

Apache Plume

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

May 2018

Voting Members Elect Three Directors To 2018-2019 Board at Annual Meeting April 26

Voting Members acted to elect three directors to the High Desert Board at their Annual Meeting April 26, 2018.

Re-elected to two-year terms were Tom Murdock, David J. Bentley, Jr. and Dr. Janet Brierley.

All three were recommended by the Nominating Committee to the Voting Members.

Three other homeowners originally submitted Statements of Interest with one dropping out.

The Nominating Committee, chaired by Board Director Scott Abbate, interviewed each nominee.

"This was not an easy decision, or one we took lightly," wrote Scott Abbate, Chair of the Nominating Committee, in a statement read aloud to the group.

The Nominating Committee spent more than eight hours assembling criteria, contacting and interviewing each homeowner.

The Board met in early May to elect officers. Positions held in 2017-2018 remain unchanged (see photo, right).



2018-2019 High Desert Board of Directors: Left to right: Brett Rayman, Director; David J. Bentley, Jr., Vice President; Tom Murdock, President; Dr. Janet Brierley, Director; Dr. Jim Cole, II, Treasurer; Scott Abbate, Director; Clay Wright, Secretary.

Voting Members Approve Budget With Funding To Hold Another Party in the Park This Summer



Homeowners dance with the Pink Flamingos at last year's event.

Another Party in the Park is on tap this summer for High Desert homeowners with a tentative date set for August 25. Voting Members approved a 2018-19 budget with \$14,000 included for Community Events at their Annual Meeting in April. The Party in the Park is slated as the recipient of most of those funds. Dr. Jim Cole II, Treasurer, initially presented two possible budgets to Voting Members, one that included \$14,000 for community events, and one without. The higher budget will bring the budget into a \$14,000 deficit, he told the group, but that amount can be covered with a portion of \$100,000 in the Master Association's Extraordinary Expense Fund. Voting Members discussed the options with most comments in favor of including the \$14,000 for community events.

Brenda Gossage, Highlands Voting Member, was the Chair of last year's very successful event held at High Desert Park and has undertaken the same position this year. The dance group, Pink Flamingos, is again on board for entertainment. Food trucks will be available for homeowners to purchase food and carnival games are scheduled. She is seeking volunteers to help on the day of the event with traffic control and set-up. Interested homeowners should email Brenda at: gossage@me.com. Information will be available in the August newsletter and on the website this summer.

President's Summary

By Tom Murdock, HDROA President

The Association maintains funds for the maintenance, repair, and replacement of physical assets within High Desert in what are known as Reserve Accounts. There is one account for the Master Association, and one for each of the gated villages. Part of each account is kept in a demand deposit account to be immediately available for reserve expenses, and the remainder is invested in Certificates of Deposit. In accordance with IRS regulations, none of these accounts are co-mingled. As of April, 2018, the combined balance of these accounts is approximately \$1,837,541.



Tom Murdock

HDROA first engaged the services of a professional Reserve Study company in 2005. An inventory of the physical assets within High Desert was compiled, and the expected lifetime and replacement cost for each inventory item was calculated. This then forecast the amount of the annual contribution to each reserve fund that ensures a reserve account balance sufficient to fund the maintenance and replacement expenses for each asset. The reserve study is updated every two years, the latest having been completed in the fourth quarter of 2017.

Over time, the Board has noticed a significant increase in the projected annual reserve expenses and annual contribution require-

The Board has decided to undertake a comprehensive review of the High Desert reserve asset list.

ments. Making these required contributions would strain the Association budget and require significant increases in the assessments. A review of prior years data shows that actual expenses have not correlated well with the forecasts.

Since the projected reserve expenses and contributions are driven by the asset inventory, the Board has decided to undertake a comprehensive review of the High Desert reserve asset list. The objective of validating the lifetime and replacement costs for items in the inventory is to ensure that the estimated expenses and contributions are as accurate as possible and continue to be a reliable forecasting tool.

A review committee is being formed and we will engage the services of a civil/structural engineering consultant to assist with this review. This project must be completed by the end of 2018 so that the recommendations can be implemented for the next fiscal year budget.

If you have applicable experience and would be willing to serve on the review committee, please contact our HOAMCO Community Manager, Chris Lopez, or any Board member (see page 23).

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Your Quarterly Assessment Equals Property Value Insurance

By Christopher Lopez, High Desert
Community Association Manager, HOAMCO



Christopher Lopez

When you reach for your checkbook and write out your quarterly assessment check, the first thoughts that might come to mind are usually the same thoughts that possess anyone whenever they are obligated to meet their responsibilities. After all, one bill is usually just as unwelcome as any other, right? Wrong!

Living in a covenant-protected community offers many advantages not available to homeowners living in the community-at-large. But probably one of the biggest advantages comes in the protection to property values that community association living provides. Rules and Regulations, Architectural Guidelines, CC&Rs, By-Laws and state and federal statutes were designed to protect homeowner interests by regulating many of the nuisances that usually chew away at property values.

Consider this: the same developer builds the same model of home, one in a planned community and the other in a typical residential neighborhood. The difference between the two homes is the difference in property values. And that might amount to a difference in the tens of thousands of dollars!

So, the next time you write out that assessment check, don't feel like you're just paying another bill. Your monthly assessment is an

investment in High Desert that will be recouped when you decide to sell. Consider it protection on your investment just as your insurance premiums protect your investments in your car, home or life.

Neighborhood Night Out is August 7, 2018 —Association Will Help Fund Block Parties

This year's National Night Out celebration will be held nationwide on Tuesday, August 7, 2018 with High Desert Association contributing funds for villages holding block parties to bring neighbors together.

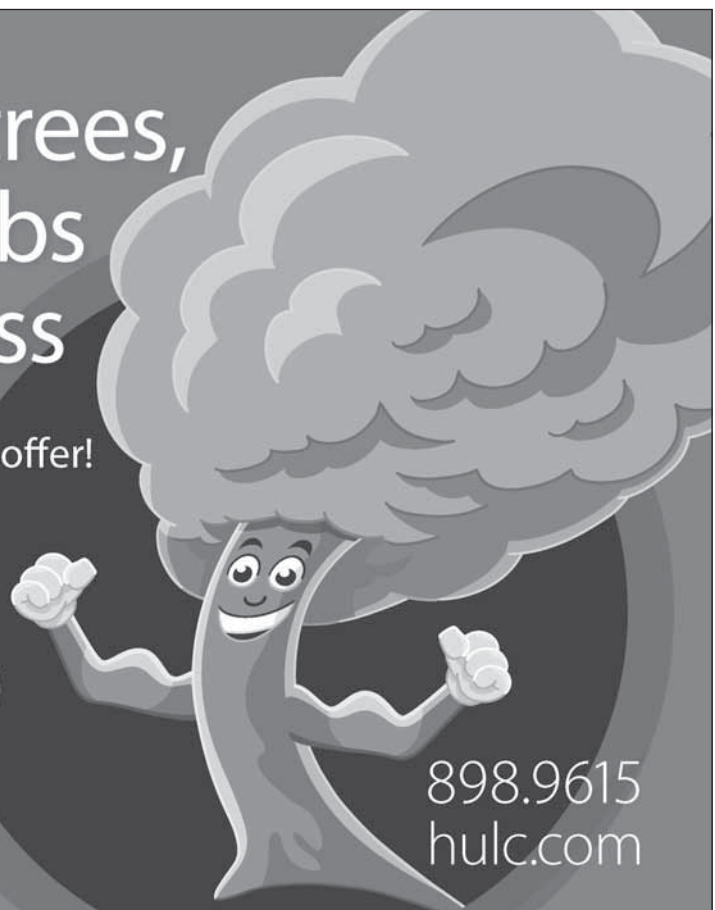
Neighborhood Watch groups in High Desert organizing a block party or similar gathering for their members on National Night Out can be reimbursed for up to \$150 for expenses. Interested groups should contact Christopher Lopez, Community Association Manager, at the High Desert HOAMCO office at 505-314-5862 or at highdesertmanager@hoamco.com.

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer, friendlier places to live. Neighborhoods host block parties, festivals, parades, cookouts and various other community events with safety demonstrations, seminars, youth events, visits from emergency personnel, exhibits and more.

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Proudly Offered At: \$975,000

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High Desert Patrol Report: January-March 2018

Call Type:	January	February	March	Call Type:	January	February	March
CRIMINAL/				(Lost) Property	0	0	0
CRITICAL EVENTS:	-	-	-	Gate Issues	3	1	4
Assault/Fight	0	0	0	Street Lights/Maintenance	3	3	0
Breaking/Entering: Home	0	0	0	OTHER:	-	-	-
Breaking/Entering: Vehicle	0	0	1	Animal Control Calls	0	0	0
Construction Site Burglary	0	0	1	Abandoned Vehicle Calls	0	0	0
Dwelling Fire	0	0	0	Snake Calls	0	0	0
Vehicle Fire	0	0	0	Vacation Home Checks	29	31	40
Grass/Wild Fires	0	1	0	Security Inspection	277	217	212
Medical Emergency	0	0	1				
Alarms	2	7	8				
Suspicious Person/Vehicle	14	17	6				
Vandalism	3	0	1				
TRAFFIC EVENTS:	-	-	-				
Vehicle Crash	0	0	0				
Parking Violations	10	5	7				
PREVENTION & NUISANCE:	-	-	-				
Loud Music/Party Noise	1	0	0				
Salesperson/Solicitor	0	0	0				
Open Door/Window/Garage	25	19	22				
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	1				

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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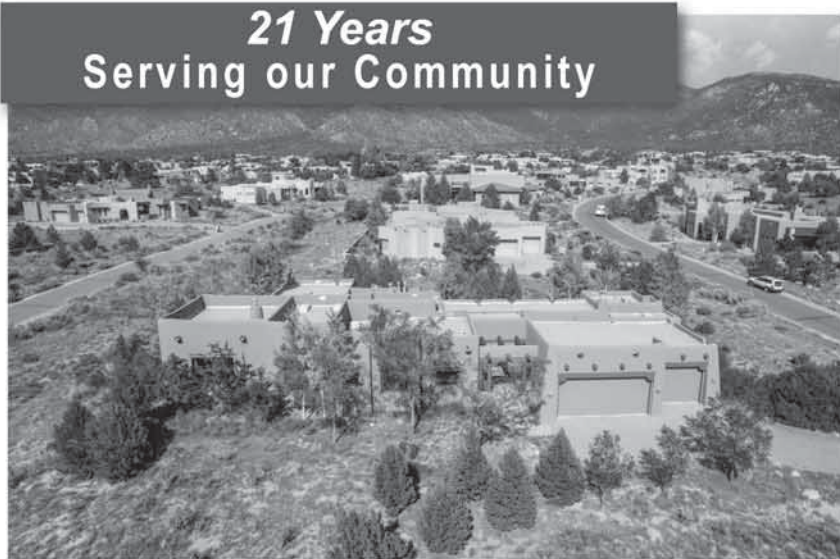
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High Desert Compliance Coordinator's Report

– By Ed Burleson, Compliance Coordinator, HOAMCO

It's That Time of Year in High Desert...**Don't Forget Vacation Notification and Watering Compliance****Ed Burleson****VACATION NOTIFICATION**

Remember to complete and submit your vacation information. Having the information aids in the timeliness of compliance reporting and the corrective action. If issues arise while you are gone, we will need to contact you quickly. The form can be found online: from the homepage, click on “Notices and Reminders” and scroll to “Leaving on Vacation?” to access the forms.

WATERING COMPLIANCE*City of Albuquerque Water Restrictions: 2018*

Please observe the following guidelines

- April & May: two times per week
- June, July & August: three times per week
- September & October: two times per week
- November: one time per week

Remember that watering restrictions are in effect from April 1 through October 31. The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) Water Waste Ordinance states: “All spray irrigation during the period beginning on April 1 and ending on October 31 of each year must occur between 7:00 p.m. and 11:00 a.m. This restriction shall not apply to drip irrigation and

low precipitation bubblers, hand watering, or watering of containerized plants and plant stock.” Albuquerque uses 40 percent of our drinking water on our yards every year. Remember – we live in a desert. If your landscaping requires more water than this, then it is not suited for our climate and you are wasting a precious resource that our children and grandchildren will need someday.

Make sure your sprinkler timers are adjusted so they do not come on between 11:00 a.m. and 7:00 p.m. Also, make sure your water does not run off your property into the gutter or street. Fines may be imposed by the ABCWUA – and they conduct regular inspections in the High Desert community looking for sprinklers running between 11:00 a.m. and 7:00 p.m. and for any sign of water waste.

The Water Authority is now issuing written warnings for the first two observed violations of residential water waste. After that the regular fine schedule is in force.

1st Violation	\$20
2nd Violation	\$50
3rd Violation	\$100
4th Violation	\$300
5th Violation	\$400
6th Violation	\$600
7th Violation	\$800
8th Violation	\$1000

*Information source – ABCWUA website at abcwua.org

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Landscape Activities Update 2018

By Margo Murdock,
Chair of the Landscape Committee

Irrigation and Flow Sensors: The cool season turf (bluegrass) was irrigated starting late February and is currently being mowed. The buffalo grass irrigation wasn't started until late April. All nine flow sensors approved by the Board have been installed. Automatic irrigation was started for the year so the sensors are now learning the expected flow. We did have one problem in Trillium. The sensor there had not learned flow and so shut off the valve quickly thinking we had a leak. This affected the turf in the park there. The problem was identified and is now fixed. We requested a proposal for replacing the spray heads in the Trillium turf. There are new more efficient heads called MP-Rotators that use less water but take a longer time to deliver the water – low and slow is the watchword. All other large turf areas already have MP-Rotators installed.

Line of Sight Issues: Large vegetation has been removed throughout the community where it impedes the ability of drivers to see on-coming traffic. We need the help of residents in identifying these locations.

Trees – Remediation and Spraying: Trees in Wilderness medians and streetscapes have been remediated– that is the irrigation moved away from the trunk, basins dug, and wood chip mulch added. Trailhead remains the only approved area not remediated.

We have been removing egg masses of needle scale by hand from the pinons and we then sprayed the trunks with dormant oil to catch remaining scale. There is a really small window of time when the insect moves and can be sprayed. Once the shell forms the spray is ineffective. Street cracks are being sprayed with both pre- and post-emergent herbicides to keep weed seeds from germi-

nating and to kill existing weeds.

Winter Pruning: We are not pruning all shrubs every winter and spring. We have the shrubs on about a three-year cycle based on how large the particular shrub grows.

Fourwing Salt Bush Thinning: There were two areas where fourwing salt bush was becoming invasive. We tried to thin these areas.

Wall Clearing – 3 Foot Swath: All necessary exterior wall clearing was completed this winter and a pre-emergent herbicide put down to slow the new growth from seeds. We may need to repeat the application in the fall.

Native Grass Cutback: Native grasses in the streetscapes were cut back, but the cut parts were left in place. We did this later this year than previously - the taller grasses help shade out weed seeds. The cut parts return nutrients to the area and also act as mulch to prevent weed seeds from blowing in and germinating. Hopefully some of the seed heads from the grasses will germinate instead.

Approved and Prohibited Plant List Changes: The Landscape Committee has not completed the review of plants. Note that some trees may be removed for height restrictions (grandfathering in the existing ones). The list will be posted to the High Desert website once changes are finalized.

Reserve Changes for Irrigation Assets: Two revisions were made to the irrigation assets supplied to the reserve study – water meters were removed as they are the responsibility of the city, and the life for valves was increased since most valves last longer than we originally estimated.

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Hardening the Target

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



Dr. Janet Brierley

to drive you home while you call the police to report the theft of your vehicle.

As you pull into your driveway, you immediately know that there is something terribly wrong, because the garage door is open, the alarm is ringing, your other vehicle is missing and the dog is running around in the front yard. The nightmare continues as you spend the remainder of the day trying to calm the dog and make a list of the items stolen from your house. Not only do you have to take an inventory of all your valuables but you also need to change the locks because the thieves have taken your spare set of house keys that were hanging in the hallway.

Sadly this scenario is all too common. The thief sees a vehicle parked in a location where the owner is certain to be occupied for a specific length of time, such as church, the gym or the theater. It is a quick process to break into the car and find the registration and insurance documents in the glove compartment. These provide the address of the owner, and the criminal can drive there and be

fairly certain of finding the house empty. The garage door opener is conveniently attached to the sun visor and the chances are that the door between the garage and the house will be unlocked. Spare car and door keys are often stored in plain sight on the hall table or next to the door into the garage. Your alarm may be ringing but it takes longer for the police to arrive than it takes for thieves to find your valuables.

What can you do to avoid being a victim?

1. Take your registration and insurance documents out of the glove compartment. Make copies and carry them on your person. Store the originals in a secure location. Some police officers will accept photos of the documents on your phone, but this is not universal, so having paper copies is currently recommended.

2. Remove all bags from view. Even if there is nothing of value in a shopping bag, for instance, the thief doesn't know that.

3. If you park your vehicle in your driveway, remove the garage door remote. The home link button on the rearview mirror is very convenient, but if you have it, then I suggest you park in the garage.

4. Lock the doors of cars parked in the garage.

5. Lock the door between the garage and the house.

(Continued on page 11)

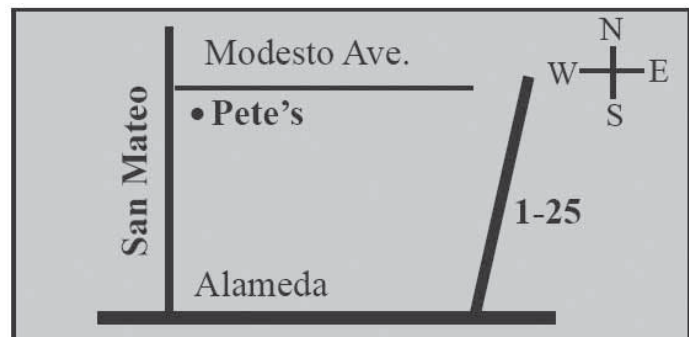
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Hardening the Target

—From Page 10

6. Store spare car and house keys out of sight.



7. Thieves have limited time to find the items they want while they are inside your home. They will visit your bedroom first, because that is where most people keep guns and jewelry. Try storing those items in a different location; if they can't find what they want very quickly, they will leave empty handed.

8. Start a Neighborhood Watch in your area. It creates a cohesiveness amongst the neighbors so an activated alarm won't be ignored.

Improving the security of your possessions takes a little forethought but is well worth the effort. Many of us living in High Desert spend our lives giving orders and engaging other people to perform tasks on our behalf. When it comes to our own security, however, we have to take personal responsibility for the simple actions that will keep us safe.

If you would like crime prevention advice from the police, then you can arrange for an officer to visit your home and give you tips tailored to your situation. Call Jill Garcia at Foothills Command (505) 332-5240.

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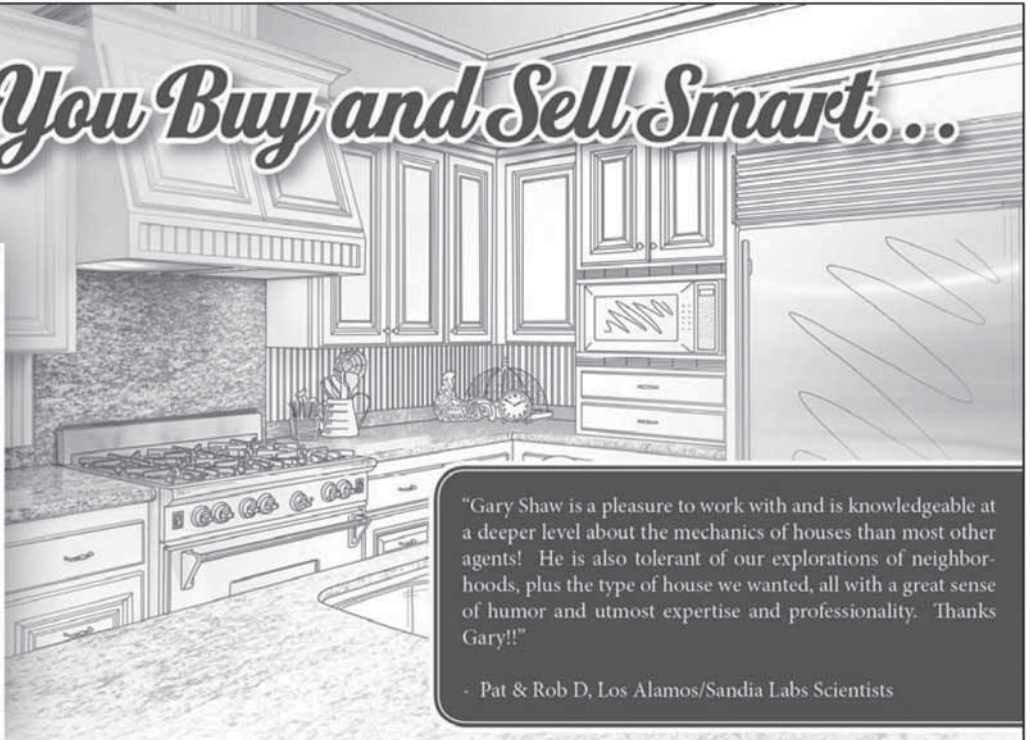
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Treasurer's Report: Third Quarter of Fiscal Year 2017-18



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

Dr. Jim Cole II

The HDROA concluded the Third Quarter of the 2017–2018 Fiscal Year on March 31 at which time the Master Association had an income of \$923,708.98. This was \$13,027.49 (1.39 percent) less than the \$936,736.47 initially budgeted. Transfer to reserves of \$13,752.75 reduced the total income to \$909,956.23. Expenses totaled \$902,101.78, and were \$24,308.38 (2.62 percent) less than the \$926,410.16 initially budgeted, resulting in a net profit of \$7,854.45.

The Gated Villages had a combined income of \$213,691.09. Expenses of \$91,518.55 plus reserve contributions of \$62,940 totaled \$154,458.55, resulting in a combined net profit of \$59,232.54 for the third quarter of the fiscal year.

Reserve Accounts Healthy and Funded as Mandated

The Association's reserve accounts remain healthy and funded as mandated in the current reserve study. As of March 31, 2018 the Master Association had a balance of \$590,573.42. The Arroyo Reserve balance of \$171,115.84 has been reduced to the new mandate of \$100,000 with the difference being transferred into the Master Association's reserve checking account. The Gated Villages combined balance was \$1,075,892.16.

A summary of expenditures from the Reserve Accounts reveals a spending total of \$181,936.99 with the Master Association's portion being \$80,562.55, and the Gated Villages portion collectively amounting to \$101,374.44. These expenditures were for sidewalk/curb repairs/replacement, stucco/wall repair, asphalt/crack repair/patching, Pino Pond graffiti removal, grate repair, street light pole repair, relocation of exit gate operators, and entry gate microphone/speaker replacement.

Accounts Receivables

The HDROA Accounts Receivables as of March 31st totaled \$135,937.58. \$48,000 of that amount were rental policy fines, and \$6,231.90 were for other CC&R violation fines. When these fines and penalties are subtracted, the delinquency rate remains a low 1.6 percent. Of the 98 owners having past due accounts, the top 24 owners collectively account for \$ 133,416 of the total receivables. The remaining 74 delinquent owners account for \$2,521.

At the April 26 Voting Member's Annual Meeting, the 2018-2019 budget previously approved by the Board at its March 20 meeting was accepted. This budget reflects a \$3 monthly dues increase from the current \$57 for the past five years to \$60. Any deficits, should they occur, will be covered from the Master Associations Extraordinary Expense Fund.

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



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HDROA Reserve Balances for the 2nd Quarter, Fiscal Year 2017 – 2018	
Master Association	\$ 590,537.42
Arroyo Reserve	171,115.84
Canyons	186,903.36
Chaco Compound	55,490.44
Desert Mountain	259,437.06
The Enclave	100,241.31
The Legends	123,249.96
Trillium	257,097.90
Wilderness Compound	90,991.60
Wilderness Canon	2,480.54
Total Reserves	\$ 1,837,545.42

HDROA Reserve Expenditures for the 3rd Quarter, Fiscal Year 2017 – 2018	
Master Association	\$ 80,562.55
Canyons	18,895.74
Chaco Compound	5,663.12
Desert Mountain	10,704.20
The Enclave	20,408.57
The Legends	6,224.88
Trillium	34,555.93
Wilderness Compound	4,922.00
Wilderness Canon	00.00
Total Reserve Expenditures	\$ 181,963.99

High Desert Treasurer's Reports



HDROA Income/Expense Report for the 3rd Quarter, Fiscal Year 2017 – 2018

INCOME

Homeowners Assessments	\$ 829,350.00
Cost Sharing – Altezza	52,972.58
Assessment Interest	2,652.40
Assessment Late Fees	7,395.00
Legal/Collection Fees	1,814.51
Interest Income	987.08
Penalties/Fines	27,262.41
Other income	1,275.00

Income \$ **923,708.98**

Transfer to Reserves (13,752.75)

Total Income \$ **909,956.23**

EXPENSES

Administrative

Administrative Assistant	\$ 38,229.68
Bank Charges	30.00
Insurance	11,598.91
Lien/Collection Costs	811.50
Board/Voting Member Meetings	1,317.50
Office Expense	1,939.19
Postage	8,930.68
Printing	13,440.28
Reserve Study	5,885.00

Landscape

Street Light Maintenance	639.68
Landscape Maintenance	\$ 353,663.76
Landscape Replacement	00.00
Landscape Other	6,180.60
Arroyo & Pond Maintenance	2,952.03
Irrigation Repair & Maintenance	28,939.85
Pet Clean Up	11,642.11

Professional Fees

Accounting/Tax Prep Fees	\$ 6,342.50
Consulting	13,691.47
Legal fees- Collection/Small Claims	2,372.29
Legal-General Services	30,572.02
Association Management	100,948.95
Security Services	154,042.31
Security BCS	5,870.60

Taxes/Other Expenses

Allowance for Doubtful Accounts	\$ 9,087.74
Allowance for Doubtful Fines	27,500.00
Community Events	11,212.28
Welcome Committee	659.31
Website	3,430.60
Gate Maintenance	1,204.01
Sign/Entry Maintenance	777.41
Wall Repair & Maintenance	2,535.92
Snow Removal	00.00
Locks & Keys	00.00
Miscellaneous	293.90
HDROA Office	6,363.00
Taxes-Corporate	10.00

Utilities

Electricity	\$ 1,878.41
Telephone	770.38
Water/Sewer	36,373.41

Total Expenses \$ **902,101.78**

Operating Net Income/Loss **7,854.45**

HDROA Gated Villages Income/Expense Report for the 3rd Quarter, Fiscal Year 2017 - 2018

Canyons

Income	\$ 22,258.58
Transfer to Reserves	(7,529.25)
Expenses	7,584.82
Operating Net Income	\$ 7,144.51

Chaco Compound

Income	\$ 9,115.42
Transfer to Reserves	(3,027.75)
Expenses	1,865.26
Operating Net Income	\$ 4,222.41

Desert Mountain

Income	\$ 81,364.32
Transfer to Reserves	(20,842.50)
Expenses	42,706.06
Operating Net Income	\$ 17,833.76

The Enclave

Income	\$ 20,816.91
Transfer to Reserves	10,962.75)
Expenses	8,190.87
Operating Net Income	\$ 1,663.29

The Legends

Income	\$ 26,835.02
Transfer to Reserves	(5,502.75)
Expenses	12,518.19
Operating Net Income	\$ 8,814.08

Trillium

Income	\$ 38,389.62
Transfer to Reserves	(10,402.50)
Expenses	12,937.53
Operating Net Income	\$ 15,049.59

Wilderness Compound

Income	\$ 12,409.79
Transfer to Reserves	(4,690.50)
Expenses	4,131.10
Operating Net Income	\$ 3,588.19

Wilderness Canon

Income	\$ 2,501.43
Transfer to Reserves	(00.00)
Expenses	\$ 1,584.72
Operating Net Loss	\$ 916.71

Total Gated Village Income \$ **213,691.09**

Total Transfer to Reserves **(62,940.00)**

Total Gated village Expenses \$ **91,518.55**

Total Operating Net Income \$ **59,232.54**

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*Message From G4S***Going On Vacation? Let G4S Know and Take Precautions***By James Gage, G4S Operations Manager*

When residents leave on vacation, we ask that you inform the security team at G4S that you will not be home. You can complete a Vacation Watch Form on the website at www.highdesertliving.net. By notifying the security team, and HOAMCO management, this allows for security to monitor unauthorized vehicles or persons entering or being near your property.

Before leaving on vacation there are a few other items that residents should consider. We ask that you place a stop on mail and newspaper deliveries. Make sure all windows are closed and secured. Be certain that your garage doors are closed and locked, if possible. Unplug any nonessential electronics, such as televisions, computers, coffee makers, toasters. Not only will it reduce the risk of fire hazards, but will also reduce electricity costs.

While on vacation, please place valuables out of sight. This is a good rule of thumb anytime you leave the house, but it's especially important when you'll be gone for several days at a time. Close the blinds or curtains in rooms with large electronics, such as TVs. Put gaming consoles and DVD players in inconspicuous boxes in the closet and make sure all handheld devices, credit cards, cash, or jewelry aren't easy to find—make use of a safe if you have one.

When G4S security patrols are being conducted, the officers are

on constant alert for anything out of the ordinary. Let us know if you have an electronic security system and the name of the company who monitors the alarm. While you are away, the alarm company may contact the security team if an alarm is triggered. A G4S security officer will respond immediately to any alarms and contact local law enforcement if needed.

A G4S Secure Solutions (USA) Inc. patrol officer is on site 24 hours a day, seven days a week. If at any time you have questions, concerns, or would like to report suspicious activity, please contact the security patrol at 505-485-5658.

Communications Committee Has Dedicated Email Address

If you have an idea for a story you'd like to see in the Apache Plume we'd welcome your thoughts. If you have a picture you've taken that depicts life in High Desert perhaps you would like to share it with others.

The HDROA has an active Communications Committee (Clay Wright, Chair) that manages communications with homeowners. If you have ideas, content to share or just need to get in touch, the committee has a new way to do so through a dedicated email address:

CommunicationsCommittee@HOAMCO.com





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Modifications Committee Actions: January-March 2018

January 18, 2018

- **13424 Desert Zinnia Ct. NE (Desert Highlands)**
Raise backyard privacy wall to 5'6". APPROVED.
- **13601 Elena Gallegos NE (Highlands)**
Expand family room by approximately 400 sq. feet. APPROVED.
- **13609 Quaking Aspen Pl. NE (Desert Highlands)**
Solar PV roof mount. APPROVED W/CONDITIONS.
- **12809 Sandia Ridge Pl. NE (Chamisa Trail)**
New front patio gate, metal, Tuscan pattern copper vein in color. APPROVED.
- **8524 Snakedance Ct. NE & 13608 Quaking Aspen (Desert Highlands)**
1-3: Installation of entry security gate designed in rust to match existing hitching stanchions in front retaining wall. Gate to be secured between two columns with overarching cap in territorial design to match exactly with exterior adobe/brick of residence. 4: Rear entry security gate in existing location to match Tuscan entry gate. 5: Restoration of existing but dysfunctional waterslide and circulating pool system at entrance to include 36" headwater stone fountain. 6: Cleanup of dead foliage on 13608 Quaking Aspen and enhancement with plantings of low profile High Desert flora. APPROVED.
- **6304 Ghost Flower Trail NE (Legends)**
Install new gate on north side of property to hide trash cans: will match existing front gate. APPROVED.

- **13305 Russian Sage Court NE (Mountain Highlands)**
Install new garage doors. APPROVED.

January Fast Track Items Approved

- **13309 Wilderness Pl. NE (Wilderness Village)**
Add a security gate to the front entrance in a weathered bronze.
- **5004 Cresta Del Sur Ct. NE (Trailhead)**
Re-roof with TPO: Rock Brown 60 mil.
- **13228 Twilight Trail Pl. NE (Pion Point)**
Replace roof with same as existing tar and gravel.
- **13228 Twilight Trail Pl. NE (Pinon Point)**
Re-stucco house in existing color (photo provided).
- **13315 Pine Forest Pl. NE (Desert Mountain)**
Replace existing flat roof with Gray TPO with SRI .46.
- **6229 Cactus Canyon Trail NE (Enclave)**
Replace roof with TPO 60 mil Gray SRI 0.46.

February 15, 2018

- **13201 Desert Rose NE (Chaco Ridge)**
Replace wooden courtyard gate with a see-through metal in a rust color. APPROVED.
- **13205 Morning Mist Dr. NE (Chaco Ridge)**
Front landscaping: remove some plants and replace with new plants. APPROVED.

(Continued on page 17)

STEVE LYNCH

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Modifications Committee Actions – From Page 16

- **13309 La Arista Pl. NE (Wilderness Estates)**

Install 31 module rooftop solar arrays. APPROVED W/COND.

- **6301 Mojave Aster Way NE (The Legends)**

Add solar shade on west-facing bedroom window and south-facing side of balcony to match existing shade on west face of balcony. APPROVED.

- **12608 Trillium Trail NE (Trillium)**

Remove existing water-consuming landscape with water-friendly xeriscape. Repair and replace cement uprooted by existing trees. APPROVED.

- **6308 Mojave Aster Way NE (Legends)**

Remove two small shrub/trees and replace with aspens. APPROVED.

- **12912 Sunrise Trail Pl. NE (Sunset Ridge)**

Add safety lighting: four LED path lights in dark bronze to front walkway and one accent light facing front gate. APPROVED.

- **13405 Quaking Aspen Pl. NE (Desert Highlands)**

Add two Austrian pines next to an existing Austrian pine for additional shade and wind protection. APPROVED.

February Fast Track Items Approved:

- **12912 Sunrise Trail Pl. NE(Sunset Ridge)**

Plant a Raywood ash tree in the southwest corner of the backyard by Heads Up.

- **13505 Trail Vista Ct., NE (Wilderness Estates)**

Re-stucco house in 'Suede' approved color.

March 15, 2018:

- **12909 Chitalpa Pl. NE (Solterra)**

Front yard landscaping. APPROVED W/ CONDITIONS.

- **13609 Ricegrass Pl. NE (Mountain Highlands)**

Add five Austrian pines to shield house from new construction and seven Russian sage trees at the back of the driveway. APPROVED.

- **13133 Bluemist Lane NE (Enclave)**

Replace existing gates on the east and west side of the house. APPROVED.

- **5500 Cortaderia Pl. NE (Tierra Del Oso)**

PV solar installation. APPROVED W/ CONDITIONS.

- **6201 Sedona Drive NE (Desert Sky)**

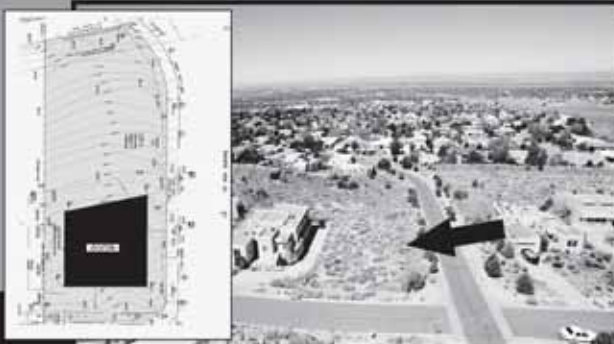
Replace tar and gravel roof with gray TPO roof SRI 0.46. APPROVED.

- **12909 Chitalpa Pl. NE (Solterra)**

Extension of dining area to the northwest by approximately six feet. APPROVED W/CONDITIONS.

See the High Desert website at www.highdesertliving.net for a full list of Modifications Committee actions.

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Newcomers Welcomed at High Desert Wine & Cheese Party



It was a busy evening on Chaco Canyon Lane April 22 as nearly 50 residents gathered at the home of Amy and Tom Hudak for the semi-annual Wine and Cheese Party to welcome newcomers to the community. The Welcome Committee is co-chaired by the Hudaks and Amy Stein with members Thea Berg, Nancy Lindas, Joan Newsome and Beverly Rider.

Photo left: Francisco Barroso and his wife moved to the Highlands two months ago. The Barrosos spent 40 years in the Washington D.C. area.

Photo, right: Jessica and Rory McGuire of Desert Mountain arrived with their children, Leo, age 10, and Penny, age 7. The McGuires moved to High Desert last October from their home in the Northeast Heights. "The pool in Desert Mountain was a big drawing point," Jessica said. Rory is a software engineer and Jessica is a stay-at-home mother.



Photo left: Katie and Kyle Bell recently bought their house in Desert Highlands. The Bells are physicists at Sandia Labs and were married last June. Katie's parents also live in Desert Highlands and told the Bells about the house for sale right across the street. The arrangement has worked out well for everyone, Katie said, adding "We love it here."



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The High Desert Gardener

About Turf Grass...

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

For those of you with kids or pets, turf grass is probably part of your landscape. Turf grass comes in two seasons (warm and cool) and multiple varieties. There are cool season grasses such as Kentucky blue grass and fine fescue, and warm season grasses such as buffalo grass and Bermuda grass. The reason you need to know if it's cool season or warm season is because knowing when the grass grows (the season) tells you the right times to irrigate and fertilize. Knowing the variety of the grass tells you what the correct height is for mowing. All turf grasses are not created equal. The world of irrigation, fertilization, and lawn mowers is geared to Kentucky blue grass. For other grass varieties you may need to do things differently.

Selection of Turf Grass

If you have a lot of yard traffic (think kids, pets, and athletic events) then blue grass is the most traffic-tolerant of the turf grasses. If you have shade throughout, then fine fescue is the best choice, but it isn't as traffic tolerant. If you want turf but don't want to water it a lot, choose buffalo or Bermuda grass. If you want a truly drought-tolerant turf, choose Bermuda. However, selecting Bermuda is a onetime decision – it's almost impossible to remove once it's installed. Many people consider Bermuda grass to be an invasive weed. Warm season grasses go dormant (turn brown) starting late September until early May and aesthetically you may not like that. Although there are new greener varieties of buffalo grass, many people prefer the deeper green of blue grass or the blue tint of fescue.

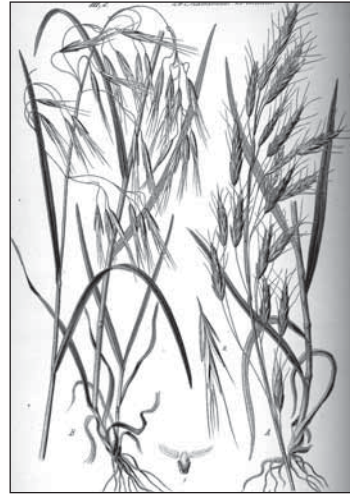
*Use fescue grass in shade*

Irrigation

Don't irrigate your turf until it starts growing as it's a waste of money. For cool season grasses, growth begins usually in early March. For warm season grasses, growth begins in late April to early May. Irrigate earlier and you'll be watering the weeds, not the turf. If you see bare spots, don't automatically dial up the water. You may end up with fungal problems instead of bare spots.

With turf irrigation it's important to have good spray head coverage throughout. To determine if you have good coverage you have to turn on the system and see if spray from one head slightly overlaps the surrounding heads. You can perform a coverage test using tuna cans. Put tuna cans in a grid pattern with no can closer than three feet to a head. Run the system for 10 minutes, measure the amount of water in each can, and compare amounts. Bare spots are often found in areas with poor water coverage. The ideal is to have the same amount of water in each can.

You may have to adjust the spray if you don't have equal amounts of water in each can. You may also need to replace broken heads or ones that shoot geysers of water into the air. Also, if you're watering the sidewalk and streets, you may need to adjust the spray at the head or change the frequency or run time. Note that irrigation

*If you find cheatgrass growing in your turf, it's time to ramp up your watering.*

parts are not standardized so you can't interchange the heads from different brands of irrigation equipment.

Next, you have to determine how long to run your irrigation system and how often. Grass doesn't need irrigation to be run very long because grass doesn't grow very deep—but you do need to water at least two inches deep (three inches deep for buffalo grass). Test the depth by poking a long screwdriver into your soil an hour after watering and measure the result. Water more or less based on the results. Water next when the grass begins to wilt, and it shows your footprints. Water in the morning for best results: in the morning, it's cooler, the grass has time to dry through the day so there is less chance for fungal disease, and the wind is typically less active. Water turf when you can visually watch the system watering. Lots of problems go unaddressed because the sprinklers run when you're still asleep or away from the house.

If water begins to run off your grass and you haven't reached the two-inch mark, run the irrigation until it begins to run off, wait until the water soaks in (say 1 hour) and restart the cycle.

Reduce irrigation frequency when the temperatures are cooler, increase frequency when it's warmer (over 85 degrees). Turn the system off if we get a half inch or more of rain. Turn it back on when the grass gets wilted with footprints, or use the screwdriver test again. Turn off the system completely in the winter when we begin getting consistent freezes. Grass doesn't need to be watered when it's dormant.

Fungal diseases flourish in moist humid conditions. If you have a fungal disease, reduce your watering frequency or run time. Fungal diseases are spread by walking on an infected area, then on an unaffected area. Sometimes the mower can spread them.

Fertilization

Fertilization needs to be done when the grass is growing. Cool season grasses should be fertilized in early March and again in September. If you want three fertilizations, fertilize again in November. Warm season grasses should be fertilized in early May and late August. Organic fertilizers are better for the soil. When you fertilize you're really adding nutrients to the soil. All plants (turf in this case) need water soluble nutrients and they take up nutrients through their roots from the soil and not through the fertilizer directly. So be sure to water in the fertilizer after applying. Use a slow release fertilizer to get better, longer lasting results. That's one of the reasons to use organic fertilizers – they are slower release and longer lasting, and they don't kill helpful soil microbes.

(Continued on page 21)

About Turf Grass

— From Page 20

Be sure to follow the directions for the fertilizer and apply evenly (one row down, one row across, with a slight overlap on each row).

Mowing

Mowing height is dependent on the specific variety of grass you selected. Lawn mowers are set for blue grass (mow to two inches). Cut one third of the blade down and no more. For fescue and Bermuda turf, mow to one and a half inches. You'll need to raise the height of your mower if you have buffalo grass (mow to three inches). Also, as summer arrives, raise the height of the mower in half inch increments. When we don't have rain you should mow less frequently. Mowing too low, called scalping, kills the crown of the grass and creates dead spots. Mowing frequently (fertilizing also) encourages more growth. Don't encourage growth when the grass doesn't want to grow and for blue grass that means during mid-summer.

Mulching mowers, which cut the grass blades into smaller pieces, reduce thatch, return nutrients to the soil, and are easier on the person doing the mowing too! Over-fertilization increases thatch. And unless the soil under your turf is compacted, you shouldn't need to aerate it.

Pet Urine

Pet urine is one of the toughest issues for grass. One suggestion is to dilute it quickly, so following your dog with a hose and spray-

ing water on the area may be your first line of defense.

Weeds

The best solution for weeds in your yard is to improve your stand of grass. The healthier your turf, the fewer the weeds. Some weeds give you hints about the problem. Weeds that like water, including purslane and spurge, signal that you're over-watering. Weeds like cheat grass may indicate under-watering. Before you start treating the symptom, look for the underlying problem. It's often related to the type of cultural care you're providing, or it might be that the irrigation coverage isn't even.



If you find purslane growing in your grass, you may be over-watering.

Down to Earth, latest edition (5)

A new edition of the book on local gardening published by Master Gardeners is now available from the Garden Center shop, local bookstores, nurseries, and at Garden Center events. It gets better every edition and the information is exclusively for Albuquerque and not for areas with more rain, humidity and acid soil. The Garden Center is located at 10120 Lomas, NE and the website is: www.albuquerquegardencenter.org





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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

		<u>Telephone:</u>	<u>Term:</u>
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
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- **Community Association Manager:**
Christopher Lopez:
High Desert Northeast Heights Office
(505) 314-5862
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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

- **May 17, June 21, July 19 at 4 p.m.**
Modifications Committee Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **May 15, June 19, July 17 at 2 p.m.**
Board of Directors Meeting
Location: High Desert Office, 10555 Montgomery, NE
- **Thursday, July 26, 2018 at 7 p.m.**
Voting Members Quarterly Meeting
Location: APD James Dwyer Substation.
12700 Montgomery, NE. Election of Board Directors.
- **June 1, July 6, August 3 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.*

*The High Desert Apache Plume newsletter
(including all publishing and postal delivery costs)
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High Desert website: www.highdesertliving.net; Management Company: HOAMCO: (505) 888-4479
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The Apache Plume is edited by Editorial Enterprises, Rebecca Murphy: *eenews@comcast.net*: (505) 377-7227
Communications Committee, Clay Wright, Chair: *CommunicationsCommittee@HOAMCO.com*



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FOR SALE!



12916 Sand Cherry Pl NE
\$835,000 • MLS #909981

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!
Offered by Sharon McCollum

FOR SALE!



6104 Buffalo Grass Ct NE
\$899,995 • MLS #909366

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!
Offered by Sharon McCollum

SOLD!



Pino Ridge NE

Distinctive High Desert! Seller will carry paper with \$100,000.00 down. Prime View Lot 1.0871 +/- acre. Extends to corner of Pino Ridge & Emory Oak. Located in one of Albuquerque's most elegant neighborhoods, and just footsteps to Sandia Mountain Wilderness area; solitude plus unparalleled vistas! Excellent HOA. Great neighbors, Great views, Great Area!
Offered by Judson McCollum

We SOLD These Homes In High Desert!

SOLD!



Desert Moon Pl NE

SOLD!



Slateridge Pl NE

SOLD!



Apache Plume NE

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Elena Gallegos Pl NE

SOLD!



Elena Gallegos Pl NE

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Desert Moon Pl NE

SOLD!



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Calle Del Oso NE

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Sunset Ridge NE