL SERVICE RESIDENTIAL PATROL

Including 24 hr. Emergency Dispatch

High Desert Community

- Quick Response Times
- No False Alarm Fee
- 24 Hour Dispatch Center
- We work with ALL Alarm Companies
- No Long-Term Contracts



I want everyone in the City of Albuquerque to have the opportunity to have a quick, professional armed response to your home alarm system. We all deserve to be safe in our homes!

Everyone needs a quick response to their alarm. Especially one with no false alarm fees attached to it after a ridiculously long response time.

For the price of a cup of coffee each day, you can have 24 hour Peace of Mind!

Full Service Security Patrol

We will work with ANY alarm company or whatever (viable) method you have of getting us a notification to our 24 Hour Dispatch Center located here in Albuquerque.

Call Kevin Smith for him to come out to your home and we will get you signed up today!

Kevin Smith, IPS Sales – (505)440-3838
Or call our business office (505)897-2420

Thank you!

*Aaron T. Jones
President & CEO*

www.ipsglobal.com



"Providing Peace Of Mind In An Ever-Changing World"

International Protective Service, Inc. (IPS)

Aaron T. Jones & Associates, Inc.
(Protective Services Division)



10th Annual High Desert Studio Tour Another Success As Community Artists Open Their Studios

The 10th Annual High Desert Studio Tour featured homeowner artists who displayed their creations in their homes and studios on a beautiful fall day Saturday, Nov. 10, 2018. The Studio Tour is sponsored by the Welcome Committee as a way to introduce residents to their artist neighbors. Thea Berg began the event in 2008 and continues to act as Chair of the Tour. The 11th Annual High Desert Studio Tour is planned in November and artists should contact Thea at thea.berg@comcast.net. New High Desert artists are welcomed to join the Tour.

"We've been doing this for 10 years and there are homeowners who have exhibited their work either every single year or nearly every year," she said. In November, 12 artists exhibited in five High Desert homes marked with purple balloons to guide visitors. "We are very happy with the participation and the turnout," said Thea.



Fabric artist Pat Missimer, West Highlands, has been sewing since she was in the second grade. Today she specializes in all types of personal and decorative accessories and aids for handicapped people. She has recently branched out into creating jewelry as well.



Sandra Allen, left, is a classically trained piano instructor who taught for many years in five different states. After she and her husband moved to High Desert, she took up watercolor painting in her spare time. "I was always interested in painting," she said, "although I thought I had no talent. I didn't realize you had to work at it." She has concentrated on learning the techniques for the past 10 years, studying with different Albuquerque teachers. Sandra and her husband live in The Overlook and she paints wherever the light is best, even her bathroom. Sandra exhibits her work at the Jewish Community Center, with the New Mexico Art League and currently has several paintings hanging at UNM's law library.

Thea Berg, shown at right, is the Chair of the annual High Desert Studio Tour and a longtime maker of beaded jewelry. In this photo, she arranges the display in her home in The Overlook where she lives with her husband Ray. She is wearing a new design of jewelry that she created in an effort to use various materials she already had on hand. "I just wanted to see what I could make out of what I already had," she said.



HELPING YOU BUY AND SELL SMART.

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!!

Pat & Rob D., Los Alamos/Sandia Labs Scientists

Gary has a proven track record of helping people Buy and Sell Smart. For more about his background, how it influences his approach to Real Estate, and why he is Albuquerque's High Desert Expert, call today!

GARY SHAW
ASSOCIATE BROKER :: REALTOR :: BSME
MOBILE :: 505.506.9941
Gary@GaryShaw505.com
KW
KELLERWILLIAMS.
REALTY 505.271.8200

High Desert Treasurer's Report: 2nd Quarter Fiscal Year 2018 -19



Dr. Jim Cole II

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

The HDROA concluded the second quarter of the 2018–2019 fiscal year on December 31, 2018, at which time the Master Association had an income of \$641,556.33. This was \$13,585.29 (2.16%) more than the \$627,971.04 initially budgeted. Mandated transfer to reserves of \$20,092.50 resulted in a net income of \$621,463.83. Expenses totaled \$501,184.63, and were \$117,575.25 (19.0 percent) less the \$618,759.88 initially budgeted, resulting in an operating net income of \$120,279.20.

The gated villages had a combined income of \$148,261.41. Expenses of \$88,157.90 plus mandated reserve contributions of \$53,280.00 totaled \$141,437.90, resulting in a combined operating net income of \$6,823.51 for the villages.

The Association's reserve accounts remain healthy and fully funded as mandated in the current Reserve Study. The Master Association had a balance of \$638,410.77 in its reserve checking and CD accounts. The arroyo reserve account had a combined balance of \$104,287.04. The gated villages had a combined balance of \$1,072,912.29 in their reserve checking and CD accounts.

As of September 30, 2018 the HDROA had cash assets of \$2,726,069.17.

There were no expenditures from the reserve accounts in the

second quarter. A summary of these expenditures (July–September) reveals a spending total of \$55,375.75 thru December 31, 2018, with the Master Association's portion being \$22,999.50. The gated village's collectively amounted to \$32,376.25. The majority of these expenditures were for sidewalk repairs/replacement, stucco/wall repair and guardhouse restoration.

The HDROA Accounts Receivables (AR) as of December 31, 2018 reveal that 125 owners had AR balances totaling \$86,686.49 resulting in a total delinquency rate of 7.70 percent. \$28,000 were for rental policy violations, and \$2,881.90 were for other CC&R violation fines. Of note is the fact that the top 13 delinquent owners (those owning \$500 or more) account for \$78,190.74 (90.19%) of the total receivables.

As is the HDROA Board of Directors' policy, all financial records comprising the 2017–2018 fiscal year were sent to Porch & Associates LLC, for an independent third party audit. Their opinion: The financial statements present fairly, in all material aspects, the financial position of the HDROA, Inc. as of June 30, 2018, and the results of its operations and cash flows for the year ended in accordance with accounting principles generally accepted in the United States of America.

As the Association completes the 2nd 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

We Do Windows!



- professional residential window cleaning
- we welcome large and hard-to-reach windows
- hard water spot removal
- serving the greater Albuquerque area
- local references available
- visit our web site for more info and coupon!
- call for a free estimate

Web: WeDoWindowsNM.com

Phone: 459-3093

HDROA Reserve Balances for the 2nd Quarter 2018 – 2019

Master Association	\$ 638,410.77
Arroyo Reserve	104,287.04
Canyons	192,907.52
Chaco Compound	51,707.85
Desert Mountain	236,027.81
The Enclave	107,369.35
The Legends	116,836.57
Trillium	267,119.45
Wilderness Compound	96,470.28
<u>Wilderness Canon</u>	<u>4,473.46</u>
Total Reserves	\$ 1,815,610.10

HDROA Reserve Expenditures thru the 2nd Quarter 2017 – 2018

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 Compound	00.00
<u>Wilderness Canon</u>	<u>00.00</u>
Total Reserve Expenditures	\$ 55,375.75

High Desert Treasurer's Reports



HDROA Income/Expense Report for the 2nd Quarter 2018 – 2019.

INCOME

Homeowners Assessments	\$ 584,280.00
Cost Sharing – Altezza	37,495.77
Assessment Interest	1,641.38
Assessment Late Fees	600.00
Legal/Collection Fees	13,030.80
Gate Remotes	120.00
Interest Income	1,473.38
Recovery of Bad Debt	500.00
Penalties/Fines	1,650.00
Other income	765.00

Income \$ **641,556.33**

Transfer to Reserves (20,092.50)

Total Income \$ **621,463.83**

EXPENSES

Administrative

Administrative Assistant	\$ 27,678.84
Bank Charges	60.00
Insurance	7,674.52
Lien/Collection Costs	76.00
Board/Voting Member Meetings	826.25
Office Expense	1,972.98
Postage	5,655.07
Printing	8,392.18
Reserve Study	00.00

Landscape

Landscape Maintenance	\$ 5,127.14
Landscape Replacement	3,840.21
Landscape Other	2,950.31
Irrigation Repair & Maintenance	6,397.01
Pet Clean Up	1,527.38
Trail Maintenance	240.89

Professional Fees

Accounting/Tax Prep Fees	\$ 4,315.00
Consulting	10,010.02
Legal fees- Collection/Small Claims	5,357.37
Legal-General Services	2,050.34
Association Management	69,183.28
Security Services	108,738.41

Taxes/Other Expenses

Allowance for Doubtful Accounts	\$ 10,965.58
Community Events	12,860.41
Welcome Committee	506.34
Website	2,950.36
Gate Maintenance	721.05
Sign/Entry Maintenance	806.84
Wall Repair & Maintenance	12,593.33
Snow Removal	00.00
Locks & Keys	11.70
Miscellaneous	1,211.57
HDROA Office	4,242.00
Taxes-Corporate	500.00

Utilities

Electricity	\$ 9,943.42
Telephone	510.00
Water/Sewer	30,000.00

Total Expenses \$ **501,184.63**

Operating Net Income/Loss \$ **120,279.20**

HDROA Gated Villages Income/Expense Report for the 2nd Quarter 2018 - 2019

Canyons

Income	\$ 14,844.78
Transfer to Reserves	(7,549.00)
<u>Expenses</u>	<u>8,276.44</u>
Operating Net Income	\$ (980.66)

Chaco Compound

Income	\$ 6,077.77
Transfer to Reserves	(3,096.50)
<u>Expenses</u>	<u>5,027.87</u>
Operating Net Income	\$ (2,046.60)

Desert Mountain

Income	\$ 56,864.08
Transfer to Reserves	(13,883.00)
<u>Expenses</u>	<u>34,396.82</u>
Operating Net Income	\$ 8,584.265

The Enclave

Income	\$ 13,880.11
Transfer to Reserves	(7,308.50)
<u>Expenses</u>	<u>5,734.65</u>
Operating Net Income	\$ 836.96

The Legends

Income	\$ 17,896.15
Transfer to Reserves	(6,408.50)
<u>Expenses</u>	<u>7,804.86</u>
Operating Net Income	\$ 3,682.79

Trillium

Income	\$ 26,520.95
Transfer to Reserves	(10,437.50)
<u>Expenses</u>	<u>14,085.48</u>
Operating Net Income	\$ 1,997.97

Wilderness Compound

Income	\$ 8,278.09
Transfer to Reserves	(3,127.00)
<u>Expenses</u>	<u>9,214.32</u>
Operating Net Income	\$ (4,063.23)

Wilderness Canon

Income	\$ 3,899.48
Transfer to Reserves	(1,470.00)
<u>Expenses</u>	<u>\$ 3,617.46</u>
Operating Net Income	\$ (1,187.98)

Total Gated Village Income \$ **148,261.41**

Total Transfer to Reserves (53,280.00)

Total Gated village Expenses \$ **88,157.90**

Total Operating Net Income \$ **6,823.51**

Crime in High Desert: What are the Risks?



Dr. Janet Brierley

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

I have reviewed the crime map covering High Desert over the last six months and it reveals our persistent areas of vulnerability as well as some encouraging trends.

Vehicle Break-ins and Auto Theft

The most common crimes reported to the police are vehicle break-in and auto theft. These crimes are occurring throughout the area, including in gated villages. Major hot spots are the Michial Emery Trailhead at the top of Bear Canyon and the Embudito Trailhead next to Trailhead Village. Burglars know that visitors to the open spaces are likely to be leaving their vehicles for at least an hour, so they have plenty of time to break in. Additionally, the parking areas tend to be isolated and residents cannot see them from their homes to report suspicious activity.

The best deterrent to thieves is to make your car unattractive by ensuring it is locked with nothing of value left in it. Leave absolutely nothing in view – not even a jacket! Remember to remove your registration and insurance from the glove compartment, otherwise the thief's next stop may be your home. Consider buying a steering wheel lock if you have to park your vehicle outside your garage overnight or if you leave it at a trailhead.

Six homes were broken into over the last six-month period and all the crimes occurred on a weekday during daylight hours when the owners were out. This is the typical pattern seen throughout the country. Make sure that you close your garage door completely, shut the windows, lock the doors and activate the alarm. Do not

assume that your dog will protect your property; burglars are not intimidated by your animals and may even take advantage of the doggie door to gain entry into your house.

The encouraging trend I found on the crime map was the large number of reports of suspicious persons or vehicles. Although we don't want to see unsavory individuals around the neighborhood, this data suggests that not only the security patrol, but also individual homeowners are paying attention to their surroundings and reporting dubious activities. Being aware of one's surroundings and recognizing situations outside the norm form the bases of the success of Neighborhood Watch programs.

Going forward, it is crucial that we continue to properly secure our homes and vehicles and report all instances of crime to the police so that police resources will be allocated appropriately.



High Desert Crime Prevention Meeting Set For Feb. 28 at Holiday Park

Voting Members are sponsoring a Crime Prevention meeting for High Desert homeowners on Thursday, February 28 at the Holiday Park Community Center at 11710 Comanche Rd., NE from 6 to 7:30 p.m. All homeowners are invited.

On hand will be officers from the Albuquerque Police Department to answer questions and give a presentation on crime trends and statistics.

your home,
your dream

... My Commitment



JOI BANKS SCHMIDT

REAL ESTATE SALES PROFESSIONAL

505.259.2033

I ♥
REAL
ESTATE

COLDWELL BANKER

LEGACY

505-239-3700

COLDWELL BANKER



GLOBAL
LUXURY

New 4-Way Stop Signs To Be Installed At Intersection of Blue Gramma and Sunset Ridge

By James Gage, Operations Manager, G4S,

A new 4-way stop is coming to High Desert at the intersection of Blue Gramma and Sunset Ridge; we will see these new stop signs there in the near future. This is to create a safer traffic flow for the area and reduce the risk of vehicle accidents. The new stop is a result of homeowners' concern with safety at the intersection. They worked with the Board of Directors and the City to have the 4-way stop established. Please note that the city police will be asked to patrol this area for the first few weeks to assist with traffic control.

Salting Major Intersections After Snowfall

With the winter season upon us, we can expect the winter storms will create slick and icy road conditions. G4S officers will salt the major intersections of the High Desert community once the snow begins to accumulate up to one inch. Our concern during these times is the safety of the residents and our goal is to ensure every motorist arrives at their destination as safely as possible.

Invitation to Thieves

During the winter months, it seems to be common practice among some homeowners to leave their vehicles running and unattended in order to warm up before departing. This creates an opportunity for anyone with criminal intentions to steal your vehicle. Additionally, if your vehicle is in the garage with the garage door open, you



Homeowners should be alert to the new 4-way stop coming soon to Sunset Ridge and Blue Gramma.

have created another opportunity for someone to enter the garage and possibly your home. Albuquerque has one of the highest car theft rates in the country—don't be a victim. And remember, it is always a good practice to never leave your keys in your vehicle, and to always keep your vehicle doors and garage doors (both overhead doors and doors to the interior of your home) closed and secured at all times.

Complete Supply of Landscaping Materials

- Installation & Materials for DIY Projects
- Topsoil
- Boulders
- Firewood
- RR Ties, All Sizes
- Sunset Rose
- Brick • Flagstone
- Sand • Gravel
- Santa Fe Brown
- Soil Builder • Bark
- Weed Barrier

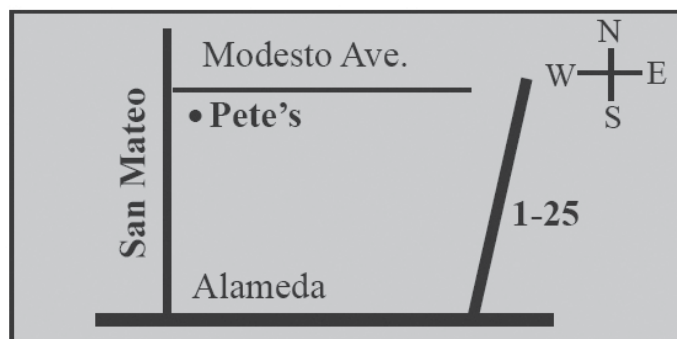
Monday-Friday: 8-5 p.m.
Saturday: 8-3 p.m.

NM Lic. 92952
GB98/MS-6GS8/GS-16
BONDED INSURED



PETE'S
LANDSCAPING & MATERIALS, LLC
SINCE 1980

We've Moved! 5200 Modesto Ave. NE



www.peteslandscaping.com

822-9822



**Free Tram Passes
Available**
Call to reserve yours today!
505-228-1800



12064 Irish Mist NE
\$925,000
Primrose Pointe

11312 Woodmar NE
\$555,000
Tanoan East



Our Featured Listings For Sale



7704 Florence NE
\$789,000
Desert Ridge Trails

12604 Sunset Ridge
\$520,000
High Desert



Qualified Member **Keller Williams Luxury International**

Our Average
List to Sales
Price Ratio
98%

**Top
1%**
Greater Albuquerque
Association of
Realtors

Homes we list
Average Days
on Market
28

"We earn your trust by delivering on your expectations"
Read our client reviews on
Zillow



KELLERWILLIAMS
Luxury
INTERNATIONAL

Veronica Gonzales
Veronica@ABQDreamHomes.com
www.ABQDreamHomes.com
505-228-1800

Board Thanks Fire Department for Quick Response to May's Grass Fire: Plaque Presented at City Council Meeting on January 7, 2019

The January 7 City Council meeting was the site of a special presentation by two High Desert Board members who thanked the Albuquerque Fire Rescue on behalf of the Association for its swift response to the grass fire on May 15, 2018. The fire burned several acres and impacted the outside walls of residences before it was extinguished.

Tom Murdock, Board President, and Dr. Janet Brierley, Board Director, presented the plaque to Fire Chief Paul Dow and Lieutenant Brian Fox, Wildland Division Coordinator, at the City Council meeting. HOAMCO's High Desert Community Association Manager Lynnette Rodriguez was also present.

Tom presented the plaque to Lt. Brian Fox, saying "On behalf of the High Desert Residential Owners Association, we would like to present this plaque to Lt. Fox and the AFR, with our heartfelt gratitude for their efforts to contain the fire with no loss of life, and minimal damage to High Desert and the residences."

The plaque inscription read: "Presented to Albuquerque Fire Rescue in recognition of its outstanding efforts during the Elena



Photo above: Tom Murdock, Board President, shakes hands with Brian Fox, Wildland Division Coordinator, as Fire Chief Paul Dow looks on.

Photo left: Dr. Janet Brierley, Board Director, addresses the City Council.

Photographs courtesy of Julian Moya, Special Projects Analyst, City Council.

Gallegos Fire on 15 May 2018. AFR's swift response protected lives and minimized property damage. AFR's continuing efforts better prepare us for future wildfires. With gratitude and appreciation, High Desert Residential Owners Association."

ACCEPTING NEW CLIENTS



PHONE (505) 890-0008

EMAIL info@guardianhomewatchnm.com

OFFICE HOURS

Monday – Friday: 9:00 AM – 5:00 PM
Saturday & Sunday By Appointment

5901 Wyoming Blvd. NE, Suite J #106
Albuquerque, NM 87109

See our website for complete information about our services

guardianhomewatchnm.com



**GUARDIAN
HOME WATCH**

FINALLY. A RELIABLE LOCALLY OWNED AND OPERATED COMPANY THAT WILL HANDLE ALL THE DETAILS FOR ABSENTEE OWNERS.

We are an independently owned, boutique firm, specializing in full service home watch management.

We offer customized and hands-on home and condo watch management services that include:

- Diligent follow-up
- Responsiveness
- High ethical standards
- Clear lines of communication

Estimates are free and our services are professional, bonded and guaranteed.

PEACE OF MIND WHEN YOU'RE AWAY.

Landscape Committee Activities Update: Winter 2019

By Margo Murdock, Chair of the Landscape Committee

Winter is a busy time for the Landscape Committee because we want to get our projects for the year identified, budgeted for, and approved by the Board.

Landscape Maintenance

Walls were cleared, vegetation removed, then pre-emergent herbicide put down to prevent vegetation regrowth. Vegetation along trails was cleared to a two-person width and ruts in the trails were filled with dirt. Crusher fines in the Sculpture Gardens were re-sealed. Irrigation was shut down for the winter but run manually when warm days allowed.

Much of the information we requested of Leeco was provided, but in notebook form. We still intend to send the Voting Members satellite maps of the areas being maintained but need this electronically so we can do it by email. Very detailed maps for irrigation were already provided electronically as well as a spreadsheet with the irrigation schedules. We now have photos of the typical erosion areas and hopefully we will keep these areas clear. Leeco promised wall-clearing maps since we did not have them, and they found some areas that were not cleared previously.

Large plants, typically chamisa and apache plume, were removed in areas where there is not enough space for them. Most of the plants removed were in the older streetscapes. Some of these were volunteers which grew into the street or over the sidewalks

or rubbed the stucco walls. Other large shrubs were selectively pruned. A few large shrubs were removed at intersections where they impeded the ability of drivers to see oncoming vehicles. This is a city requirement and makes sense especially when the unseen traffic is travelling at high rates of speed (40 m/p/h or more).

Wood chip mulch was installed around the trees in the Trillium Park. Trees respond well to fresh wood chips (not bark) placed on top of soil as a mulch because this encourages microorganism growth between the mulch and the soil. Mixing the chips into the soil steals nutrients when trying to make the chips decay into soil.

Plant Replacement And Removal Projects

The Spain entrance monument to the north had a compost-based mulch added in front and the boulders were regrouped, repositioned, and partially buried in order to look more natural. Plant growth this coming year should be more visible.

A Texas red oak tree was installed at the Michial Emery Trailhead to provide some shade over the stumped cottonwoods we removed. The dead cottonwoods along Tramway behind Trillium were also stumped and removed for safety reasons. The homeowners association might be liable if the trees fall and we were aware of their status as hazard trees. Finally, a sycamore in Legends Park was also removed as the roots were beginning to raise the nearby sidewalk and a crack in a homeowner wall. We asked an arborist to evaluate these situations.

(Continued on Page 19)

Are You Looking For Designer Furniture at Half The Original Cost?



*Look No Further...
We Are Your Source!*

*LIVING ROOM SETS, DINING
ROOM SETS, OUTDOOR SETS,
BEDROOM SETS, MATTRESSES,
APPLIANCES (RARELY), AND
UNIQUE "ONE-OFF'S." OUR
SELECTION VARIES WIDELY AND
MOVES FAST, SO TEXT OR CALL
ME FOR AN APPOINTMENT
TODAY:*

JOSH: (505) 450-3238

Landscape Committee

—Continued From Page 18

Sunset Ridge Entrance

A meeting with the city traffic engineer resulted in the up-coming installation of a 4-way stop (see page 15), a warning of the upcoming stop sign, and an evaluation at the end of a three-year period to determine the effectiveness of the change. Installation is tentatively planned for late February so residents can be made aware of the change first.

Next Quarter Work

Unavailable plants at fall planting time for the Enclave entrance, Canyons entrance, Highlands entrances, and streetscapes should be installed in March or April. We would like to do the grading and irrigation installation for the entrance to Sunset Ridge before winter is over.

We presented the final flow sensor installation (for West Highlands, Desert Highlands, and Mountain Highlands, Wilderness, and Legends), but the proposal was conditionally rejected by the HDROA Board because of the leak we encountered along the Spain trail. The Board wants to ensure that the flow sensors are working correctly so we don't have another unexpected leak. We may need to install a cloud-based controller to receive the alerts more quickly.

The next streetscape plant replacement is intended for Golden Aster on the north side, Imperata on the west side from Spain to Canyons, and Cortaderia on the east side from Spain to Tierra del Oso.

Arroyo Inspection

The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) inspection is scheduled for February. Also, in February we will begin cutting the native grasses in the streetscapes. Heads Up Landscape Contractors (our previous landscape vendor) did this in March most years— although last year they did it in February for crew scheduling purposes.

Community Garden or Accessible Garden?

High Desert could initiate a community garden where residents would own a plot in the garden and plant it with their choice of plants, or we could create an Accessible Garden (see my landscaping column on page 24) for persons with disabilities. If either of these ideas interest you, please contact me at murdock@swcp.com. We are looking for someone interested in creating excitement about the idea, organizing the work, and managing it. If this type of gardening is your cup of tea, please let us know! Here is a local community garden in the North Valley <http://riograndefarm.org/get-involved/community-garden/>.

We Need Additional Committee Members

Within the last year, two of our long-term members have retired from the committee and we are looking for additional members. Please complete a Statement of Interest if you would like input into creating and maintaining the High Desert landscape. Go to the High Desert website at www.highdesertliving.net. Click on Volunteer Opportunities on the lefthand menu. See Statement of Interest on the left menu, or click the Online Submission form.

Where a Love of Learning Begins



Accepting Applications for 2019-2020
Call for a Personal Tour Today!

Sunset Mesa School has been educating young children in academic excellence, strong character, and foundational learning for more than 70 years. We attend to each child's development by providing strong role models and partnering with parents. The results are high caliber students who are well prepared for the next steps in their future.



Sunset Mesa School
Excellence in Preschool & K-5 Education

NORTHEAST HEIGHTS | MORRIS & CANDELARIA
505-298-7626 sunset-mesa.com



**WE MAKE
SWITCHING
EASY!**

The moment you realize you've been paying fees for your checking.

Free yourself from big bank checking.
Move to Sandia Area today.

FREE from minimum balance requirements.

FREE from monthly fees.

FREE Mobile & Online Banking.

FREE 30,000 ATMs nationwide.

FREE local service.



Sandia Area
sandia.org/free-checking

Stay Off the Delinquency List - Check your Auto Payment for Assessments

By Emily Spies, HOAMCO Director of Accounting

In July 2018, after five consecutive years with no increase, High Desert assessments increased to \$180 per quarter.

While most homeowners made the necessary adjustment to their payments, there are still a number of owners who have continued to pay their assessments at the old rate. This discrepancy has left a small outstanding balance still due on their accounts. That balance will continue to grow unless action is taken by each homeowner to remedy the amount withdrawn from their bank account.

If you have set up a recurring payment for your assessments, please take a moment to ensure that you have updated the amount on your bank's bill-pay system. This action must be taken by the homeowner. High Desert also offers automatic ACH (Automatic Clearing House) payments from your bank account so that you never need to worry about adjusting for increases in the future. If you have any questions, call HOAMCO at (800) 447-3838.

Reminder: Vacation Rentals of High Desert Homes Are Not Permitted by Association CC&Rs

High Desert homeowners are reminded that renting their homes for less than six months as a vacation rental is not permitted by the Association. Online websites such as Vacation Rental By Owner, Home Away and Airbnb are being monitored by management in order to make sure no homes are included in online listings. For details on the policy prohibiting rentals, go to www.highdesertliving.net. Click on Documents/Policy & Procedures and scroll to "High Desert Rental Policy and Procedure."

Contracts Committee to Evaluate Proposals From Management Companies

By Lynn Claffy, Contracts Committee Chair



Lynn Claffy

As reported in the November newsletter, the Contracts Committee was waiting for association management vendors to submit a response to our Request for Information (RFI). The RFI was sent to seven companies, including four local companies, one in Santa Fe, and two in Arizona. Responses to the RFI were received in October from two local companies and one in Arizona with the rest of the companies choosing not to submit a response. The committee decided to ask all three management companies to submit a response to a more formal and detailed Request for Proposal (RFP). The RFP was issued in mid-December, and responses were due January 25. One company requested a site visit, and another committee member and I spent a full hour driving through many of our villages. The committee will evaluate the proposals in February and will make a recommendation to the High Desert Board of Directors in March or April. A contract, which will begin July 1, 2019, will then be negotiated with the apparent winning company.

HunterDouglas

REBATES STARTING AT

\$100*

on qualifying purchases

JANUARY 12-
APRIL 8, 2019



Duette® Honeycomb Shades



Cozier winters.
Cooler summers.
Energy savings year-round.

Ask about rebate savings on select insulating Hunter Douglas styles today.

*Manufacturer's mail-in rebate offer valid for qualifying purchases made 1/12/19 - 4/8/19 from participating dealers in the U.S. only. Rebate will be issued in the form of a prepaid reward card and mailed within 4 weeks of rebate claim approval. Funds do not expire. Subject to applicable law, a \$2.00 monthly fee will be assessed against card balance 6 months after card issuance and each month thereafter. See complete terms distributed with reward card. Additional limitations may apply. Ask participating dealer for details and rebate form. ©2019 Hunter Douglas. All rights reserved. All trademarks used herein are the property of Hunter Douglas or their respective owners. 19Q1NP0UBW1

**We Not Only
Service
High Desert...
We Also
Live Here.**

— **Bill and Sherri McConnell,**
Desert Sky

505-298-7405

**WINDOW^{LLC}
FASHIONS**



Today, 125 years worth of moving experience won't cost you a penny more than an unknown mover.

We do all types of moves, large and small. Call or email us today for a free quote.

BEKINS



1600 1st St., N.W. • Albuquerque, NM 87102

505.888.1007

www.myabq mover.com

Are You Ready for a Worry-Free Lifestyle?

EXPERIENCE THE INDEPENDENCE YOU'VE
DREAMED OF AT ÉLAN SANTA MONICA



Santa Monica

Resort-Style Services & Amenities
Restaurant-Style Dining Prepared Daily
Passionate Care that Feels Like Home

Call Today! 505-445-9200

ASSISTED LIVING & MEMORY CARE



6901 San Vicente Avenue NE • Albuquerque, NM 87109 • www.ElanSantaMonica.com



Joseph Anguiano Is New Executive Coordinator

High Desert residents dropping by the office at 10555 Montgomery NE will see a new face at the front desk. Joseph Anguiano is the new Executive Coordinator for High Desert, working under Community Association Manager Lynnette Rodriguez. He replaces Kathy Blythe. Joseph began work at the office on January 21.

A native of Texas, Joseph grew up in the small town of Muleshoe. After high school, he joined the army and was deployed to Afghanistan where he completed two tours of one year each as an artilleryman.

After leaving the army, Joseph earned his undergraduate degree at West Texas A&M in 2014 and began studying for his master's degree at New Mexico State in music. Throughout that period he taught private percussion lessons to students.

For the last two years, Joseph has worked as a fundraiser for Great American Opportunities, a company that assists school groups raising money for various programs. His work took him to schools throughout the region from El Paso to Santa Fe where he worked with choirs, band groups and sports teams.

Joseph said he is has been impressed with the High Desert residents he's met so far. "Everyone has been very courteous and en-

couraging," he said. "I look forward to meeting more homeowners and learning as much as I can about the community."



Joseph Anguiano

Voting Members Discuss Nominating Process for Election

Voting Members (VMs) discussed the nomination process for electing new Board members at their January quarterly meeting. A survey was sent to all VMs recently asking their opinions on the way nominees are interviewed and how the final slate of qualified candidates is assembled. The High Desert bylaws require a Nominating Committee, chaired by a board member, to interview all interested parties and present a final slate of qualified nominees to the Board for its approval. The practice in the past has been only to recommend enough candidates to fill vacant slots on the Board. However, High Desert rules do not prohibit a slate from including more qualified candidates than positions to be filled. At the VM's Annual Meeting in April the members either accept or reject the slate. Nominations can be presented 'from the floor' to be considered with the slate; however, voting would have to be postponed until the Nominating Committee could interview new candidates to determine if they are qualified. Nominations from the floor are seldom, if ever, used at these elections. The survey and discussion generally indicated that VMs want to vote on a slate that includes all qualified candidates so that they have a choice. These views will be presented to the Board of Directors, Caroline Enos, VM Chair, said.



**CERTIFIED
FINANCIAL
PLANNER®**

881-PLAN (7526)

WWW.STEVELYNCHWEALTH.COM
sclynch@unitedplanners.com

Advisory services offered through Steve Lynch Wealth Management. Securities offered through United Planners' Financial Services, Member FINRA, SIPC. Steve Lynch Wealth Management and United Planners' are not affiliated.

Accessible Gardening

By Margo Murdock
High Desert Resident



Margo Murdock

A simple definition of Accessible Gardening is making gardening available to everyone who wants to. We all have limitations — we just don't think we have any. Some typical limitations include: kids or me (height challenged), tall persons (low challenged plus low head spaces), loss of flexibility or strength, shortness of reach, mobility (even temporarily with a sprained ankle or broken arm), getting up and down, lifting, bending, diminished sight or hearing, and loss of memory. Each limitation requires imagination in the way we address it.

The purpose of this article is to generate ideas for how you can create your own accessible garden. Four ways to do this is through garden design, plant choices, special tools and methods.

Design

What are some ways we can address limitations using better design?

- Entry to the garden — does a gate need to be higher, lower, easier to open? Open inward or outward?
- Floor surface — does it need to be smoother with fewer obstacles? Does it need ramps and railings? Are you dealing with a slope and need to level the ground? Good surfaces might in-

clude mortared pavers, sealed crusher fines, concrete. Bad choices might include gravel, bark, or some pavers that create tripping hazards with height variations.

- Garden beds — what heights, shapes, and depths should be used? Can they be wheelchair accessible (roll into a U-shaped bed or roll under one shaped like a tabletop)? What about vertical walls using boxes, painted pallets, or even gutters on a fence at different heights? Should they be lower for kids or higher or raised for people with bending issues? Where will the beds drain? You don't want them draining onto someone's lap! Can the gardener reach across the bed comfortably?

- Containers — horse troughs, large pots, groupings, square, rectangular or round? Think about the ease of moving the containers around seasonally. What about using different heights — note that containers are one of the easiest ways to build to a specific height.

- Garden Ceiling — do we need a shade structure or trellis using plants to provide shade? Hanging pots can be raised and then lowered for watering.

- Space — do we need more space between beds? What about easier access to water? Do you need turn-around areas for wheelchairs or walkers?

- How will we water the plants? Do we need overhead drip tubing with emitters for hanging pots? Bubblers or sprays for individual plants, plant groupings or pots? Perforated tubing or soaker hoses for beds? Flexible coiled hose, more hose bibs, hose guards? What about the type of nozzle? Timers? Access to more or closer water sources? How high does the water source need to be for access?

Plant Choices

Plant choices are another way to address limitations.

- Color, shape, smell, texture. Consider bright colors, familiar shapes, pleasant smell, and noticeable texture for visual impairment. Herbs provide familiar smells.

- Familiar plants and smells can comfort someone with memory loss

- Think about using a compact size for raised beds or easier har-

(Continued on page 25)

A Spotless Home

Professional House Cleaning



"We really know how to clean!!"

- ❖ Detailed house cleaning
- ❖ Window cleaning available
- ❖ Services guaranteed
- ❖ Licensed, bonded, insured
- ❖ Cleaning done personally
- ❖ References in your neighborhood
- ❖ Deep cleaning experts!

Karleen Simons - (505) 890-6886



**UPSCALE
EXECUTIVE
OFFICE SUITES
FOR LEASE**

5100 Juan Tabo Blvd. NE
505.280.0981
For more info visit:
exhibit51.com

Accessible Gardening

— From Page 24

vest, easier reach. Determinate or bush tomatoes grow lower than indeterminate tomatoes, for example.

- Create shade through the use of vines or plants like pole beans or wisteria that grow on trellises.
- Plant lettuces, radishes and carrots for low beds.
- Use perennials instead of annuals for less planting and less cost.

Tools

Tools are another way we can deal with limitations and the choices keep expanding as new tools are developed.

- Look at ergonomic hand tools like trowels, transplanters, weeders, cultivators (Fiskars, Radius are good sources)
- Consider hand pruners and loppers. Fiskars PowerGear bypass pruners roll with each cut to reduce strain on the wrist and provide increased force
- Stand up weeders such as the Fiskars claw weeder or the Rogue hoe.
- Use waste cleanup tools like the Fiskars collapsible garden bag.
- Extendable hand rakes easily reach under shrubs.
- Extended reach tools such as the cut and hold pole pruner from Corona allow you to hold onto what you've just cut.
- Pole pruners and pole saws allow you to work from the ground.
- Portable buckets for tools help keep tools together.
- Tool belts at waist level reduce the need to bend over and reach down.
- Rolling garden carts allow you to sit and reduce the need for



This example of a long series of raised beds on a smooth path provides easier access by gardeners using walkers or wheelchairs. These raised beds also reduce the need for kneeling and bending for everyone and brings the flowers up to a level for easy cutting. While the hanging baskets are not easily reached, they can be set up to be watered using drippers on a timer and provide color and shade.

bending down. Some hold small tools and even allow you to scoot without getting up.

- Cushioned grips on your tools, either purchased or home-made, make for easier gripping
- Foam knee pads protect knees from gravel and bark.
- Fold-up benches and/or kneelers can put you at the right height and can be carried around the garden.
- Hose nozzles such as the trigger-squeeze models are easier on the hands, especially those with a lock mechanism (think gas pump nozzle)

Methods

Methods or the way you do something can reduce limitations.

- Place plants that need to be harvested more often closer to the house, so you have less distance to travel. With a smooth path surface nearby, you can roll a cart easily.
- Paint tool handles bright colors so they can be found more easily.
- Keep hydrated to reduce fatigue and heat issues.
- Wear loose fitting, breathable, comfortable clothes.
- Use low maintenance plants.
- Use grids to assist with visual impairment and create a matrix for planting with string or wire.
- Provide good signage for what's being grown to help you to remember what you planted.

Any garden can be made more accessible just by using your imagination. If you are interested in creating and maintaining an accessible demonstration garden in High Desert, please contact me.

Interested in this topic? There are hundreds of sites online that show accessible gardening photos, provide detailed building plans for raised beds, trellises, benches and floor surfaces, and help you figure out how to make a garden accessible to your specific needs. Start out by simply typing in "accessible gardening" into your search engine. Click on "images" to see photos and more.

ALTAIR HOMES



Since 1977

Remodel Specialists

- Kitchens
- Baths
- Additions

**Building Beautiful Homes in
High Desert since 1996**



**Creative design for all
your needs**

505-797-1112

www.altairhomes.com

Certified Green Builder

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: dcenos@comcast.net

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

- **Park and Trail Cleanup Projects:**

Ray Berg: (505) 366-8104: rsberg01@comcast.net

- **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:**

Clay Wright: (505) 293-8908

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. 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.

Exceptional Experience Creating Clients for Life

As a Native New Mexican, I understand the unique beauty and diverse culture that our state has to offer its residents. My greatest joy is helping people find a place to call home, whether it be in Albuquerque, Rio Rancho, Santa Fe or in other surrounding areas. My extensive knowledge of the different areas and local real estate market help my clients make informed decisions when buying or selling a home. My goal is to provide an exceptional experience and create clients for life.

Helping Home Buyers and Sellers in Albuquerque, Rio Rancho & Santa Fe for over 12 years

- Global Luxury Specialist
- First Time Home Buyers
- Certified Cartus Relocation Specialist
- USAA® Real Estate Rewards Network
- Certified Distressed Property Expert
- Women's Council of Realtors 2016 President-Elect
- Multi-Million Dollar Producer
- 2017 President for Women's Council of Realtors.



Rachael Flance

Associate Broker

Cell: 505-977-6569

Office: 505-828-1000

rachael.flance@cblegacy.com

www.rachaelflance.com



• 2018-2019 •

High Desert Residential Owners Association Board of Directors

		Telephone:	Term:
President:	• Tom Murdock <i>murdock@swcp.com</i>	(505) 822-9410	April 2018 - April 2020
Vice President:	• David J. Bentley, Jr. <i>djbentley@q.com</i>	(505) 299-6871	April 2018 - April 2020
Secretary:	• Clay Wright <i>clay@claywright.net</i>	(505) 293-8908	April 2017 - April 2019
Treasurer	• Dr. Jim Cole II <i>JRCTWO@aol.com</i>	(505) 823-9050	April 2017 - April 2019
Director:	• Dr. Janet K. Brierley <i>jkbrierley@comcast.net</i>	(505) 856-5390	April 2018 - April 2020
Director:	• Brett Rayman <i>brayman5120@comcast.net</i>	(505) 639-4494	April 2017 - April 2019
Director:	• Scott Abbate <i>abbate.scott@gmail.com</i>	(505)-610-8087	April 2017 - April 2019

Management

- **HOAMCO:**
9798 Coors Blvd. Building A
P.O. Box 67590
Albuquerque, NM 87193
(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 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

- **February 21, March 21, April 18, 2019 at 4 p.m.**
Modifications Committee Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **February 19, March 19, April 16, 2019 at 2 p.m.**
Board of Directors Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **Thursday, April 25, 2019 at 6 p.m.**
Voting Members Annual Meeting
Location: Holiday Park Community Center
11710 Comanche Rd. NE *(Note new location & time.)*
- **March 1, April 5, May 3, 2019 at 9 a.m.**
Landscape Advisory Committee Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **February 26, 2019, 6:30 to 8 p.m.**
Gated Village Committee
Location: Holiday Park Community Center
11710 Comanche Rd. NE

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

*The High Desert Apache Plume newsletter
(including all publishing and postal delivery costs)
is entirely paid for by advertising.
Please support our advertisers!*

The Apache Plume is published quarterly by the High Desert Residential Owners Association.
The Apache Plume is endorsed by the Board of Directors and is the official publication of the Association: © 2019
High Desert website: www.highdesertliving.net; Management Company: HOAMCO: (505) 888-4479
Community Association Manager, Lynnette Rodriguez: *highdesertmanager@hoamco.com*: (505) 314-5862
The Apache Plume is edited by Editorial Enterprises, Rebecca Murphy: *EEnews@outlook.com*: (505) 377-7227
Communications Committee, Clay Wright, Chair: *CommunicationsCommittee@hoamco.com*



You've got a beautiful place here.

10555 Montgomery Blvd. NE,
Building 1, Suite 100
Albuquerque, NM
87111

Pre-sort Std.
US POSTAGE
PAID
Permit #1888
ALBUQUERQUE, NM



Sharon McCollum
Executive Broker
15 Million Dollar Producer
(505) 269-6217
SMMinABQ@aol.com



Selling Distinctive High Desert Homes!

AlbuquerqueHomes.net • SharonAndJudson.Com
FoothillsABQ.com CallText 505 269 6217

Doing Things Right For You . Putting Your Family First.

**MARKETING MATTERS . Worldwide, national & local website marketing exposure
Number 1 In Service And Sales . Superior Relocation Service Nationwide.**

**Associated with RE/MAX • The World's Largest Real Estate Company!
Marketing Exposure . Estate Properties . Worldwide Reach . Social Media .**

RE/MAX Elite • 8300 Carmel Avenue NE, Ste 201 Albuquerque, NM 87122 • 505 269 6217 (505) 798-1000 Ext. 1024



Judson McCollum
Executive Broker
10 Million Dollar Producer
(505) 269-3717
JudsonABQ@aol.com



Free market Analysis 269-6217

SOLD !



12916 Sand Cherry Pl. NE

Distinctive High Desert West Highlands!
Custom contemporary retreat by Sunn Quality Construction in the heart of High Desert! Four spacious bedrooms, 4 baths; Sumptuous MBR with luxurious bath. Expansive greatroom, gourmet kitchen, formal dining room/library. Lush, easy maintenance landscaping by Judith Phillips. City sunsets and mountain views!
SOLD Sharon McCollum 2696217

SOLD !



13212 Twilight Trail Pl NE

Distinctive High Desert Pinon Point! One Level 4 BR 4 Baths. Across from Pinon Point mini park green belt! Updated, Upscale, Custom Home! Easy maintenance lot with professional xeriscape landscaping front, and private backyard with sparkling in-ground gunite pool + entertainer's view patio & view deck over patio. Luxury finishes & amenities; soft contemporary features, graceful open floor plan. Move in ready!
SOLD Sharon McCollum 2696217

SOLD!



6104 Buffalo Grass Ct NE

Distinctive High Desert! Custom Southwest Contemporary on a private, cul-de-sac, view lot! 6 bedrooms, 6 baths, greatroom, family/entertainment room & updated gourmet country kitchen with stainless appliances, 3 car garage plus multiple view decks & patios. Serenity and views surround!
SOLD Sharon McCollum 2696217

We SOLD These Homes In High Desert!

SOLD!



Desert Moon Pl NE

SOLD!



Slateridge Pl. NE

SOLD!



Apache Plume NE

SOLD!



Elena Gallegos Pl NE

SOLD!



Elena Gallegos Pl NE

SOLD!



Desert Moon Pl NE

SOLD!



Club Cholla Ct NE

SOLD!



Calle Del Oso NE

SOLD!



Sunset Ridge NE

