

Apache Plume

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

August 2018

Summer Party in the Park is Set for August 25— Committee Plans Great Evening of Food and Music

It's definite—the 2018 High Desert Party in the Park will be held on Saturday, August 25 from 4 to 8 p.m. at the High Desert Park on Academy. All High Desert residents are invited to attend. Entry is free. The popular dance group The Pink Flamingos along with “Artrageous Experience” will be on hand again to provide music and painting entertainment. The giant on-the-spot paintings by dancing artists will be auctioned off to the highest bidder. A petting zoo and children's games will be set up in the park for free participation. There will be mounted police on patrol and fire trucks available for tours.



Homeowners visit the food trucks.

High Desert homeowner Brenda Gossage is chairing the event again this year. “We decided to hold it in August instead of late September so the weather wouldn't be as dicey,” she said. She said park permits have been filed with the

City for the event and the musical entertainment has been booked.

Brenda said she needs several volunteers to help out on the day of the event. “We need people in different areas of the park to direct our vendors and help with parking,” she noted. Volunteers will not be expected to work throughout the event but will be given specific shifts. If you are interested in helping, please contact Kathy Blythe at HOAMCO at kBlythe@hoamco.com or call her at 314-5862.



Artrageous artist paints to the music last year.

“It should be a great time for everyone,” Brenda said. She advised homeowners to bring their own blankets and chairs to enjoy the festivities. Well-mannered dogs are welcome but must remain on a leash and under their owner's control

at all times.

Parking is strictly limited to food trucks, emergency and police services and handicapped, so everyone else is encouraged to walk or ride their bike to the park.

Board Approves New Wildfire Defensive Measures For Premier and Estates Homes

By Brett Rayman, Board Director,
New Construction Committee Chair

The fire season is a year-round reality requiring residents to be prepared for the threat of wildland fire. Recently, wildfire struck private property in High Desert in the vicinity of Elena Gallegos. Several homes and property were damaged. (For more details, see page 22). 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- have been amended to address some common sense defensive measures that home-

The Guidelines for Sustainability-Landscape Concept- have been amended to address some common sense defensive measures that homeowners can implement to reduce vulnerability for wildfires.

owners 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 developed to create some defensible space while protecting the natural environment as much as possible. Defensible space is the space

(Continued on Page 3)

President's Summary

By Tom Murdock, HDROA President

By now I assume/hope that you are aware of the fact that on May 15 we had a small wildfire in the vicinity of Elena Gallegos Street in High Desert. The prompt response and aggressive action of Albuquerque Fire and Rescue contained the fire quickly and minimized the damage. We are most grateful that there was no loss of life, and that damage to the landscape and homes was minimized.



Tom Murdock

The article on page one by Board member and New Construction Committee (NCC) Chair Brett Rayman provides some additional details about this incident, and some common-sense suggestions for things that you can do to reduce your vulnerability to fire.

Your Board of Directors is proactively taking several additional steps to address various issues associated with this event. Here are some of them:

- One of the provisions of the Elena Gallegos land grant, part of which includes the land on which High Desert was built, requires preservation and maintenance of a natural environment. This is sometimes inconsistent with recommendations from various local, state, and federal agencies. Brett and the NCC have done an excellent job of revising sections of the Guidelines For Sustainability to allow landscaping to be modified to create defensible space while remaining compliant with the land grant conditions. The modified

Effective fire prevention and mitigation in High Desert also requires that all of us review the landscaping around our home and consider modifications to reduce the risk of fire.

Guidelines were adopted by the Board at its July meeting.

- We have made arrangements to have the High Desert reclamation and oversee mixes available at the price that High Desert pays to homeowners wanting to reseed their lots.

- Landscaping modification and remediation requests from homeowners affected by the fire will be fast-tracked by the Modifications Committee to ensure that these projects proceed without delay.

- The Board has met with representatives of the Albuquerque Fire and Rescue (AFR) Wildland Division to discuss the incident and learn how to be better prepared in the future. An AFR representative attended the July Voting Member meeting and described what happened, how AFR responded, and provided additional guidance for reducing fire vulnerability. (See story, page 22.)

- We have also received advice from various state and local officials regarding fire prevention and mitigation.

- We posted 14 signs throughout High Desert to remind people of the dangers of fire and ask that they refrain from using fireworks during the 4th of July period.

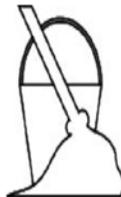
- We had extra G4S officers on patrol over the 4th of July holiday period to respond promptly to illegal fireworks. We will have extra patrols this fall at Halloween and New Year's.

- We have been in contact with other nearby homeowner associations and discussed fire mitigation strategies.

- Once it is received, we will post the Fire Marshal's report on the website. We will also post a list of fire prevention and mitigation reference documents for information only. Whatever defensive or fire mitigation measures you decide to pursue, please be sure to follow the appropriate sections of the Guidelines for Sustainability.

All of these measures are good, as far as they go. Effective fire prevention and mitigation in High Desert also requires that all of us review the landscaping around our home and consider modifications to reduce the risk of fire.

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Wildfire Defensive Measures *—From Page 1*

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.

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 break along the outside of a privacy wall up to 5 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 4 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 3 to 5 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 NCC through the HOAMCO Administrative Assistant at Kblythe@Hoamco.com.



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High Desert Patrol Report: April-June 2018

Call Type:	April	May	June	Call Type:	April	May	June
CRIMINAL/				(Lost) Property	0	0	0
CRITICAL EVENTS:	–	–	–	Gate Issues	1	0	1
Assault/Fight	0	0	0	Street Lights/Maintenance	4	5	19
Breaking/Entering: Home	1	2	0	OTHER:	–	–	–
Breaking/Entering: Vehicle	2	0	1	Animal Control Calls	0	1	0
Construction Site Burglary	0	0	0	Abandoned Vehicle Calls	0	0	2
Dwelling Fire	0	0	0	Snake Calls	0	1	1
Vehicle Fire	0	0	0	Vacation Home Checks	55	53	64
Grass/Wild Fires	0	1	0	Security Inspection	366	349	187
Medical Emergency	1	0	0				
Alarms	5	5	3				
Suspicious Person/Vehicle	9	4	5				
Vandalism	3	0	3				
TRAFFIC EVENTS:	–	–	–				
Vehicle Crash	0	0	0				
Parking Violations	3	13	7				
PREVENTION & NUISANCE:	–	–	–				
Loud Music/Party Noise	0	0	1				
Salesperson/Solicitor	1	0	0				
Open Door/Window/Garage	18	36	30				
Notices Posted on Residences	0	0	0				
Pool Issues	0	0	0				
QUALITY OF LIFE:	–	–	–				
(Lost and Found:)	–	–	–				
(Lost) Children	0	0	0				
(Lost) Pets	0	0	4				

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.



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Leeco Awarded New Three-Year Landscape Contract

Leeco Grounds Management was awarded the three-year High Desert landscape contract by the Board of Directors at their May meeting. On July 1 Leeco replaced Heads Up Landscape Contractors which has held the contract for the last 15 years. Leeco and Heads Up worked together to make the transition go as smoothly as possible.

“We are very excited to be working with High Desert,” said Jeremy Humphrey, Leeco Vice President. “We pride ourselves on providing quality service. This a serious bid for us. We hope to have a longtime relationship with High Desert.”

Leeco was established in Albuquerque in 1980-81 by Will Lee, a landscape installer from California who moved to Albuquerque and installed the landscape for The Journal Center. After the installation, he formed Leeco Grounds Management to maintain the new property. The company was later purchased and is currently owned by The Journal Center Corporation. Leeco has 80 employees and numerous clients throughout the city including The Trails on the west side, The Journal Center, Tanoan and The Petroglyphs, a 6,400 acre master planned community also on the west side. High Desert will be Leeco’s second largest contract after The Journal Center.

Lynn Claffy, High Desert homeowner and Chair of the Contracts Committee, said the new landscape contract with Leeco has the potential for “considerable savings for High Desert.” Leeco operates with a “lean organization,” she added, enabling the company to reduce its costs and possibly save High Desert tens of thousands of dollars over the life of the contract. Leeco has never bid on the High Desert landscape contract in the past but submitted a

proposal last fall when the Contracts Committee issued a Request for Proposal. The committee received four proposals, interviewed the final two companies and submitted its recommendation to hire Leeco to the Board of Directors in May.

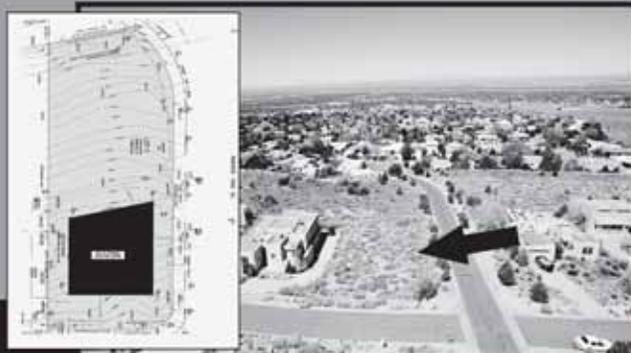
“While Heads Up has done an excellent job, our primary consideration was the potential cost savings with Leeco,” Lynn said. “We recognize Leeco is a long-standing company with an excellent reputation. Their references were terrific and they have demonstrated the ability to handle large landscapes similar to High Desert’s.” She said the Contracts Committee was also impressed by the fact that Leeco offers a competitive benefits package to their employees and that its management staff and supervisors have been with Leeco for an average of 20 years.

The Contracts Committee reviews the association’s three major contracts (property management, security and landscape maintenance) on a rotating basis each year. It makes its recommendation for a new three-year contract every one to two years and the Board votes to accept or not accept the committee’s recommendation.

Carlos Deras will be the new Site Supervisor for High Desert beginning July 1. He and his crew will be working in High Desert exclusively throughout the week. His crew will include 10 members during the summer with weed and pest control crew. During the fall and winter, the crew will number about six. Carlos has been with Leeco for the past 25 years.

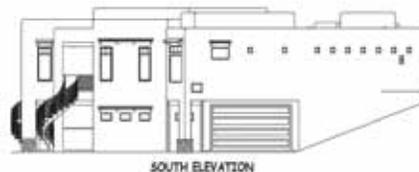
“I expect there will be a learning curve at first but I’m confident that we will quickly get up to speed,” he said.

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Landscape Activities Update: Summer

By Margo Murdock, Chair of the Landscape Committee

New Contractor:

By this point in time most of you have probably noticed the Leeco trucks in High Desert. Effective July 1, Leeco became the vendor in charge of our landscape maintenance. The contract is a "time and materials" contract so we will have to see the billings, but we are expecting significant savings. The lead personnel from Leeco have more than 25 years of experience with the company. Leeco also maintains Tanoan West and The Journal Center. Most of June and July has been taken up with a familiarization process—communicating our expectations for how High Desert should be maintained. The first task Leeco took on was a run-through of our irrigation system to determine what is working and what is not.

Turnover/Takeover:

Although typically a newly-installed landscape is reviewed for dead plants at the end of the warranty period, we reviewed the planting changes made at Spain, Enclave, Canyons, and the Wilderness sign at the end of Spain in June. Heads Up, our previous landscape vendor, replaced most of the dead plants before they left. A few plants were not available. Heads Up also removed their greenwaste dumpster and transferred the billing for the portacan at the Emery Trailhead to High Desert. Our community manager identified items belonging to High Desert like snowmelt and seed mixes and consolidated them in one place. Maps of maintained areas, doggie pot locations, the two-wire system for irrigation, and other information was passed from Heads Up to Leeco. Guidelines for maintenance were updated to incorporate

current procedures. Originally the Guidelines were distributed as part of the bid process so that all vendors bidding for the contract had the prior version. A drivearound of High Desert was scheduled with Leeco and available members of the Landscape Committee to show Leeco our areas of concern.

Approved and Prohibited Plant List Changes:

The Landscape Committee removed non-native trees over 26 feet tall and native trees over 40 feet to reduce the height of future trees in High Desert. Existing trees have been grandfathered in so removal of them is not necessary. The New Construction Committee and Modifications Committee use the revised list to approve changes. To make this a little easier to swallow for residents and builders we added some dwarf trees and a few new trees to the list—all shorter. Dwarf trees, however, may be difficult to find. We also added a short paragraph on fire considerations in response to resident concerns about their landscape.

Upcoming Projects:

The money for a design of a new entrance for Sunset Ridge was approved by the Board. The new design should be reviewed at the August Landscape Committee meeting. The entrances for Desert Sky and Desert Song are both being considered for renovation. Because the native grass seeding has improved several approved plant replacement areas we may delay them and replace them this fiscal year with plant replacement internal to Pinon Point. When the Landscape Committee reviewed the various segments of the landscape we did not review internal streetscapes.

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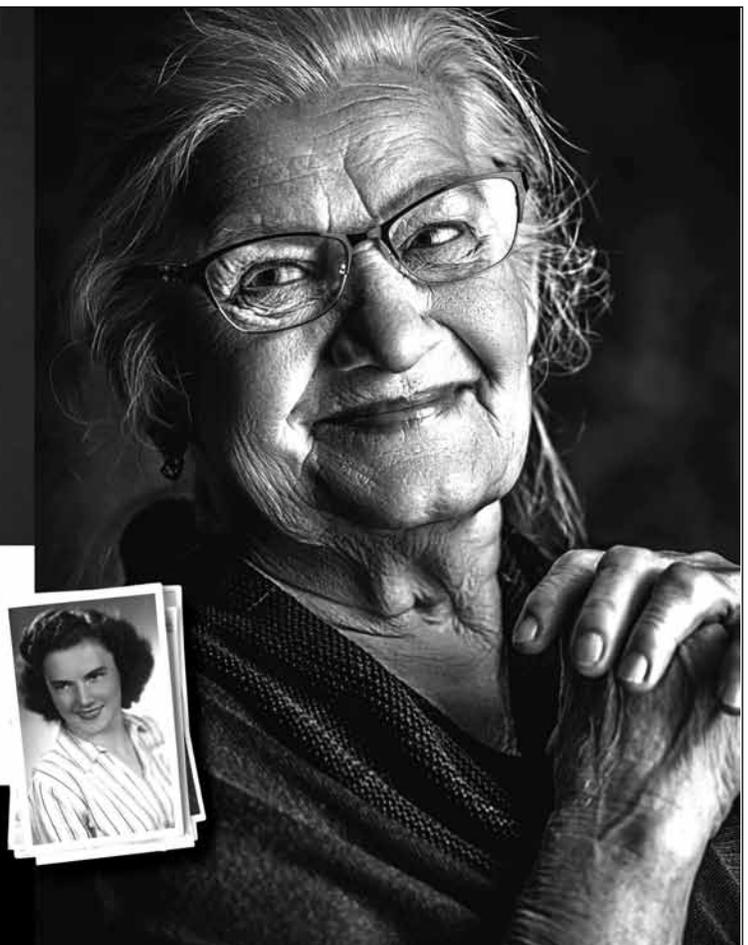
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High Desert Bucks the ABQ Auto Crime Trends



Dr. Janet Brierley

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

It's hard to miss the bad news about crime in Albuquerque. The city and surrounding counties have the dubious distinction of reporting the highest auto theft rate in the entire country. The 2017 rate was 1,097 cars stolen per 100,000 people. To put this in perspective, Anchorage, Alaska, in the number two spot, experienced well below that rate with only 817 cars stolen per 100,000.

But as dire as this news seems, the cars in High Desert are safer than ever.

High Desert is in the Foothills Command area of Albuquerque Police Department and our Foothills Commander, Lieutenant Simmons, has been committed to making our neighborhood safer.

At the recent Voting Members' meeting, she shared with us some impressive statistics that tell very different story than the rest of the city.

From June 2017 to June 2018, there has been an across-the-board decrease in crime, including that which is automobile related, east of Eubank. Further, the amount of difference is significant, as you can see from the chart at top right.

Key to Success is Traffic Stops

The key to this success is in the marked increase in traffic stops. Rather than being a waste of resources or a commuting

Foothills Area Command

Crime	2017	2018	% Change
Auto Burglary	991	720	-27%
Auto Theft	431	337	-13%
Commercial Burglary	134	103	-23%
Residential Burglary	367	327	-11%
Robbery	226	127	-44%
Traffic Stops	1477	3628	+146%

inconvenience, it is all part of Simmons' master plan. In fact, an increase in traffic stops has been shown to directly correlate to a reduction in crime in the area. Lt. Simmons explained that this simple but high-profile activity discourages criminals from remaining in our vicinity.

Although this is encouraging news, we cannot allow ourselves to become complacent. Auto crime in particular continues to be a major risk in our community and is largely avoidable if we take a few simple precautions:

1. Lock your car, close the windows, and remove the keys, even if leaving it for a short time.
2. Don't leave the car engine running, even if you lock the vehicle. A thief will simply break the window and drive away.
3. Park in the garage. If you must park outside, find a well-lit area where you and your neighbors can see your vehicle.

(Continued on page 11)

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Bucking ABQ Auto Crime Trends

—From Page 10

4. Always close your garage door completely.
5. Remove all registration and insurance documents and either carry them on your person or save photographs of them on your smartphone. This will help prevent identity theft if your car is broken into.
6. Consider adding an anti-theft device to your vehicle, such as a kill switch, VIN etching, wheel locks, brake locks, and/or steering wheel locks. VIN etching is performed free of charge by APD and you can call 311 to find the next date and location.
7. Auto burglary is 100% preventable; don't leave anything in your vehicle that can be stolen. Thieves will be attracted to not only the obvious items such as your wallet and cellphone, but also your old gym bag full of sweaty clothes, as it is difficult to tell what might contain valuables! Never leave a firearm in your vehicle and remember to remove your garage door opener if you park in your driveway.



We are lucky to have the Foothills Command working so hard on our behalf but it is also up to us to accept responsibility for our own safety. These few simple precautions will help to maintain the downward trend in crime and keep High Desert a safe place to live.

High Desert Studio Tour Set for Saturday, Nov. 10

The 10th Annual High Desert Studio Tour is set for Saturday, November 10 with seven High Desert artists' studios opened to the public from 10 a.m. to 5 p.m. Admission is free.

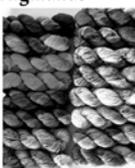
A map of the tour will be available on the High Desert website home page at www.highdesertliving.net in mid-October. The next Apache Plume will be distributed in mid-November, after the Studio Tour, and will feature photos of the tour.

"This is the 10th year for our Studio Tour here in High Desert," said Thea Berg, coordinator of the event. The Welcome Committee sponsors the Tour to encourage residents to meet their artist neighbors and to give High Desert artists a local venue to display their talents.

Thea, who was Welcome Committee Chair at the time, launched the first Studio Tour in the fall of 2008. The Tour was so successful with artists and homeowners that Thea has continued to coordinate the Tour annually.

Since signs are not permitted for events in High Desert, purple balloons are hung on the day of the event, marking the site of open studios.

Below is a graphic of featured High Desert artists for the November 2018 Studio Tour. Some of these homeowners have opened their studios for the last decade of the Tour. Dagmar Beinenz-Byrd, Highlands, for example, was on the first 2008 Studio Tour and has always exhibited since. She is a fiber artist who spins, knits and crochets clothing and dyes her own wool.

<p>1. 13501 Osage Orange NE, Overlook</p>	<p>2. 6112 Paper Flower NE, Overlook</p>	<p><u>Laura Salamy</u> "Less than traditional" hand-hooked rugs, wall hangings, table mats, and more</p> 	
<p><u>Thea Berg</u> Beaded Jewelry thea.berg@comcast.net</p>		<p><u>Geri Miyoshi</u> Functional Pottery abqmommi@comcast.net</p> 	<p>Laura@highonhooking.com</p>
<p><u>Debra Wechter Friedman</u> Functional Creative Pottery. Delightful pieces for your Home and Garden. deb4real@aol.com</p>		<p>3. 6220 Buffalo Hills Dr NE, Desert Mountain</p> <p><u>Bill Freer</u> Paper Sculpture and Steel Sculpture Available at Bill Hester Fine Art in Santa Fe, and Xanadu Gallery in Scottsdale, AZ</p> <p>Bill@WilliamFreerStudio.com www.WilliamFreerStudio.com</p> 	<p>5. 6500 Anasazi NE, Chaco Ridge</p> <p><u>Barbara Dollar</u> Hand Made Pottery and Sculptures barbaradollar2@gmail.com</p> 
<p><u>Annette Galvano</u> Fiber Arts: felted hats, felted art work and more agalvano1@yahoo.com www.artknitsbyannette.com</p>		<p>4. 13701 Elena Gallegos NE, Highlands</p> <p><u>Dagmar Beinenz-Byrd</u> ZiaWoolz: hand dyed yarns and fibers, hand knit fingerless mitts and more dagmarbyrd@comcast.net</p> 	<p>6. Blanket Flower PI NE, West Highlands</p> <p><u>Pat Missimer</u> Fiber Arts: including all types of personal and decorative accessories, and aids for handicapped people. patmissimer@aol.com</p> 
<p><u>Sandra Allen</u> Water Color and Water Media with subjects of landscapes and flowers sanjal@comcast.net</p>		<p><u>Catherine Wies</u> Fiber Art: The Everywoman Tote Bag. Each tote a one-off using linen, cotton, canvas, hardware and more. catherinewies@gmail.com</p> 	<p>7. 13009 Sandia Point Rd NE, Sunset Ridge</p> <p><u>Dasha Alexandrov</u> Oil Paintings and Mono-types: (a type of print making all original, unique works of art) pomponchik@yahoo.com www.dashaalexandrov.com</p> 

High Desert Treasurer's Report: Fiscal Year 2017-18



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

The HDROA concluded the fourth quarter of the 2017-2018 fiscal year on June 30 at which time the Master Association had an income of \$1,221,043.45. This was \$27,983.55 (2.24%) less than the \$1,248,982.00 initially budgeted. Mandated transfer to reserves of \$18,337.00 resulted in a net income of \$1,202,706.45.

Expenses totaled \$1,232,948.40, and were \$2,901.40 (0.24%) over the \$1,230,047.00 initially budgeted. This combined with the \$27,983.55 shortfall in total income resulted in a \$30,241.95 net operating loss for the fiscal year. Losses, when they occur, are covered by funds held in the Master Association's "Extraordinary Expense" accounts. Currently they total \$301,610.87 in cash and CDs.

The gated villages had a combined income of \$288,466.49. Expenses of \$128,193.62 plus reserve contributions of \$83,920.00 totaled \$212,113.62, resulting in a combined net surplus of \$76,352.87 for the villages for the fiscal year.

The Association's reserve accounts remain healthy and fully funded as mandated in the current Reserve Study. The Master Association had a balance of \$637,632.52 in its reserve checking and CD accounts. The Arroyo Reserve account had a combined balance of \$103,515.09. The gated villages had a combined balance of

\$1,047,971.61 in their reserve checking and CD accounts.

A summary of expenditures from the reserve accounts reveals a spending total of \$260,926.93. The Master Association's portion was \$107,668.19. The gated village's portion collectively amounted to \$153,258.74. The majority of these expenditures were for gate repair, sidewalk /curb repairs/replacement, stucco/wall repair, asphalt/crack repair/patching, directional signage replacement/repair, Spain/Academy landscape refurbishing, tree installation/ replacement, and Trailhead fence repair/replacement.

The HDROA accounts receivables as of June 30 reveal that 109 owners had account receivable balances totaling \$140,563.96. \$48,500.00 were rental policy fines, and \$6,131.93 were for other CC&R violation fines. When these fines and penalties are subtracted, the delinquency rate remains a low 1.5%. Of note is the fact that the top 25 delinquent owners (those owning \$500.00 or more) account for \$135,895.00, of the total receivables.

Independent Third Party Audit

As is the HDROA Board of Directors' policy, all financial records comprising the 2017-2018 fiscal year are being sent to Pearch & Associates LLC, for an independent third party audit.

As the Association completes its 2017 – 2018 fiscal year, it continues to remain well-positioned to meet all of its financial requirements and obligations.

HDROA Reserve Balances for the Fiscal Year 2017 – 2018

Master Association	\$ 637,632.52
Arroyo Reserve	103,515.09
Canyons	189,942.88
Chaco Compound	50,360.54
Desert Mountain	238,580.87
The Enclave	104,167.48
The Legends	115,881.07
Trillium	255,239.23
Wilderness Compound	92,799.00
Wilderness Canon	3,000.54
Total Reserves	\$ 1,791,119.22

HDROA Reserve Expenditures for the Fiscal Year 2017 – 2018

Master Association	\$ 107,668.19
Canyons	18,895.74
Chaco Compound	13,891.42
Desert Mountain	38,845.20
The Enclave	20,408.57
The Legends	15,747.88
Trillium	40,547.93
Wilderness Compound	4,922.00
Wilderness Canon	00.00
Total Reserve Expenditures	\$ 260,926.93



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**HDROA Income/Expense Report
for the Fiscal Year 2017 – 2018****INCOME**

Homeowners Assessments	\$1,106,883.00
Cost Sharing – Altezza	70,630.00
Assessment Interest	3,714.30
Assessment Late Fees	7,695.00
Legal/Collection Fees	1,814.51
Interest Income	1,719.13
Penalties/Fines	27,162.41
Other income	1,425.00

Income **\$1,221,043.45**

Transfer to Reserves (18,337.00)

Total Income **\$1,202,706.45****EXPENSES****Administrative**

Administrative Assistant	\$ 51,551.13
Bank Charges	30.00
Insurance	15,457.04
Lien/Collection Costs	811.00
Board/Voting Member Meetings	1,828.75
Office Expense	2,187.56
Postage	9,956.41
Printing	15,451.69
Reserve Study	5,800.00

Landscape

Landscape Maintenance	\$ 496,342.42
Landscape Replacement	00.00
Landscape Other	31,869.59
Arroyo & Pond Maintenance	20,794.28
Irrigation Repair & Maintenance	35,830.53
Pet Clean Up	13,319.65

Professional Fees

Accounting/Tax Prep Fees	\$ 6,342.50
Consulting	16,388.22
Legal fees- Collection/Small Claims	2,372.29
Legal-General Services	40,541.48
Association Management	134,598.60
Security Services	206,550.06
Security BCS	5,870.60

Taxes/Other Expenses

Allowance for Doubtful Accounts	\$ 6,737.38
Allowance for Doubtful Fines	27,500.00
Community Events	11,212.28
Welcome Committee	1,296.34
Website	4,989.60
Gate Maintenance	1,204.01
Sign/Entry Maintenance	988.53
Wall Repair & Maintenance	2,535.92
Snow Removal	00.00
Locks & Keys	00.00
Miscellaneous	293.90
HDROA Office	8,484.00
Taxes-Corporate	10.00

Utilities

Electricity	\$ 2,453.21
Telephone	1,025.38
Water/Sewer	49,466.62

Total Expenses **\$1,232,948.40****Operating Net Income/Loss** **(30,241.95)**

High Desert Treasurer's Reports

**HDROA Gated Villages Income/Expense Report
for the Fiscal Year 2017 - 2018****Canyons**

Income	\$ 29,677.21
Transfer to Reserves	(10,039.00)
<u>Expenses</u>	<u>9,320.88</u>
Operating Net Income	\$ 10,317.33

Chaco Compound

Income	\$ 12,153.46
Transfer to Reserves	(4,037.00)
<u>Expenses</u>	<u>2,298.44</u>
Operating Net Income	\$ 5,818.02

Desert Mountain

Income	\$108,503.36
Transfer to Reserves	(27,766.00)
<u>Expenses</u>	<u>58,773.29</u>
Operating Net Income	\$ 21,964.07

The Enclave

Income	\$ 27,757.62
Transfer to Reserves	(14,617.00)
<u>Expenses</u>	<u>10,894.88</u>
Operating Net Income	\$ 2,245.74

The Legends

Income	\$ 35,801.32
Transfer to Reserves	(7,337.00)
<u>Expenses</u>	<u>19,268.36</u>
Operating Net Income	\$ 9,195.96

Trillium

Income	\$ 52,255.35
Transfer to Reserves	(13,870.00)
<u>Expenses</u>	<u>19,578.39</u>
Operating Net Income	\$ 18,806.96

Wilderness Compound

Income	\$ 16,584.74
Transfer to Reserves	(6,254.00)
<u>Expenses</u>	<u>5,373.50</u>
Operating Net Income	\$ 4,921.24

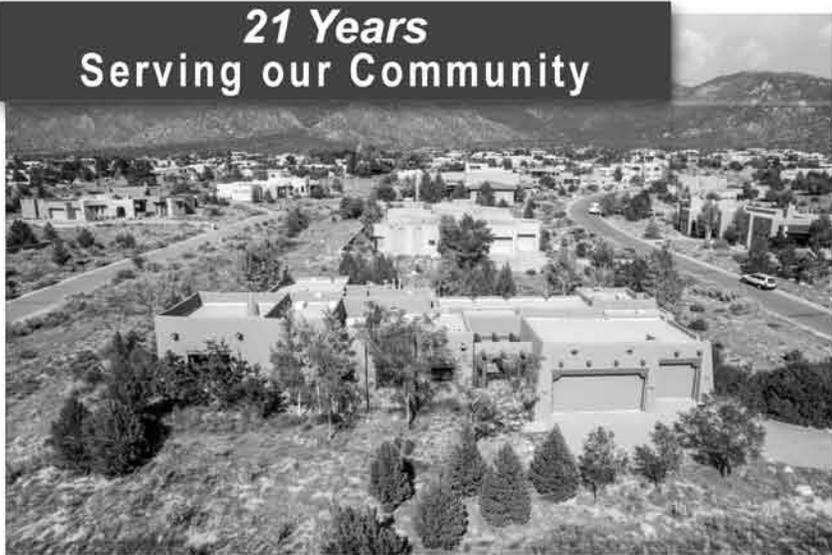
Wilderness Canon

Income	\$ 5,769.43
Transfer to Reserves	(00.00)
<u>Expenses</u>	<u>\$ 2,685.88</u>
Operating Net Income	\$ 3,083.55

Total Gated Village Income **\$ 288,466.49****Total Transfer to Reserves** **(83,920.00)****Total Gated village Expenses** **\$ 128,193.62****Total Operating Net Income** **\$ 76,352.87**



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High Desert Voting Members Needed to Volunteer To Represent Their Villages' Needs and Concerns

By Susan Camp, Voting Member for Desert Highlands and Caroline Enos, Voting Member Chair;

If you're like we were, when you first moved to High Desert, you didn't know what to expect from our Homeowner Association (HOA). To most of us, it quickly became clear that the HOA relies heavily on volunteers to maintain the quality of our community. One good way to volunteer and at the same time learn about the HOA workings is to become a Voting Member.

Part of the Voting Member duties match the name – voting for Board members, the budget, and certain types of changes to the HOA governing documents. Although this has never occurred, Voting Members can also vote to override modifications to governing documents and policies, or to remove Board directors.

There is another role that is equally important: communication. The Board counts on Voting Members to be an interface with their individual villages. The Board updates Voting Members about HOA activities at quarterly meetings and Voting Members are expected to disseminate that information to their villages. Likewise, these meetings are a forum for Voting Members to raise issues their individual villages are experiencing and participate in resolution of those issues when appropriate. In addition, Voting Members are a resource to homeowners if they need help understanding the HOA processes or who to contact.



There is a wealth of information on our High Desert website to assist the Voting Members. Voting Members are expected to be aware of the contents of the governing documents, so they can help their village neighbors with their issues. Of course, Voting Members have the resources of HOAMCO staff, the Board, Committees, and the website to help them.

About half of the villages in High Desert are in the midst of their elections for Voting Members. You are encouraged to submit your name as a candidate for Voting Member if you are in one of those villages. Fresh ideas are always healthy for our HOA, and there are plenty of resources to help you if you get elected. Voting Member service also provides good experience for those contemplating the more labor-intensive service of being a Board Member. Interested in becoming a Voting Member? You will need to fill out a Statement of Opportunity found online (www.highdesertliving.net) under "Volunteer Opps" on the homepage.

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Modifications Committee Actions: April-May 2018

April 19, 2018

• 5605 Mariola Pl. NE (Solterra)

Playhouse (100 % cedar structure) installed in the backyard.
APPROVED WITH CONDITIONS

• 12800 Northern Sky Ave NE (Desert Sky)

Installation of kid's playhouse in backyard
APPROVED WITH CONDITIONS

• 13740 Apache Plume Pl. NE (Highlands)

Add trees to front & side/back yard. DENIED

• 13405 Embudito View Ct. NE (Wilderness Village)

Install motion-activated security camera & lights, directed & mounted only in rear of house. APPROVED W/CONDITIONS

• 5305 High Desert Pl. NE (Wilderness Estates)

Fabrication & installation of 4'x7' fence panels and a 4' wide walkway gate. DENIED

• 6000 Buffalo Grass Ct. NE (Highlands)

Remove concrete drive pads and asphalt driveway. Replace concrete with buff-colored concrete and 'Santa Fe Brown' gravel. Install concrete walkway at north end of drive pad to street. Install rounded concrete curb at south end of new drive pad to street.
APPROVED WITH CONDITIONS

• 13504 Red Yucca Ave NE (Overlook)

Remove glass block windows in master bathroom, replace one wall with frame and stucco and replace the other wall with a narrow window that opens. Stucco will match the rest of the house.
APPROVED.

• 6247 Goldfield Pl. NE (Desert Mountain)

Install a grey Rheem RA-1642 air conditioning unit with condenser on garage roof. APPROVED WITH CONDITIONS

April Fast Track Items Approved

• 13224 Pine Forest Pl. NE (Desert Mountain)

Repair and re-stucco house and backyard fireplace in synthrtis-tucco to match existing stucco color 'Straw.'

• 6308 Mojave Aster Way NE (Legends)

Place 2 pots out front of garage with blanket flowers planted in them.

• 13300 Pine Forest Pl. NE (Desert Mountain)

Restore and resurface driveway in 'Tan Color #3304.'

• 6243 Goldfield Pl. NE (Desert Mountain)

Install two rain barrels to the gutters. The barrels will be in the backyard.

• 13001 Sand Cherry Pl. NE (West Highlands)

Re-stucco house to match existing color.

• 13724 Apache Plume Pl. NE (Highlands)

1. Install radon remediation system.

2. Plant a blue mist spirea in location where a dead aspen tree was removed.

• 12720 Northern Sky Avenue NE (Desert Sky)

Remove three trees from front yard and plant three New Mexico agaves and three red yuccas from approved plant list.

(Continued on page 17)



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

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Modifications Committee Actions – From Page 16

- **6247 Goldfield Pl. NE (Desert Mountain)**

Replace roof with FiberTite SRI 29.

- **13519 Pino Canyon Pl. NE (Desert Highlands)**

Re-stucco entire house and yard wall in same color ‘Pueblo.’

- **12923 Sunrise Trail Pl. NE (Sunset Ridge)**

Extend patio roof out to the end of the existing patio.

- **13224 Pine Forest Pl. NE (Desert Mountain)**

Replace damaged garage door with same as existing and paint to match stucco in color ‘Straw.’

- **13216 Slateridge Pl. NE (Desert Mountain)**

Install two new heating/cooling units on roof to replace original units. Same sizes as existing units with no visibility from street. Color of units are the same as stucco on property.

- **13405 Embudito View Ct. NE (Wilderness Village)** moved to #4. Install motion-activated security camera & lights, directed & mounted only in rear of house.

- **12600 Desert Marigold Lane NE (Trillium)**

Replace existing backyard metal gate with new metal gate with rust patina finish and small quail outline on the gate.

- **13008 Sandia Point Rd. NE (Sunset Ridge)**

Replace current air conditioner, roof mounted same height, depth and 6” less width. It will be located in same location.

- **6004 Buffalo Grass Ct. NE (Highlands)**

Wrap wooden beam over front gate in 28-gauge colored steel in ‘Timber,’ color closest match.

- **13209 Emery Point Ave. NE (Pinon Point)**

Paint wood trim and front door in ‘Chatham Fog’ and garage door ‘Eggshell White’ which matches the trim on the windows. All colors are close to the colors already on house. (See changes on Modification Request form.)

- **13100 Canyon Edge Trail NE (Canyons)**

New roofing on flat portion of back porch. Replacing existing white modified bitumen with new tan using ‘Johns Manville AP-PEX –Tan color SRI-25.’

- **13251 Silver Peak Pl. NE (Desert Mountain)**

Re-stucco house with existing color, ‘Fawn.’

- **13223 Morning Mist NE (Chaco Ridge)**

Replace driveway, same as existing driveway.

May 17, 2018

- **13704 Elena Gallegos Pl. NE (Highlands)**

Remove 3 course blocks on the back/south privacy wall and re-stucco the entire wall in the same color: El Rey, Cottonwood. At the gate will leave 16” of the original wall to match the other side of the gate. APPROVED

- **13223 Moondance Pl. NE (Pinon Point)**

Add 3 collector heads and downspouts on east side of house to match STO Pecos color stucco. Add several new curved privacy wall segments, maximum height 6’, in the back yard. Walls to be constructed of architectural colored CMU and laid up in a stack bond pattern. Color of block is ‘Utility Block Company #240’ which closely matches STO ‘Pecos’ stucco color. APPROVED

- **5705 Mariola Pl. NE (Solterra)**

Remove hot tub and hot tub surrounding deck in backyard. Pour new cement pad in its place with portable basketball hoop 19’ by 21’ about 399 sq. ft. Plant 4 aspen trees on the wall adjacent to cement pad. APPROVED WITH CONDITIONS

- **13224 Pine Forest Pl. NE (Desert Mountain)**

Enclose back yard patio into a room addition.

APPROVED WITH CONDITIONS

- **8524 Snakedance Ct. & 13608 Quaking Aspen**

Lighting around trees on property at 13608 Quaking Aspen.

DENIED

- **5704 Vulcan Vista NE (Aerie)**

Remove 3 very large and overgrown bushes in the front yard and replace with a combination of 1) pine (pinon), 2) rosemary, 3) Russian sage, 4) blue flax. APPROVED

- **13215 Pino Ridge Pl. NE (Mountain Highlands)**

Backyard landscaping and a dog run.

APPROVED WITH MORE INFORMATION

- **5811 Mariola Pl. NE (Solterra)**

Replace a Siberian elm with a tree from approved list. Big-tooth maple is the only tree picked that is on the new approved plant list.

DENIED

Fast Track Items Approved:

- **13116 Sunrise Trail Pl. NE (Sunset Ridge)**

Replace tar & gravel roof with tar & gravel roof.

- **5709 Evening Star Drive NE (Pinon Point)**

Remove a pine tree in front of house next to driveway which is interfering with utilities and obstructing view of the street and sidewalk when pulling car out of driveway. Replace with a yucca and an agave plant.

- **13105 Desert Moon Pl. NE (Desert Song)**

Re-stucco house with existing color: Torreon.

- **13223 Moondance Pl. NE (Pinon Point)**

Plant a 7’ pinion pine in the back yard and 4 Lady Bank’s roses along the property wall.

- **13623 Apache Plume Pl. NE (Highlands)**

Remove tar & gravel roof and replace with new tar & gravel roof.

- **13105 Desert Moon Pl. NE (Desert Song)**

Replace existing windows (up to 7) with like windows of the same color.

- **13108 Sunrise Trial Pl. NE (Chaco Ridge)**

Replace driveway with same as existing cement in color.

- **13127 Sunrise Trail Pl. NE (Sunset Ridge)**

Replace driveway with same as existing cement in color

- **13116 Sunrise Trail Pl. NE (Sunset Ridge)**

Replace driveway with same as existing cement in color

- **13120 Sunrise Trail Pl. NE (Sunset Ridge)**

Remove & replace existing concrete driveway and sidewalks up to front and side gates. Sidewalks is original buff/tan up to both gates. Replace 2 paint-chipped safety lights on both sides of court yard gate posts with new filtered safety light fixtures

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High Desert Compliance Coordinator's Report

HVAC Maintenance Regulations, RV Parking & Landscapes

**Ed Burleson**

By Ed Burleson, Compliance Coordinator,
HOAMCO

1. Air Conditioning Systems:

It is the season to replace and/or do seasonal maintenance on your air conditioning systems. As a resident in High Desert you must shield or paint the system a color to match the body of the home. While doing this remember

to also paint any roof vents that are existing or any that have been replaced. This vent paint must also be the same color of the home. Before you proceed with any new installations, remember to submit your plans to the Modifications Committee. The Modifications Committee has a Fast Track system to move straightforward requests through quite quickly.

2. Parking Trailers and RVs in High Desert:

With this being the favorite time of the year for traveling and having visitors, please remember to notify HOAMCO of your plans and to obtain a parking permit when needed. When you have visiting guests bringing their RVs or trailers into High Desert you must obtain a Parking Permit for display on the dashboard or in the window. The Parking Permit is good for up to one week maximum. Guests may park their trailers or RVs on the street (but not in your driveway) during that time but for no longer than one week. To

obtain the Parking Permit for your guests, contact HOAMCO with your name, village and address to request a parking permit.

What about your own trailer or RV? High Desert's rules and regulations allow homeowners up to 48 hours before their trip and 48 hours after their trip to outfit and later unpack their own trailers or RVs while parked in their driveways (but not in the street). No permit for this activity is required. However, you should notify my office that you plan to leave on vacation (with emergency contacts given) so that we understand why the trailer or RV is temporarily parked in your driveway. This prevents unnecessary notices from being sent out.

3. Maintaining Your Property This Summer:

To keep High Desert lawns and landscaping healthy and flourishing, be sure to water, pull all your weeds, and fertilize if necessary every week according to the Albuquerque Water Regulations. The landscaping will dry out quickly and become unsightly. I make inspections throughout High Desert each week and send out courtesy and violation letters to homeowners not tending their properties. On the fourth notice a monetary fine is levied. Please take care of your lawn before any fines!

4. Trash Cans:

I've noticed that trash can violations have dropped significantly since last fall. We've gone from dozens of violation letters to just five last month. Thank you for taking in your trash cans promptly!

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Distracted Driving and Speeding in High Desert

By James Gage, G4S, High Desert's Security Service

G4S has been tasked with helping to maintain the livability and walkability of your High Desert neighborhood. Paying attention to traffic is one aspect of meeting that objective. And it is something we can all work on together that immediately benefits the entire community.

Your Board of Directors is actively engaged in efforts to calm traffic. As such it has asked both the Albuquerque Police Department and the Bernalillo County Sheriff's Department to patrol our neighborhoods specifically looking for speeders, distracted drivers, people who park in no parking zones or bike lanes, and people who don't stop at stop signs. In several cases our G4S officers have been able to identify habitual offenders and pass that information along to law enforcement who are now on the lookout for those drivers.

With the advances in technology, drivers now have many more potential distractions than in the past. The single biggest distraction for today's driver is the cellular phone. Recent studies indicate that cellular phone use is rapidly overtaking alcohol as the second most common cause, after speeding, of traffic accidents, injuries, and fatalities. In today's world of always being connected, the temptation to answer that call, or check that notification is ever present. The few seconds it takes to check your phone while driving can make the difference between getting to your destination safely versus possibly not seeing tomorrow.

A distracted driver may fail to see up to 50% of the available

The average time it takes for most drivers to react to a risky situation on the road is 1.5 seconds. Speeding poses danger to not only you, but for all living in the community.

information in the driving environment. You may look but not actually "see" what is happening.

A factor to consider is that even though you put your phone away while behind the wheel, others driving around you may not. The result is an exponential increase in the importance of focusing your full attention on the road!

Please do not speed. As your speed increases - so does the distance you travel while your brain is processing information and reacting to it - and so does the distance you need to stop. The average time it takes for most drivers to react to a risky situation on the road is 1.5 seconds. Speeding poses danger to not only you, but for all living in the community. When operating your vehicle, keep in mind the pedestrians, bicyclists, children, and animals may not see you until it is too late. The faster you are driving, the longer it takes to stop.

The speed limits in High Desert drop quickly. While the speed limit on Tramway is 50 mph, it immediately drops to 35 on both Spain and Academy. Then, east of Cortaderia the speed limit on those two roads drops to 30. On virtually every other road in High

(Continued on page 21)



"People with a financial plan accumulate 2.5 times more in retirement savings."

– *Forbes Magazine*

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Distracted Driving -From Page 20

Desert the speed limit is 25. It is very easy to exceed that when headed down some of the sloped roads in your community.

The solution is simple: No phone call, email, or text message is worth the risk! Put your phone away until you safely reach your destination. Take the extra time of not speeding and get to your destination safely.

THE THREE TYPES OF DISTRACTED DRIVING AND HOW TO AVOID THEM

 VISUAL	 MANUAL	 COGNITIVE
		
<p>Keep your eyes on the road.</p> <p>Pull over to read directions.</p> <p>Put your phone in "Do Not Disturb" mode.</p>	<p>Keep your phone out of reach.</p> <p>Make all adjustments before driving.</p> <p>Don't reach for items while driving.</p>	<p>Avoid phone calls, even hands-free.</p> <p>Stay focused on the road.</p> <p>Keep your emotions in check.</p>

Fireworks Ban Continues: Immediate Fines Levied

The High Desert Board of Directors will continue to enforce its new ban on fireworks and encourages everyone to exercise extreme caution when using ignition sources outside.

The Board adopted a no-tolerance policy in June for the use of fireworks in any village within the community. The Board voted to impose an immediate on-the-spot \$100 fine for anyone caught violating the ban. G4S, High Desert's security patrol service, has been instructed to notify authorities immediately of all fireworks violations.

"With the very real threat of wildfire now as the result of the extended drought, we felt it was necessary to take immediate action to protect homeowners," said Tom Murdock, President of the Board.

The Board of Directors notified every Voting Member in High Desert of the ban and \$100 immediate fine, asking they alert everyone in their village of the Board's actions.

"The past six months have been extraordinarily dry," said Clay Wright, Board Secretary. "Despite some recent rains, we just can't take any chances with sparks from fireworks."

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Fire Department Officials Meet With Voting Members To Discuss May 15 Grass Fire & New Prevention Tactics

Albuquerque Fire Department (AFD) officials spoke with Voting Members at their quarterly meeting July 26 to discuss the May 15 grass fire that damaged seven acres and impacted a total of 10 homes with exterior damage to privacy or house walls. One High Desert house sustained fire damage to the interior of a utility room.

Lieutenant Brian Fox, Wildland Division Coordinator, AFD, and Sean Elks, Deputy Chief of Operations, gave a minute by minute recount of the fire, 911 calls, response and follow-up.

Lt. Fox said his crews at Station 16 were on another call when the first of multiple calls were phoned in, prompting him to request aid from the Bernalillo Fire Department. Lt. Fox was the first crew member on the site of the fire located between Elena Gallegos Road and Pinon Canyon Place. He said 1.5 to 2 acres were on fire at that time with four houses in the path of the moving flames.

"It was a fast-moving, up-slope fire," he told Voting Members. "Winds were 15 to 25 miles per hour and pinon trees were in flame. We had to hit it hard and heavy to prevent loss of life and property."

Several fire trucks arrived and firefighters employed natural and man-made fire breaks and multiple hose lines to stop the fire's progress. After the fire was extinguished, AFD kept personnel on site throughout the night to monitor the area and prevent any hotspots from reigniting.

"We want to thank the Fire Department for having a firefighter stay out there all night," said one Voting Member who was im-



Lieutenant Brian Fox, Wildland Division Coordinator, AFD, (shown at right), and Sean Elks, Deputy Chief of Operations, (left) met with Voting Members July 26 to discuss the May 15 grass fire in High Desert.

acted by the fire. "We were able to sleep that night because you all were out there."

The fire was determined to have been inadvertently started at a nearby construction site. Lt. Fox said he would not discuss the cause of the fire while it was under investigation.

Lt. Fox told Voting Members that High Desert homeowners must understand that fast-moving wildfires are a very real risk in the foothills. "I don't want to sugarcoat it," he said. "It will happen. It's just a matter of when."

Following the fire, Lt. Fox said, he met with members of the

(Continued on Page 23)

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Fire Prevention —From Page 22

High Desert Board of Directors, the Landscape Advisory Committee and New Construction Committee to discuss ways homeowners can “harden” their properties against wildfires.

The Guidelines for Sustainability for Builder Homes and for Estate and Premier Homes were revised this month to allow homeowners to make revisions to their landscapes. See story, page 1.

Tom Murdock, President of the Board of Directors, discussed those changes with Voting Members following Lt. Fox’s talk. The measures added to the Guidelines were developed to create defensible space while protecting the natural environment as much as possible, he said. 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 new guidelines are optional for homeowners, Tom added.

In addition, Tom told Voting Members arrangements were made to have the High Desert reclamation and overseed mixes available to homeowners wanting to reseed their lots after the fire. Landscaping modification and remediation requests from homeowners affected by the fire will be fast-tracked by the Modifications Committee to ensure that these projects proceed without delay, he added. The Board also instigated a community-wide fireworks ban with immediate fines levied on anyone found using fireworks.

Lt. Fox distributed fire prevention materials that included a Wildland Fire Action Guide with instructions on how to make your home more fire resistant. While defensible space is particularly important for homes in heavily forested areas, the advice can also

“It was a fast-moving, up-slope fire. Winds were 15 to 25 miles per hour and pinon trees were in flame. We had to hit it hard and heavy to prevent loss of life and property.” —Lt. Fox

be applied to houses where fast-moving grass fires can occur.

The booklet discusses how to create a defensible space with three zones. Zone 1, which is 0-30 feet around your house, focuses on noncombustible rock mulch or other hard surfaces, low-growing vegetation, and recommends trimming back branches that extend into the zone.

Zone 2, 30-100 feet around the property, recommends homeowners remove “ladder fuels” to create a separation between low-level vegetation and tree branches in order to keep fire from climbing trees. It also recommends that grass and wildflowers stay under 8 inches in height.

Zone 3, 100 to 200 feet around the property, recommends creating and maintaining a minimum of 10 feet between the tops of trees, removing ladder fuels, low level vegetation and removing dead trees and shrubs.

The booklet gives illustrated examples of a wildland fire-protected house and provides several checklists for homeowners to use as they work to harden their home against wildfires. While this booklet provides some excellent information, it conflicts, in some cases, with information in the Premier and Estate and Builders Guidelines. Please remember that the Guidelines provide High Desert Association approved defensive measures.

Go to www.cabq.gov/fire for more information.

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The High Desert Gardener

Seeding Native Grasses

By Margo Murdock
High Desert Resident*Margo Murdock*

Whether you were affected by the fire on May 15 or just want a prairie as part of your landscape, here are tips for being more successful when seeding. Installing sod doesn't work if you want a mix of native grasses and it probably isn't available anyway. Seeding can be tricky because there are a number of factors to consider:

- **Soil Moisture:**

To germinate the seed you need soil moisture and the best moisture in Albuquerque comes during the monsoons. However, you don't want to wet the soil, have the seed start to germinate, and then go through a dry spell just as the seedling starts growing. The best time to seed is when we're going to have several days in a row of moisture. Soil moisture is the primary factor to successful seeding in the arid southwest.

- **Seed Dormancy:**

You want some dormant seed in the mix because if we do get rain and seed germination, followed by a dry spell that kills the germinated seedlings, you don't want all of the seeds used up. Having some seed that "waits" to germinate is a good idea.

- **Soil Compaction:**

If the soil has been walked on or run over with heavy equipment, the air pockets are removed. Seed has difficulty rising through compacted soil and seeds need oxygen to grow and spaces for water to infiltrate. To reduce soil compaction, you have to break up the crust so air spaces can be returned. However, this process turns over the soil, opening it up to weed seed germination.

- **Seeding Depth:**

If they are planted too deep, there may be no moisture for the seed. Planted too shallow and the seed dries out, blows away or is eaten by the birds. A quarter to half inch is the preferred depth.

- **Seed Contact With the Bare Soil:**

Contact must be good for a higher rate of germination. Voids around the seed can reduce capillary action of the moisture.

- **Light Mulch Cover:**

Using weed-free native grass, hay or straw as a cover helps keep the seed from blowing away, being eaten, and losing moisture to evaporation. The mulch needs to be spread as a thin application because if light is blocked entirely from the seed, it won't germinate. We leave the cuttings from the native grass trim in the spring in place on High Desert medians to act as a light mulch for seeds.

- **Weed Control:**

If the area being seeded contains lots of weed seeds, then the grass must fight the weed seed to germinate. Dense stands of weeds need to be removed before seeding. One way to do this (if they are annual weeds) is to mow them low to the ground with a mulching mower and let the cuttings act as mulch (remember, light mulch). If the annual weeds have seed heads and are about to drop

the seeds, don't mow them or you'll have even more weed seed to deal with.

- **Cool Season Versus Warm Season Grass**

Both High Desert mixes available to homeowners from Leeco contain a mix of cool season and warm season grasses. Warm season grasses germinate between 85 and 90 degrees. Cool season grasses germinate between 70 and 75 degrees. Warm season grasses should germinate if planted in August. Winter snowpack will help germinate the cool season grasses.

While you can rake the soil before seeding this may expose existing weed seed for possible germination - especially in bare spots. While you could use a pre-emergent herbicide to keep the weed seed from germinating, it may also keep your new grass seed from germinating. Both High Desert seed mixes include wildflowers, and a pre-emergent herbicide for broadleaf plants will prevent them from germinating. Anything that's a broadleaf weed killer will kill wildflower seedlings. This is why hand pulling is generally more effective for weed control where other desirable plants exist.

If you are starting a prairie from scratch, putting down a thin layer of compost before seeding and lightly mixing it into the native soil might help provide organic matter for initial germination.

(Continued on page 25)

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Seeding Native Grasses

— From Page 24

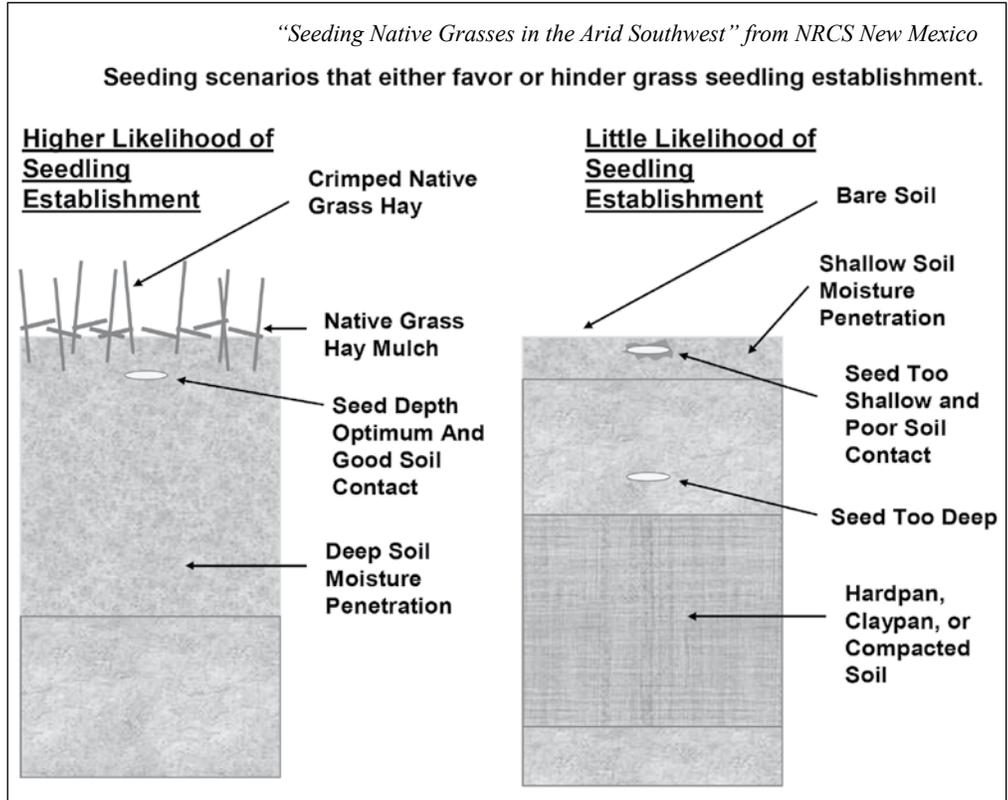
All other steps would be the same.

Prairies or native grass areas have several benefits:

- Provide nesting and cover for wild-life like quail
- Provide food for wildlife, especially birds and bees
- Eliminate bare spots which are fertile ground for weeds. With fewer bare spots and weeds there is less maintenance required.
- Give the area seasonal interest with great winter color.
- Add color in the other seasons with the wildflowers and subshrubs.

If you want shrubs in the area to be seeded, I recommend that you use the High Desert reclamation mix.

If you want a few sub-shrubs like bush penstemon and winterfat and also some wildflowers, use the overseeding mix. Call HOAMCO to order. Be sure to remove any dead plants as these encourage fire.



The primary source for this article is “Seeding Native Grasses in the Arid Southwest” from the Natural Resources Conservation Service of New Mexico, U.S. Department of Agriculture. Dave Dreeson at the Los Lunas Plant Material Center wrote the original brochure.

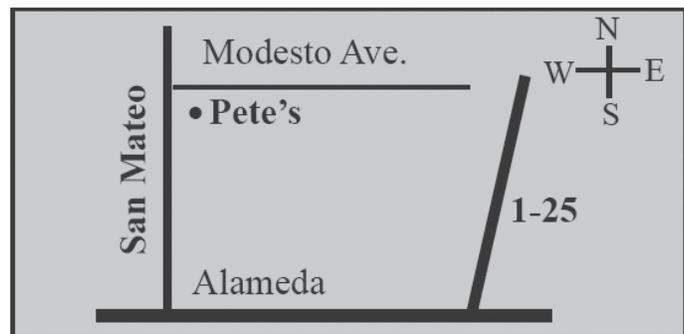
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High Desert Committee & Project Contact Information

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 lefthand 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 & Tom Hudak: (585) 202-9180:

amyminster@hotmail.com

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

- **Voting Member Chairperson**

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

- **Gated Villages Committee: Open Position**

- **Park, Trail and Highway Cleanup Projects:**

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

- **Adopt-a-Highway • Trail Cleanup**

- **Adopt-A-Park**

- **Landscape Advisory Committee Chair:**

Margo Murdock: (505) 822-9410

- **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.

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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:**
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P.O. Box 67590
Albuquerque, NM 87193
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After-hours emergency maintenance phone contact:
(505) 508-9568
- **Community Association Manager:**
Christopher Lopez:
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@comcast.net* or
CommunicationsCommittee@HOAMCO.com

Board & Committee Meetings

- **August 16, Sept. 20, October 18 at 4 p.m.**
Modifications Committee Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **August 21, Sept. 18, October, 16 at 2 p.m.**
Board of Directors Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **Thursday, October 25, 2018 at 7 p.m.**
Voting Members Quarterly Meeting
Location: APD James Dwyer Substation.
12700 Montgomery, NE. Election of Board Directors.
- **Sept. 7, October 5, Nov. 2, Dec. 7 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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Community Association Manager, Christopher Lopez: *highdesertmanager@hoamco.com*: (505) 314-5862
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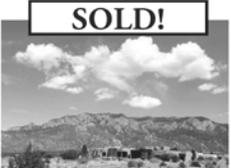
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