

# Apache Plume

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

February 2018

## Interested in Running for the Board of Directors? Three Positions Open for April 2018 Board Election

By Scott Abbate, Director, HDROA Board of Directors and  
Chair of the Nominating Committee



Scott Abbate

Interested in applying to serve the High Desert community as a Board Director? Submit a Statement of Interest (SOI) by February 23. Candidates are vetted and subject to a panel interview by the Nominating Committee (NC).

After the interviews are completed in March, the Nominating Committee will choose a slate of names to present to the Board for approval.

Once approved, the slate is given to the Voting Members for a final vote at the Annual Meeting on Thursday, April 26, 2018.

The by-laws allow homeowners to nominate themselves or another homeowner from the floor at the Annual Meeting in April. However, the interview process prior to April's meeting provides the NC vital time to vet each candidate's qualifications and conduct a panel interview. As such, we ask anyone interested in running to provide an SOI no later than February 23.

### Minimum Qualifications to Run

Before submitting your SOI please ensure you meet the following minimum qualifications. Candidates must:

- Be a resident in High Desert for at least six months prior to the election.

- Not have any hearings or appeals before the Board, New Construction Committee, or Modifications Committee, nor any legal actions pending against the Association or Association officers.
- Not be more than (60) days delinquent in the payment of any assessment or other charge due to the Association.
- Not have been removed as a Director by the Voting Members or the Board within the past two years.

To apply for a Board of Directors position complete the online SOI form on the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net):

- Click on Volunteer Opportunities on the menu to the left.
- Click Online Submission on the menu to the left.
- Complete the relevant fields on the SOI and submit the form electronically by clicking 'Send.'
- Once you submit an SOI the Nominating Committee will reach out to schedule your panel interview.
- The deadline for SOIs is February 23, 2018.

Directors serve a two-year term. Terms are staggered with positions opening each April. Current directors whose terms expire in April 2018 are:

- Dr. Janet Brierley
- Tom Murdock
- David Bentley

## Upcoming 2018 'Party in the Park' Needs Your Help



The organizer of the 2018 High Desert 'Party in the Park' needs volunteers to step up now in order to set a date and proceed with booking vendors and planning activities.

Brenda Gossage, homeowner and organizer of last year's very successful event says the event cannot move forward until she has some assistance scheduled for the day of the event and volunteers to make phone calls beforehand. "I have it very well-organized, but I really do need some help," she said. Once volunteers have stepped forward she will set a date for sometime this summer.

Last year's popular event at the High Desert Park featured the dance group "Pink Flamingos," a silent auction with paintings by "Artrageous Experience," five food trucks, a petting zoo and children's games. Contact Brenda at [gossage@me.com](mailto:gossage@me.com) to assist in planning this event.



# President's Summary

By Tom Murdock, HDROA President

Article III, Section 1 of the By-Laws states that "The affairs of the Association shall be governed by a Board of Directors..." But this is a broad statement that doesn't provide any detail or understanding of what is required to fulfill this responsibility.

Drilling down a bit to the next level, four primary responsibilities immediately come to mind:

1. Management of the Association's Finances
2. Administration and Enforcement of the Governing Documents
3. Protection and Preservation of the High Desert Community
4. Communication with the residents of High Desert

Let's start with Financial Management. We must ensure that sufficient funds are available to operate and maintain High Desert both now and in the future. This requires an adequate operating budget, and reserve accounts sufficient to maintain and replace the physical assets. Our fiduciary obligations require that we conservatively invest the funds that are being held for future expenses, pro-actively pursue delinquent accounts, and continuously monitor and review expenses to assure a favorable cost/benefit ratio.



Tom Murdock

So how are we doing?

- There has not been an increase in assessments in five years. We aggressively pursue past due accounts, and our delinquency rate is approximately 1.5 percent, which is among the lowest in the entire United States. We have never had a special assessment.
- The Financial Oversight Group meets monthly to review transactions and seek ways to reduce expenses and increase income. We have just recently moved our invested funds to Bank of the West where we are receiving significantly higher yields than previously.
- The Contracts Committee conducts a formal bid process each year for one of our three primary contracts (security, landscaping, and management), a process which ensures that we are getting the best services for the lowest cost.
- The annual audit has consistently confirmed that our management meets accounting and financial standards. For the past several years, there have been no findings reported in the audit. Overall, the financial foundation of the Association is very solid.

## Enforcement of the Governing Documents

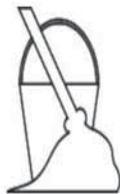
What about the next responsibility: Enforcement of the Governing Documents? Everyone is well aware that High Desert has a set of governing documents which place certain requirements and restrictions on properties and activities within High Desert. These are designed to preserve the appearance, character, and aesthetics of our community and protect our property values.

So, how are we doing? The HOAMCO compliance officer regularly travels every street in High Desert, cites violators, and then follows up to confirm that corrective action has taken place. The New Construction and Modifications Committees require that any and all new construction and modifications to existing homes comply with the governing documents. When covenant violations are not corrected, we assess appropriate fines against the owners, and can ultimately take action to ensure compliance. We have initiated legal action to enforce the rental policy, and thus far have prevailed in each case.

We will discuss primary responsibilities #3 and #4 ("Protection and Preservation of the High Desert Community" and "Communication with the Residents of High Desert" in the next Apache Plume which will be delivered to homeowners in mid-May.

## A Spotless Home

Professional House Cleaning



**"We really know how to clean!!"**

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

**Karleen Simons - (505) 890-6886**

## Pet Sitting & Home Care Services

Loving & Personalized Care For Your Pets & Home

**Roberta Borders**  
505.239.5838

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



[www.robertaborders.com](http://www.robertaborders.com)

# Board Members Are Also Your Neighbors

*By Christopher Lopez, High Desert  
Community Association Manager, HOAMCO*

*...Keep in mind that our board members are actually doing "double-duty" for our community: they serve as board members and as neighbors.*



**Christopher Lopez**

Your High Desert Board of Directors is charged with maintaining, preserving and enhancing the common assets of High Desert.

In order to perform those duties your Board depends upon the advice and counsel of experts in various fields of community association management: the HOAMCO Management Company, attorneys, landscapers, insurance specialists, accountants, etc.

When making decisions regarding High Desert, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners— however if each owner understood all of the underlying issues that go into making the decision, they would understand that the Board's choice of action is usually the most practical and well thought out.

## **A Balance Between Acting as a Director and a Neighbor**

In addition to dealing with insurance, maintenance, financial and contractual decisions, directors must also balance their positions on the board with their role as a neighbor. If assessments are

increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Being a board member does not grant one immunity from the responsibilities of living in High Desert. In fact, serving on the board reflects just how seriously they take that responsibility.

So, please keep in mind that our board members are actually doing "double-duty" for our community: they serve as board members and as neighbors...and they deserve a heartfelt "thank you" for all of their contributions to this beautiful community!

## **Communications Committee Has New 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***

Get stronger trees,  
healthier shrubs  
& greener grass

Ask for our High Desert special offer!

growing  
better **Up**  
**Heads**  
LANDSCAPING



898.9615  
[hulc.com](http://hulc.com)

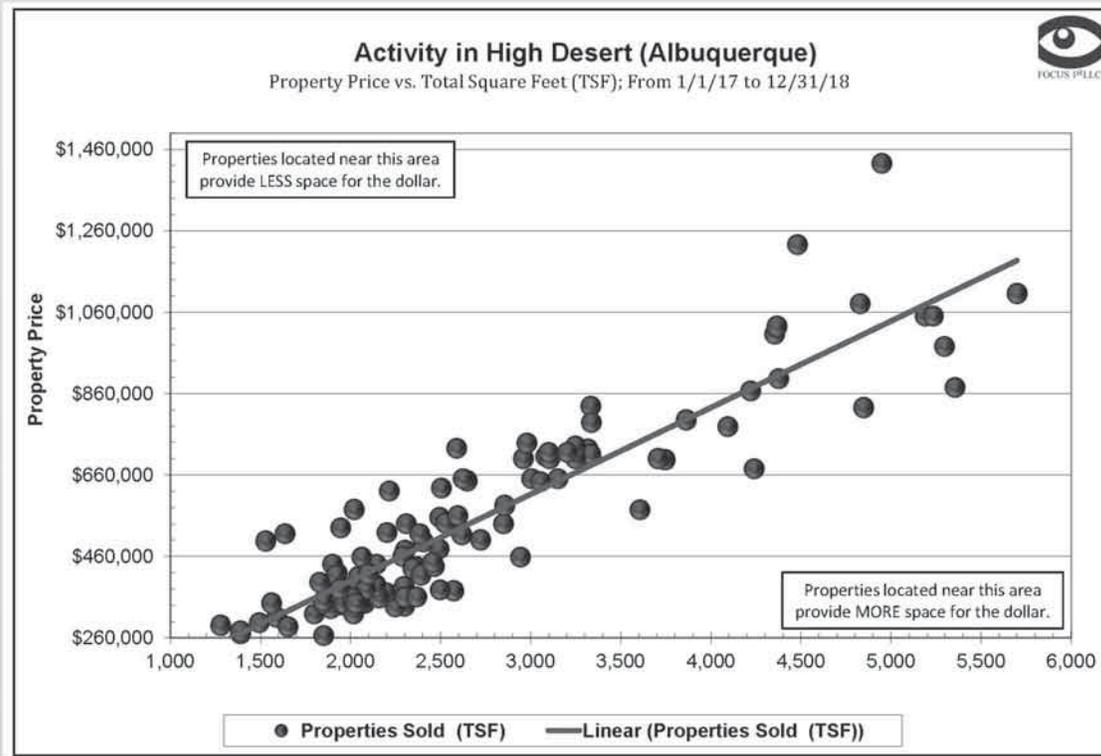


**Associate Broker, CRS**  
**GREG LOBBEREGET**  
*Selling High Desert Since 1996!*  
Over 30 years experience serving the Albuquerque Metro Area


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

## THE REAL ESTATE MARKET IN HIGH DESERT IS HOT!



**Your Home Could Be Pictured Here! Contact Greg Today For A Free Detailed Market Analysis!**

Cell: 505-269-GREG (4734)  
 Email: [Greg@GregLobb.com](mailto:Greg@GregLobb.com)

**UP TO FOUR FREE TRAM PASSES**  
 are available from me every day.  
 Call early to reserve your passes, they are available on a first come, first served basis.  
**Contact Greg Today!**  
[Greg@GregLobb.com](mailto:Greg@GregLobb.com) 505-269-4734



## High Desert Patrol Report: October-December 2017

Call Type:	October	Nov.	Dec.	Call Type:	October	Nov.	Dec.
<b>CRIMINAL/</b>				(Lost) Property	0	2	0
<b>CRITICAL EVENTS:</b>	–	–	–	Gate Issues	4	4	2
Assault/Fight	0	0	0	Street Lights/Maintenance	5	0	2
Breaking/Entering: Home	0	0	0	<b>OTHER:</b>	–	–	–
Breaking/Entering: Vehicle	2	1	2	Animal Control Calls	1	1	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	45	29	72
Grass/Wild Fires	0	1	0	Security Inspection	280	267	251
Medical Emergency	1	1	0				
Alarms	7	6	5				
Suspicious Person/Vehicle	12	4	7				
Vandalism	2	6	0				
<b>TRAFFIC EVENTS:</b>	–	–	–				
Vehicle Crash	0	0	0				
Parking Violations	12	13	13				
<b>PREVENTION &amp; NUISANCE:</b>	–	–	–				
Loud Music/Party Noise	1	0	0				
Salesperson/Solicitor	1	3	0				
Open Door/Window/Garage	32	25	27				
Notices Posted on Residences	0	0	0				
Pool Issues	0	0	0				
<b>QUALITY OF LIFE:</b>	–	–	–				
(Lost and Found:)	–	–	–				
(Lost) Children	0	0	0				
(Lost) Pets	1	0	0				

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

# Give Your Child A Soaring Start

Accepting Applications for 2018-2019  
Call for a Personal Tour Today!

**Sunset Mesa School**  
Excellence in Preschool & K-5 Education

NORTHEAST HEIGHTS | MORRIS & CANDELARIA  
505-298-7626 [sunset-mesa.com](http://sunset-mesa.com)



**Free Tram Passes Available**  
Call to reserve yours today!



**Hire for Results! Our 2017 Track Record**

List to Sales Price Ratio  
**98%**

**Top 10 Team**  
Keller Williams

89 Sales  
Average Days on Market  
**28**

Call 440-8956  
for a Free Market Analysis



KELLERWILLIAMS  
**Luxury**  
INTERNATIONAL

**Veronica Gonzales**  
Veronica@ABQDreamHomes.com  
www.ABQDreamHomes.com  
**505-440-8956**

6703 Academy Rd. NE Albuquerque, NM 87109 - 505.271.8200

*High Desert Compliance Coordinator's Report*

# Pay Attention to Address Markers, Outside Modifications, Roof Vent Color And Monitor Your Water Usage and Vegetation Height



**Ed Burleson**

*By Ed Burleson, HOAMCO Compliance Coordinator,*

Spring will be here soon. I look forward to my first spring season here in Albuquerque. This will be the time of natural vegetation growth, repairs, remodeling, and in general the spring cleaning of homes and properties. Some of the items that I will be focusing on are as follows:

**Clear and Clean Home Address Markers:**

These are important in case emergency vehicles are needed throughout the different villages. Make sure your home numbers are clean and easily seen from the street. They should not be obstructed by vegetation.

**Have You Modified Your House Outdoors?**

Any outside change to your home needs approval from the Modifications Committee. You can find the form on the website at [www.highdesertliving.net](http://www.highdesertliving.net). See this newsletter on pages 20 and 21 for recent actions by the Modifications Committee.

**Roof Vents, Conduits:**

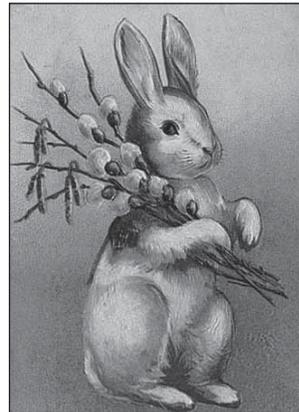
Your vents and conduits need to be painted the same color as the main body of the home.

**Water Usage and Vegetation:**

Water usage needs to be monitored on a weekly basis. Vegetation needs to be kept at a reasonable height.

**Holiday Decorations Throughout the Year:**

Holiday decorations for holidays throughout the year may be set up 30 days prior to the holiday. Afterward, all decorations should be removed within thirty days following the holiday.



I look forward to seeing you when I am out inspecting the villages.

Please contact me anytime at: [eburleson@hoamco.com](mailto:eburleson@hoamco.com) or by phone at: 505-314-5862 ext. 2212.

**HunterDouglas**

**Duette® Honeycomb Shades**

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

Increase your comfort and help lower your energy bills with insulating Hunter Douglas shades.

**ENERGY SMART STYLE** SAVINGS EVENT

**REBATES STARTING AT \$100\***  
on qualifying purchases  
**JAN 13–APRIL 9, 2018**

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

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

**505-298-7405**

**WINDOW<sup>LLC</sup>**

**FASHIONS**

\*Manufacturer's mail-in rebate offer valid for qualifying purchases made 1/13/18–4/9/18 from participating dealers in the U.S. only. Rebate will be issued in the form of a prepaid reward card and mailed within 4 weeks of rebate claim receipt. Funds do not expire. Subject to applicable law, a \$2.00 monthly fee will be assessed against card balance 6 months after card issuance and each month thereafter. Additional limitations may apply. Ask participating dealer for details and rebate form. ©2018 Hunter Douglas. All rights reserved. All trademarks used herein are the property of Hunter Douglas or their respective owners. 18Q1NPOBW1

# Congratulations to Dr. Carey: Voted Top Doc By His Peers, 2018



## HIGH DESERT DERMATOLOGY

EMILY BRYL PA-C DAVID CAREY MD STEPHANIE GONZALES PA-C

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



### Medical Dermatology

- Acne
- Eczema
- Psoriasis
- Rosacea
- Skin Cancer

### Cosmetic Dermatology

- Botox
- Juvederm
- Restylane
- Restylane Silk
- Latisse



### Surgical Dermatology

- Skin Cancer Removal
- Skin Biopsy
- Cyst Removal
- Mole Removal

### Laser Dermatology

- Fraxel
- Rejuvenation
- Acne Scarring
- Stretch Marks
- Hair Removal

# 505.938.4214

12241 ACADEMY ROAD NE, SUITE 204  
(NW CORNER OF TRAMWAY & ACADEMY)

[www.HighDesertDermatology.com](http://www.HighDesertDermatology.com)

*Now Accepting  
New Patients*

*Saturday  
Appointments  
Available*

*Dr. David Carey is a board certified dermatologist. He is pleased to offer his dermatology services to his neighbors at his clinic on the corner of Tramway and Academy.*



*Dr. Carey and all his staff at High Desert Dermatology are here for any of your dermatology needs from skin cancer detection and removal to cosmetic services, acne and several laser treatments. Not only is Dr. Carey a great doctor — but he's also your High Desert neighbor.*

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

**12241 Academy Rd. NE • Suite 204 •  
Albuquerque, NM 87111  
• 505-938-4214 •**

**Book your appointment by calling or going online to:  
[WWW.HIGHDESERTDERMATOLOGY.COM](http://WWW.HIGHDESERTDERMATOLOGY.COM)**

# Landscape Activities Update 2018

By Margo Murdock,  
Chair of the Landscape Committee

While we normally think of winter as a time of rest, this year the crews are still busy. We moved the wall clearing work that's normally done in summer to winter. We did this primarily to avoid active snakes. The warmer winter weather however kept the snake population more active than we would've liked. Walls are cleared annually to help evaluate the condition of the walls, to keep vegetation in check so contractors can work on the walls, if needed and to reduce the risk of fire. This year instead of pruning the vegetation away from the wall we are removing larger vegetation that is within a three-foot range of the walls. This takes more time, but should reduce the effort in future years.

In October we turned the irrigation off for the winter to prevent freezing and cracking the valves and pipes. This year, because we have had no precipitation, we have had to water manually on warm days. Winter watering (once or twice a month) is especially needed for the trees.

## Nine New Flow Sensors

The Landscape Committee proposed three projects to the Board and these were approved. The first project was for nine additional flow sensors. The additional flow sensors will monitor the flow in irrigation segments C2 (Trillium, Desert Sky, Chamisa Trail, and Sunset Ridge); Trailhead, and C6 (Solterra, Desert Song, Canyons, Pinon Point, and Desert Mountain). Flow sensors are a way that we can catch leaks and clogs quickly and shut off the water automatically in case of leaks. Given the age of our irrigation and the fact that we can't see it to monitor the condition, flow sensors

provide us with an early warning of problems. We've been able to install the additional flow sensors during winter while the irrigation is off. Once we restart the irrigation cycles in the spring the flow sensors will need to "learn" the regular flow.

## Tree Remediation

The second project approved was a continuation of tree remediation to more areas of High Desert. For 2017-2018 we recommended the remediation of trees in the streetscapes for: Academy (110 trees remaining), Tramway north of the entrance at the intersection (45), Wilderness (175), and Trailhead (80). Remediation includes moving the irrigation away from the trunk closer to the drip line of the tree, forming a basin to hold the water longer, and adding organic wood chips. Not all trees are being remediated. We elected to remediate only those we thought we could save. The additional tree remediation is being done over the winter since the irrigation is already off and unlike spring and summer, we reduce the risk of turning it off and killing other plants.

## Replacing Missing or Dead Plants

The third project approved was to replace missing or dead plants in more streetscape segments identified by the Landscape Committee as the ones most in need. The segments included Golden Aster (north side), Imperata behind Desert Mountain (east side), and Cortaderia behind Aerie (west side) plus Tierra del Oso (west side). We expect to add the plants in July and August so they can take advantage of the free water from the monsoons.

More winter work includes items identified by AMAFCA during the annual arroyo walk-through that need to be addressed, and winter weeding. Some pruning is also being done now.

## Approved Plant List To Include More Plants

The Landscape Committee is currently working to add more plants to the Approved Plant List. One change we are making to the current list is to give penstemon a "species designation" so we will remove all the currently itemized ones. The advantage of the species designation is that as new penstemons are brought into the trade, they will be automatically approved. A species designation means any penstemon is acceptable. While some penstemons may not do well here, as a species almost all of them do well. We expect to have the changes finalized in March. If you have plants you would like us to consider for the list, please contact me by email at [murdock@swcp.com](mailto:murdock@swcp.com).

## ALTAIR HOMES



Since 1977

Remodel Specialists

- Kitchens
- Baths
- Additions

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



**Creative design for all  
your needs**

**505-797-1112**

[www.altairhomes.com](http://www.altairhomes.com)

Certified Green Builder



**Anderson Orthodontics, P.C.**

**Kimsey K. Anderson, D.D.S., M.S.**

DIPLOMATE, AMERICAN BOARD OF ORTHODONTICS

Penn-Mont Plaza  
7520 Montgomery NE, Suite D-9  
Albuquerque, NM 87109  
505-884-5610 [www.abqortho.com](http://www.abqortho.com)

*Certified Invisalign Provider*

Orthodontic Specialist for Young  
Children, Adolescents and Adults

**Your best smile is closer than you thought...  
Schedule your complimentary evaluation today!  
Bring your newsletter to receive \$150 toward your  
Orthodontic Treatment**

# High Desert Crime Patterns

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



Dr. Janet Brierley

The Acting Commander for our Foothills Area Command of Albuquerque Police Department recently addressed the Voting Members' meeting. She had encouraging words about decreasing crime levels in the entire area for the last two months, so I have analyzed the crime mapping specifically for High Desert, focusing on the last six months. I have excluded the Altezza apartment complex

because it seems to have quite different patterns from the rest of our neighborhood.

### 33 Reported Incidents Since August in High Desert

In the period from August 1 to the present, there were 33 reported incidences of property theft or damage in High Desert. This is higher than the 19 crimes in the preceding six months. The crimes consisted of almost equal numbers of house burglaries and car thefts, and almost all were committed between the hours of 8 a.m. and 10 p.m. This follows national trends, but that is cold comfort to the two families who had their homes broken into at 2 a.m! As in the previous analysis, most crimes are committed on weekdays, but there were nine instances of misdeeds at the weekend.

I have created a table so that you may see how your village has fared and I have separated the two main types of offense into 'house' and 'car.' If your village isn't mentioned it means there was nothing reported to the police.

<u>Village:</u>	<u>House Break-ins:</u>	<u>Car Thefts:</u>
Aerie	0	3
Chaco Compound*	0	2
Chaco Ridge	1	0
Chamisa Trail	1	0
Desert Mountain*	1	1
Desert Sky	3	0
Enclave*	1	0
Highlands	1	0
Mountain Highlands	1	0
Overlook	1	0
Pinon Point	2	1
Trailhead	2	4
West Highlands	1	0
Wilderness Compound*	2	2
Wilderness Estates	1	1

\*Gated Villages

Most homeowners who live in gated villages expect that they will have an extra layer of protection against crime, and the numbers would seem to support that assumption. Thirty-seven percent of the homes in High Desert are in gated communities and yet only 27 percent of the crimes occurred in those areas. Since we know that the majority of attacks on property are during the

*(Continued on page 11)*

## Helping You Buy and Sell Smart...



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

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

Contact Gary for more about his background, how it influences his approach to Real Estate, and how he can help you. From a 2010 Rookie of the Year to a Top 25 Ranking amongst the local Coldwell Banker Real Estate Community, Gary has a proven track record of helping people Buy and Sell Smart!



### Gary Shaw

Associate Broker/ REALTOR®/BSME • 10400 Academy Rd NE # 100, Albuquerque, NM 87111  
Mobile: 505-506-9941 • Office: 505-293-3700 • Gary@GaryShaw505.com



## High Desert Crime Patterns

—From Page 10



day, it would seem prudent to keep the gates closed throughout the 24-hour period. But don't be lulled into a false sense of security. The number of incidents reported is small compared with the large number of houses so there isn't enough data to allow us to view these results as anything but a trend. We must take the same precautions against theft wherever we live.

Remember that crimes can only be listed if they have been reported! It is crucial that you file a report with the police whenever your property has been attacked; the police allocate their staff based on the perceived risk in an area.

What is our Homeowners Association doing to help prevent crime? We continually evaluate the performance of our security patrol and every three years the contract is reviewed and competitive bids received. We monitor for new patterns of activity, such as acts of vandalism, and change the post orders for the G4S officers accordingly. In addition, we have hired off-duty police from the Bernalillo County Sheriff's Office to patrol the area intermittently.

Despite having these measures in place, the primary responsibility for fighting crime rests with each of us—the homeowners. We need to secure our homes and be aware of unusual activities or strange people and vehicles on our roads. We will advise you how to start a Neighborhood Watch and support you all the way.

Let's see if we can cut our crime rate!

## Board Updates Sign Guidelines

By Scott Abbate, Board of Directors

In January 2018 the Board voted to accept the following updates to the existing Open House Signage guidelines:

**Open House Definition:** Open House signs refer to both the on-property open house sign and the offsite open house directional signs used to direct interested parties to an existing property that is for sale.

**Signage allotment:** One (1) Open House sign may be placed on the property that is for sale, or rent, either by a realtor, or the owner of the home (FSBO). Up to four (4) Open House directional signs may be placed on streets to provide direction to the Open House.

**Signage Location:** Open House signs may be placed on the property and along streets and intersections to provide directions to the Open House. Signs cannot be placed in locations that will create traffic or safety hazards, on existing street signs, traffic control devices, telephone poles, fire hydrants, or obstruct public right-of-way.

**Signage Restrictions:** For Sale signs on homes or lots are subject to the existing HDROA signage restrictions (refer to HDROA Sign Policy: Exhibit A and B).

**Signage Posting Hours and Duration:** Both Open House signs on the property and those providing direction may be displayed during the scheduled hours of the Open House only, and must be removed at the completion of the showing daily.

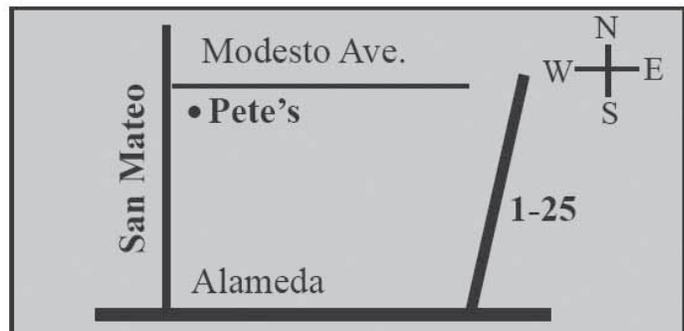
## Complete Supply of Landscaping Materials

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

# PETE'S

LANDSCAPING & MATERIALS, LLC  
SINCE 1980

**We've Moved! 5200 Modesto Ave. NE**



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

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

[www.peteslandscaping.com](http://www.peteslandscaping.com)

# 822-9822



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



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

**Dr. Jim Cole II**

The HDROA concluded the Second Quarter of the 2017– 2018 Fiscal Year on December 31st at which time the Master Association had an income of \$621,815. This was \$2,675.98 (0.43%) less than the \$624,490.98 initially budgeted. Transfer to reserves of \$9,168.50 reduced the total income to \$612,646.50. Expenses totaled \$646,419.42, and were \$26,145.98 (4.22%) over the \$620,273.44 initially budgeted. This resulted in a Net Operating Loss of \$33,772.92. This again remains a result of the Rental Policy fines being charged as an Allowance for Doubtful Fines.

The Gated Villages had a combined income of \$143,273.93 which was \$2,909.93 (0.97%) better than the \$140,364.00 initially budgeted. Expenses of \$66,509.03 plus Reserve Contributions of \$41,960.00 totaled \$108,469.03, resulting in a combined Net Profit of \$34,804.90 for the second quarter of the fiscal year.

The Associations Reserve Accounts remain healthy and funded as mandated in the current Reserve Study. As of December 31, 2017 the Master Association had a balance of \$615,175.50. The Arroyo Reserve balance of \$170,838.51 has been reduced to the new mandate of \$100,000. At its January 16 meeting, the Board elected to deposit the remaining difference into the Master Asso-

ciations Extraordinary Expense Account. The Gated Villages combined balance was \$1,091,071.30.

A summary of expenditures from the Reserve Accounts reveals a total of \$139,279.55 spent—the Master Association portion being \$76,496.55, and the Gated Villages collectively amounted to \$62,783. These expenditures were for gate repairs, sidewalk repairs/replacement, curb repair, stucco/wall repair, asphalt crack repair/ patching, directional sign repair/replacement, Spain/Academy landscaping refurbishing, tree installation/replacement, and Trailhead fence repair/ replacement.

The HDROA Accounts Receivable as of December 31st totaled \$137,089.31, of which \$48,500 were rental policy fines, and \$6,160.90 were for other CC&R violation fines. When these fines and penalties are subtracted, the delinquency rate remains low at 1.4%. Of the 116 owners having past due accounts, the top 23 owners collectively account for \$130,579 of the total receivables.

On January 23rd \$1,291,504.19 in Reserve CDs matured. In order to meet anticipated reserve expenditures in the last half of this fiscal year, the Reserve Checking accounts were collectively funded an additional \$90,000. The remaining balances were reinvested in new CDs in the appropriate Reserve CD accounts. As the Association completes its second quarter of the 2017 – 2018 fiscal year, it remains well positioned to meet all of its financial requirements and obligations.

HDROA Reserve Balances for the 2nd Quarter, Fiscal Year 2017 – 2018	
Master Association	\$ 615,175.50
Arroyo Reserve	170,838.51
Canyons	192,445.03
Chaco Compound	54,397.25
Desert Mountain	252,467.17
The Enclave	104,088.56
The Legends	121,108.98
Trillium	269,963.28
Wilderness Compound	94,120.49
<u>Wilderness Canon</u>	<u>2,480.54</u>
<b>Total Reserves</b>	<b>\$ 1,907,085.31</b>

HDROA Reserve Expenditures for the 2nd Quarter, Fiscal Year 2017 – 2018	
Master Association	\$ 76,496.55
Canyons	10,330.49
Chaco Compound	5,663.12
Desert Mountain	10,353.75
The Enclave	12,651.07
The Legends	6,224.88
Trillium	17,559.69
Wilderness Compound	00.00
<u>Wilderness Canon</u>	<u>00.00</u>
<b>Total Reserve Expenditures</b>	<b>\$ 139,279.55</b>



"I truly believe that being at Academy made me who I am today."  
  
Katie Ogawa '10  
UNM Medical Student

**ALBUQUERQUE ACADEMY** Named the #1 Private School in NM by Niche.com  
Hear more about Katie's experience at [aa.edu/Katie](http://aa.edu/Katie)

**HDROA Income/Expense Report  
for the 2nd Quarter, Fiscal Year 2017 – 2018**
**INCOME**

Homeowners Assessments	\$ 551,646.00
Cost Sharing – Altezza	35,315.06
Assessment Interest	1,760.96
Assessment Late Fees	2,635.00
Legal/Collection Fees	1,586.55
Interest Income	434.02
Penalties/Fines	27,162.41
Other income	1,275.00

**Income** \$ **621,815.00**

Transfer to Reserves (9,168.50)

**Total Income** \$ **612,646.50**

**EXPENSES****Administrative**

Administrative Assistant	\$ 24,426.49
Bank Charges	20.00
Insurance	7,740.94
Lien/Collection Costs	811.00
Board/Voting Member Meetings	1,041.25
Office Expense	1,399.38
Postage	7,251.84
Printing	11,532.48
Reserve Study	2,925.00

**Landscape**

Street Light Maintenance	236.46
Landscape Maintenance	\$ 244,925.48
Landscape Replacement	00.00
Landscape Other	6,180.60
Arroyo & Pond Maintenance	2,448.77
Irrigation Repair & Maintenance	23,001.30
Pet Clean Up	7,750.22

**Professional Fees**

Accounting/Tax Prep Fees	\$ 6,342.50
Consulting	5,921.91
Legal fees- Collection/Small Claims	1,839.08
Legal-General Services	27,102.03
Association Management	67,299.30
Security Services	105,608.09
Security BCS	2,749.00

**Taxes/Other Expenses**

Allowance for Doubtful Accounts	\$ 6,470.57
Allowance for Doubtful Fines	27,500.00
Community Events	11,144.97
Welcome Committee	659.31
Website	2,644.79
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	242.05
HDROA Office	4,242.00
Taxes-Corporate	10.00

**Utilities**

Electricity	\$ 1,271.58
Telephone	510.00
Water/Sewer	28,652.69

**Total Expenses** \$ **646,419.42**

**Operating Net Income/Loss** (33,772.92)

# High Desert Treasurer's Reports


**HDROA Gated Villages Income/Expense Report  
for the 2nd Quarter, Fiscal Year 2017 - 2018**
**Canyons**

Income	\$ 14,838.92
Transfer to Reserves	(5,019.50)
<u>Expenses</u>	<u>5,881.55</u>
Operating Net Income	\$ 3,937.87

**Chaco Compound**

Income	\$ 6,076.71
Transfer to Reserves	(2,018.50)
<u>Expenses</u>	<u>945.27</u>
Operating Net Income	\$ 3,112.94

**Desert Mountain**

Income	\$ 54,232.71
Transfer to Reserves	(13,883.00)
<u>Expenses</u>	<u>31,351.90</u>
Operating Net Income	\$ 8,997.81

**The Enclave**

Income	\$ 13,878.94
Transfer to Reserves	(7,308.50)
<u>Expenses</u>	<u>6,017.20</u>
Operating Net Income	\$ 553.24

**The Legends**

Income	\$ 17,886.61
Transfer to Reserves	(3,668.50)
<u>Expenses</u>	<u>9,103.18</u>
Operating Net Income	\$ 5,114.93

**Trillium**

Income	\$ 25,585.82
Transfer to Reserves	(6,935.00)
<u>Expenses</u>	<u>9,918.53</u>
Operating Net Income	\$ 8,732.29

**Wilderness Compound**

Income	\$ 8,273.24
Transfer to Reserves	(3,127.00)
<u>Expenses</u>	<u>2,793.75</u>
Operating Net Income	\$ 2,352.49

**Wilderness Canon**

Income	\$ 2,500.98
Transfer to Reserves	( 00.00)
<u>Expenses</u>	<u>\$ 497.65</u>
Operating Net Loss	\$ (2,003.33)

**Total Gated Village Income** \$ **143,273.93**

**Total Transfer to Reserves** (41,960.00)

**Total Gated village Expenses** \$ **66,509.03**

**Total Operating Net Income** \$ **34,804.90**

# resolutions

*"I will cross an item off my bucket list this year."*



**What is on your wish list? Travel?  
Adventure? Home Improvement?  
Debt Consolidation?  
Start a business?**

## let's do this!

**You focus on your dream and  
we'll help you fund it with a  
Home Equity Line of Credit.**



Sandia Area is Federally insured by NCUA and an Equal Housing, Equal Opportunity Lender. All loans subject to qualification and require Sandia Area membership.



505.292.6343



[sandia.org/HELOC](http://sandia.org/HELOC)



visit any branch

# Successful High Desert Studio Tour November 2017 Draws Homeowners and Visitors to Artists' Studios

Dozens of interested visitors toured High Desert artists' studios on Saturday, November 11, 2017 during the 9th Annual Studio Tour. Eleven artists displayed their work and answered questions.

The Studio Tour was sponsored by the High Desert Welcome Committee as a way to introduce High Desert homeowners to their artistic neighbors.

As in past years, Thea Berg, homeowner, organized the Tour.

## **This Year's Tour is November 10, 2018**

The 2018 10th Annual Studio Tour is set for November 10, 2018. If you are a High Desert artist or craftsman interested in participating, contact Thea at: [thea.berg@comcast.net](mailto:thea.berg@comcast.net).



Above: This was the first year on the Studio Tour for Dasha Alexandrov of Sunset Ridge. Dasha is an artist specializing in oil paintings and monotypes.



Above: Fabric artist and High Desert homeowner Pat Missimer of West Highlands displays her fiber arts collection, including all types of personal and decorative accessories, and aids for the handicapped. Photo by Sandi Allen.



Above: Homeowner Joni Bold of Chamisa Trail makes jeweled creations, both wearable and for show.



Left: Highlands homeowner Dagmar Beinez-Byrd has participated in the Studio Tour for the last nine years, displaying her hand-dyed and spun yarns and fibers, hand knit fingerless mitts, shawls and clothing. Also on display were her spinning wheels and knitting and dyeing materials.

*Artists who participated in the Studio Tour but are not pictured here: Thea Berg, Debra Wechter Friedman, Annette Galvano, Celeste Suminsby, Mary Martin, Bill Freer, and Barbara Dollar,*

# Preparing Your High Desert Landscape for Spring

By Ted Weber, Design Associate,  
Heads Up Landscape Contractors

A little work can go a long way in your garden during the spring. There is a lot to do—cleaning things up, pruning things back, adding new plants—but afterwards you can rest assured that your garden will look better for the rest of the year thanks to your efforts. Use the following ideas to help get your landscape looking great this spring.

## Review the High Desert Approved Plant List

Spring is a popular time to add plants and as you consider adding to your landscape it is worth taking a few minutes to review the High Desert Approved Plant List.

If you feel that your garden is missing spring color and expressiveness, consider adding a few early flowering shrubs and perennials so that next spring your garden really pops.

Serviceberries of the genus *Amelanchier* burst with white blossoms in the spring and as the season progresses the blooms turn to deep blue-purple fruit that birds love. The species *alnifolia* and *utahensis* are also on the Approved Plant List. They are a bit large and can grow six to 10 feet so if you find yourself looking for a plant with white spring flowers and persistent fruit that grows closer to the ground, consider the 'Pawnee Buttes' sand cherry (*Prunus bessyi*).

Another great spring flowering plant is blue eyed grass (*Sisy-*

*rinchium bellum*). They are in the iris family and look great in borders and rock gardens. Their wide purple flowers and broad green leaves bring cool colors to the spring landscape.

Other spring purples are Rocky Mountain penstemon (*P. strictus*), thymes (*Thymus lanuginosis*, *praecox*, and *vulgaris*) and speedwells (*Veronica* sp.).

## Think About Grasses, Perennials and Shrubs

Spring is also a great time to add certain grasses, perennials, and shrubs to your landscape for summer and fall color. Spring planted hyssop (*Agastache*), lavender (*Lavandula*), sage (*Salvia*), and beard-tongue (*Penstemon*) will often produce blooms the second year after planted, if not the first. Adding them this spring will set the stage for great summer color in your garden.



*Lavender adds color and scent to your garden*

## Prune

Be sure to take care of your existing plants, too. Early spring is

*(Continued on page 17)*

# STEVE LYNCH

---

## WEALTH MANAGEMENT

### A Personal Message from Steve Lynch

Nobody knows what tomorrow holds. Hell, I don't know if the Sun is going to come up.

So why do I have the audacity to think that I can advise anybody? Well, I have studied wealth creation worldwide for over 30 years. I am like a financial historian.

And as they say, if you don't know the history, you are doomed to repeat the mistakes.

Don't let history pass you by.

Call **881-PLAN** today and let's get the year started off right!

Stephen C. Lynch

CERTIFIED FINANCIAL PLANNER™

Investment Advisory Representative

[www.SteveLynchWealth.com](http://www.SteveLynchWealth.com)

Stephen C. Lynch is a Registered Representative offering securities through United Planners Financial Services. Advisory Services offered through Steve Lynch Wealth Management. Neither United Planners nor its financial professionals render legal or tax advice. Please seek such advice from your own tax and legal counsel. Steve Lynch Wealth Management and United Planners Financial Services are not affiliated.

# Preparing Your Landscape

—From Page 16

great time to prune many evergreens, shrubs, grasses, and perennials. Remember to avoid pruning anything that blooms in the spring or early summer until after their flowers have faded. These types of plants bloom on old wood and removing it will mean fewer flowers in your garden. For most everything else, pruning before plants are in full of growth makes it easier to see their dead, diseased, and damaged branches or to otherwise correct their shape. If you forgot to prune this winter, today might be a good time to finally do so.

## Prune Down to Ground Level

Spring is also the time to cut summer blooming plants, perennials, and ornamental grasses back to ground level. While it is a great idea to leave the past-season's plant material attached over the winter to protect the roots from freezing, those remnants of the past-year's material will also impede spring growth. Also, be sure to pull back or remove all mulch from the area immediately around the roots to expose the base of the plant. Remember to watch the weather reports and proceed only after the last threats of frost have passed for the season, which is typically late-April in High Desert.

## Your Irrigation System

Once threats of frosts and freezes have passed it is time to get your irrigation system primed and programmed for the season. Be sure to carefully inspect the system to ensure it is operating as designed and be sure to fix any leaks or clogged emitters right away.

It is a good idea to begin your season with a deep watering of large shrubs and trees.

## Weeds and Pests

With the dry, warm winter we had this year be on the lookout early this spring for weeds and pests.

Attentive spring weeding can get to problematic plants early while they are tender before they become more difficult to remove and before they produce seeds.



Aphid

Also, be sure to look closely for signs of problematic insects and be ready to investigate pest control measures.

Aphids, mites, and scale can wreak havoc if left to their own devices in your garden. Be sure to check for them early and treat for them if you suspect your landscape may be a host. (Aphids can be rinsed off with strong water spray from a hose.)

## Add Some Compost

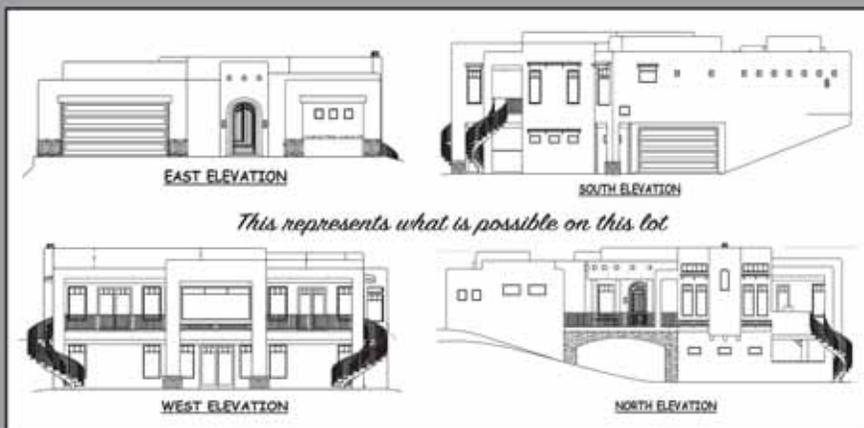
The end of winter is a good time to consider adding a thin layer of compost over plants where appropriate. Most of the approved plants for common and street-facing areas of High Desert are well-adapted to the local soils and do not require amendments or fertilization. However, if you have trees, shrubs, grasses, and flowers planted within your walls for accent and ornamental purposes, they can benefit greatly from a small application of organic amendment watered into planting areas.

# HIGH DESERT LOT FOR SALE



4915 Cresta Del Sur Ct NE  
 Trailhead Subdivision  
 Best city view lot in High Desert!  
 \$375,000 - MLS #871775  
 +/- .70 Acres

Buy the Lot or Build to Suit



*This represents what is possible on this lot*

Presented by  
**JOI**  
**BANKS SCHMIDT**  
 505-259-2033

office 505-293-0700



# Spotlight on High Desert Voting Members

*In this and upcoming issues, the Apache Plume will profile Voting Members. The three Voting Members featured here were interviewed by homeowner Amy Hudak. Amy is the chair of the Welcome Committee with her husband Tom.*

## Kitty Smith, Voting Member, Chaco Compound, 22 Houses

*Personal:* Married; husband Ken. Kitty is from New England (Massachusetts specifically) but has lived in Connecticut, Atlanta, and Albuquerque. She has two twin children: daughter Amy teaches math in Jakarta, Indonesia and son David lives in Connecticut and is in the National Guard. No pets at present as frequent traveling makes the commitment required challenging.



**Kitty Smith**

*Occupation, Education:*  
Retired math teacher. B.S., Special Education, Southern Connecticut State University

*Why did you become a Voting Member?*  
I became a Voting Member in 2016. Since I am usually around and active in High Desert, I thought I could at least represent our little village of Chaco Compound at the neighborhood meetings. I relied on neighbor Martin Silver to be my Alternate Voting Member (until he moved to Florida) since he had ably represented us for many years. Because both Marty and I traveled frequently, we were able to “trade off” and fill in for one another if one of us was out of town. I have also been active in other homeowners’ groups.

I think it is important to have someone who can carry the information about Board decisions and planning to all neighbors. We have an email list for shared information and gather socially at least twice a year.

*Current volunteer/community activities:*

I volunteer at the New Mexico Library for the Blind and Physically Handicapped in Santa Fe (there’s one in every state). I work on the technical side of the production of recordings of local interest.

*Hobbies:* I walk the foothills about six hours per week. I also play the recorder and would be interested to meet others who may share this same love. I’m also a member of a High Desert Book Club, which has eight members.

*What I love about living in High Desert:*

I actually like that standards are enforced about building and maintenance of property. I love the security of our neighborhood and the accessibility to open space.

*What, if any, areas do you feel have the greatest room for improvement in High Desert:*

I don’t have any gripes! I really think we’re one of the best organizations in the country. If I could communicate one thing, I’d encourage people to meet their neighbors for safety and information.

## Mary Martin, Voting Member, Desert Mountain :180 Houses

*Personal:*

Married, husband is William Freer (see page 19 for Bill’s profile). Two children: their daughter works as a baker in New York City and their son is a teacher in Chicago.

*Education:*

BS in Education; Ohio State University

*Occupation:* Artist. Primarily painting and collage work. In my past life, I was an art director for large advertising agencies in Chicago where I made lots of TV commercials. And every time I’d fly to Los Angeles for a shoot, I’d stop in Albuquerque to visit my Mom and Dad who retired here from Cleveland in 1983. Who knew....?



**Mary Martin**

*Why did you become a Voting Member?*

We really love this community and wanted to participate in some way. We started out as Alternates until we became Voting Members.

*My current volunteer/community activities:*

We have done some graphic design work for All Faiths here in Albuquerque – it’s a children’s advocacy center that helps heal children and families in crisis. Bill and I were in the advertising business in Chicago for over 30 years and it’s very fulfilling to use our experience to help such a worthwhile organization.

*Hobbies:*

We travel a lot to see friends and family, When we moved to Albuquerque in 2001, Bill bought a Harley and that led us to develop some accessories for the bike which we marketed around the country as well as internationally. However eventually we decided to spend our time on creating art.

*If I could communicate anything to other neighbors in the High Desert area I would say:*

Make an effort to meet your neighbors – it’s so worth it!

*What I love about living in High Desert:*

The diversity in this community is a real advantage. Families with little ones as well as retirees and young singles help keep our neighborhood “real.” I was blessed to grow up in a truly wonderful neighborhood in Cleveland back in the ‘50s. Everybody knew everybody and every kid felt safe. Granted, it was a very long time ago, but it still feels like a worthwhile goal for our wonderful neighborhood. One other facet of High Desert that I truly appreciate are the standards set to maintain the beauty of our neighborhood and the effort that the Board makes to keep all these ducks in a row. Even after having lived here for 15 years, it makes me smile to drive up Academy and come into this fabulous community. It’s worth devoting time and talent to keep High Desert such a magical place. As former mid-westerners, sometimes we still wake up, smile and say to each other, “Hey! There’s a mountain in our backyard...”

*Guilty Pleasure:*

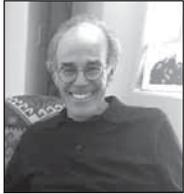
Watching the last season of “Scandal”... and I’m so ready for it to be over!

*(Continued on page 19)*

## Spotlight on Voting Members

—From Page 18

William Freer, Voting Member,  
Desert Mountain: 180 Houses



**Bill Freer**

*Personal:* Married, wife is Mary Martin.

*Education:* Miami University, Ohio.

*Occupation:* Artist – steel, bronze and paper sculptor ([WilliamFreerStudio.com](http://WilliamFreerStudio.com)),

*Why did you become a Voting Member?* I absolutely love this community and wanted to participate in some way.

*My current volunteer/community activities:*

Together with my wife Mary Martin, we've been Alternate VMs, worked on the High Desert 'Party in the Park' and contributed graphic design work for All Faiths Safe House.

*If I could communicate anything to other neighbors in the High Desert area I would say:* For us, it is an honor to live here. It can be difficult to get to know your neighbors when your front door is 50 feet from the street or when the garage door goes down. But you have to make the effort so you can help take care of them when they need your help or vice versa. Or just enjoy being with new friends.

*What I love about living in High Desert:* We have such wonderful wildlife around here. I love the mountains, love to hike. The plants, and vegetation and trees— everything is so well maintained. We appreciate that there's a homeowners association— so we don't see a boat or trailer in our neighbor's front yard, or untended weeds or inappropriate home colors. We're confident in our property values and appreciate that High Desert is consistently beautiful.

## Reminder: High Desert Prohibits Short-Term Rentals of Homes

Are you already renting your High Desert house to tenants, or do you have plans to rent it soon? If so, you are now required to notify the association and provide your tenants' names and contact information, and you may not rent your property for less than six months at a time. Short term rentals, such as those done on vacation rental online sites, are prohibited in High Desert. Information on tenants must be provided to the association. Continued failure to comply will result in a series of escalating fines, possible court action, liens and even foreclosure.

The High Desert Rental Policy was approved by the Board of Directors on December 15, 2015. The Rental Policy spells out the procedure for renting homes in a four-page document that includes a "Tenant Information Sheet" to be completed by the homeowner with contact information on all tenants.

### Escalating Fines

Failure to comply with the new policy will result in a \$200 fine after 10 days following the second notice, and a \$500 fine 10 days after the third notice, along with a series of actions outlined in the High Desert Enforcement Policy. The Rental Policy can be viewed as a pdf on the website's Policies page. All homeowners were notified of the new policy by mail.

If you plan to rent your home long-term, contact HOAMCO at [www.highdesertliving.net](http://www.highdesertliving.net) or 505-314-5862.



**TOTAL Blinds & WINDOW TINTING**

**The Total Blinds Promise**

- ✓ 5 Star Rated Knowledge & Service
- ✓ FREE In-Home Consultation & Installation

woods • faux woods • verticals • shutters  
cellular shades • woven woods • draperies & more!

**505.366.9696**

Residential & Commercial Solutions

**Save Up To 40% OFF Window Coverings & Film!**





**BEST PRICE GUARANTEE!**

We are so confident that we offer the best selection and prices that we offer the areas' only Best Price Guarantee. We will meet AND beat any competitors price apples to apples! Ask for details!

**What Are The Right Window Treatments For Your Home or Business?**

Is it blinds, shutters, shades or residential window film? The truth is, each of our clients' homes & needs are unique. Whether your looking to enhance your view, manage the sun, save on energy bills or find privacy, we offer product options to solve every problem.

We are here to help you find the perfect solution for your home. Call us for a free consultation and estimate. We make window treatment shopping fun & easy!

**February discounts on upgrades - cordless, top down-bottom up and more!**

# Modifications Committee Actions: Oct.-Dec. 2017

## October 19, 2017:

### • 13624 Apache Plume Pl. NE (Highlands)

ABC Seamless will wrap all porch posts and exposed window sills with wood grain finish material to match existing white trim.

DENIED

### • 13505 Trail Vista Ct. NE (Wilderness Estates)

Installation of solar PV system.

APPROVED W/CONDITIONS TO PAINT ALL MECHANICAL & ELECTRICAL LINES TO MATCH STUCCO.

### • 13230 Slateridge Pl. NE (Desert Mountain)

Enclose a dog run on the west side of the home.

APPROVED

### Fast Track Items Approved

### • 13624 Apache Plume Pl. NE (Highlands)

Re-stucco entire house to match existing color.

### • 13309 Silver Peak Pl. NE (Desert Mountain)

Install new silicone roof: Tan SRI 48.5

### • 6508 Alpine Trail NE (Sunset Ridge)

Plant two Southwestern white pines and tree yuccas where trees were taken out too close to wall.

### • 5908 Silver Leaf Trail NE (Trillium)

Replace existing garage doors, as current ones are warped (closing and opening is a problem) with same color as existing.

### • 4905 Cresta Del Sur Ct. NE (Trailhead)

Replace existing two air conditioning units on the roof as part of a full HVAC replacement.

### • 5704 Valerian Pl. NE (Solterra)

Radon mitigation system installation.

### • 13305 Russian Sage Ct. NE (Mountain Highlands)

Stucco home in approved color: Suede.

### • 13505 Trail Vista Ct. NE (Wilderness Estates)

Rebuild retaining wall and stairs due to damage.

TO BE REVIEWED IN MEETING: WAS NOT APPROVED THROUGH FAST TRACK.

### • 5801 Evening Star Dr. NE (Pinon Point)

Replace damaged garage door

## November 16, 2017:

### • 13615 Canada del Oso NE (The Highlands)

Addition to dining room, and an addition to enlarge master bathroom, and new exercise room addition off the master bathroom. Stucco will match existing.

APPROVED

### • 6336 Bobcat Hill Pl. NE (Desert Mountain)

Install 32 PV solar modules.

APPROVED

### • 5408 Cortaderia Pl NE (Tierra del Oso)

Backyard shade structure

RESUBMITTED & APPROVED

### • 13419 Piedra Grande Pl. NE (Wilderness Village)

Metal security door with screen on front door and side panels.

APPROVED

### • 13423 Wilderness Pl. NE (Wilderness Village)



**Just sprinklers™**

For service:  
**797-3384**

Schedule online:  
**Justsprinklers.com**

*This spring let us tune-up your system.*

**Just sprinklers. Just save.**

## Modifications Committee Actions

— From page 20

Three motion sensor security lights in rear of yard.

APPROVED

• **13015 Sandia Point Rd NE (Sunset Ridge)**

Install five solar panels like the existing eight from Consolidated Solar.

APPROVED WITH CONDITIONS

*Discussed and approved to stay with current process with approval process – Per Chair. Minutes were discussed by committee. Minute approval process stays the same.*

**Fast Track Items Approved:**

• **4901 Cumbre Del Sur Ct. NE**

Replace roof with TPO Gray SRI 0.46

• **12804 Desert Sky Ave. NE (Desert Sky)**

Re-stucco home in: Straw (approved color).

• **13707 Elena Gallegos (Highlands)**

Stucco repair and then re-coating with elastomeric paint in the approved color: Pecos. Repaint trim in existing color and garage doors to match stucco.

• **12815 Sandia Ridge Pl. NE (Chamisa Trail)**

Re-stucco home with existing approved color: Cottonwood.

• **13204 Buckskin NE (Desert Mountain)**

Installation of new roof same as existing: American Torch Down Tan.

• **13104 Sandia Point Rd. NE (Sunset Ridge)**

Replace a tree that was taken out due to disease with either South-

western white pine or Scotch pine.

• **12801 Desert Sky NE (Desert Sky)**

Rebuild tops and insides of parapet stucco to match existing: Buckskin.

• **12715 Sandia Ridge Pl. NE (Chamisa Trail)**

Silicone roof coating with product Gaco-Tan SRI 0.302.

• **12724 Sandia Ridge Pl. NE (Chamisa Trail)**

Re-stucco house with STO Sandia: approved color.

**December 17, 2017**

*Note: All December Modifications were approved by Fast Track as December meeting was cancelled.*

**Fast Track Items Approved:**

• **13008 Sand Cherry Pl. NE (West Highlands)**

Re-stucco home and north entrance wall with existing approved color: Tumbleweed.

• **13113 Bluemist Ln. NE (Enclave)**

Installation of 15 PV solar modules on the roof. All electrical equipment and conduit pertaining to the solar will be painted to match the color of stucco.

• **12601 Osito Court NE (Tierra del Oso)**

Replace existing driveway in same color as existing.

• **6017 Silver Leaf Trail NE (Trillium)**

Raise back wall facing Tramway two ft. for 50 ft. and then only one ft. for 60 ft. raising the entire 110 ft. long wall. Must leave A \$1000 refundable deposit as long as the work is done by Aspen Block or another Association approved contractor. APPROVED WITH CONDITIONS.

*See the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net) for a full list of Modifications Committee actions*

# CALIENTE PROPERTIES

**General Contractor** *Master Builder in High Desert since 2005*

**505-480-2285**

**Building Beautiful Custom Homes**

**In New Mexico since 1972**

*We can design and build your next home or remodel your existing one.*

**We offer in-house design and drafting.**

Other services include:

- Insurance Repair,
- Weather and Water Damage
- Additions
- Remodels

**Lic. #55910**



**Lino Moya**



# IPS Residential Security

## FULL SERVICE RESIDENTIAL PATROL

Including 24 hr. Emergency Dispatch

## High Desert Community

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



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

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

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

### Full Service Security Patrol

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

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

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

*Thank you!*

*Aaron T. Jones  
President & CEO*

[www.ipsglobal.com](http://www.ipsglobal.com)



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

**International Protective Service, Inc. (IPS)**

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



## Contracts Committee Sends RFP to Landscape Vendors

By Lynn Claffy, Contracts Committee Chair



Lynn Claffy

The Contract Committee sent the Request for Proposal ("RFP") for our landscape maintenance to seven vendors on January 22, 2018.

The RFP was sent to vendors with experience in both association and xeriscape landscape. The RFP was sent to four local vendors; one in the Phoenix area; and two in the Denver area.

The RFP instructions required that the vendors reply in two business days to acknowledge receipt of the RFP. Six of the seven replied. The responses are due back to the Committee on February 16.

Heads Up Landscaping currently holds the High Desert landscape maintenance contract.

## CLASSIFIED ADS

Experienced (more than 30 years) hairdresser and colorist seeking to expand client base. **Katrina at Sir David's Hair Salon.** Call 505-417-6400.

*Apache Plume classified ads are free to High Desert homeowners selling household items and to High Desert teens advertising babysitting or lawncare/housecare services. All other ads: \$20 for 20 words. Call 377-7227 to place your ad or email it to: [eenews@comcast.net](mailto:eenews@comcast.net).*

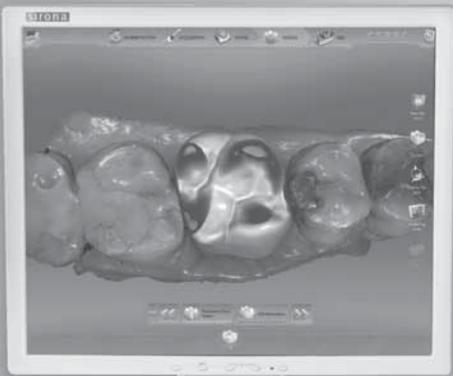
## Council Adopts IDO: Goes Into Effect May 17, 2018

By Tim Flynn-O'Brien, Land Use Attorney

The City of Albuquerque passed the IDO or Integrated Development Ordinance in November. The IDO Ordinance will take effect in May 2018. One of the most controversial aspects of the IDO was the elimination of sector plans. The High Desert Sector Development Plan (HSDSP) was originally adopted in 1993 and established seven zones and special rules, like building envelopes in an overlay zone. The drafters of the IDO had rules for converting existing sector plan zones to the closest zone under the IDO.

The city was unwilling to address the fact that the areas near the High Desert Park were zoned commercial under the HSDSP but developed with residential uses. The staff agreed that it makes sense to change the zoning to reflect what was built but the IDO was not intended to address this issue. The city chose to adopt the IDO legislatively and that process was not considered appropriate for the rezoning needed. The City said they would try to come back with zone changes in the future to address this situation.

**Next Steps:** The next step is to address those situations where the conversion zone is inconsistent with what was built. This issue is not unique to High Desert. The city said it would lead this effort but High Desert has no control over the timing. The new administration may have higher priorities. While the application for a zone change may need to be filed by the city, the HDROA Board may seek to draft the application and assist in providing notice to speed the process. Go to: [www.cabq.gov/council/projects/current-projects/abc-z](http://www.cabq.gov/council/projects/current-projects/abc-z) for more information.



**Northtowne**  
DENTAL  
experts you can trust

**Michael J. Armijo, DDS**

5900 Cubero Drive NE Suite B. Albuquerque, NM 87109

A family owned dental practice near Academy and Wyoming.

### CEREC Same-Day Crowns

Get the dental restoration you need in just one visit!

Our advanced CEREC technology enables us to take digital impressions and mill a new crown right in our office. No "old fashioned" goopy impressions, no weeks-long waiting, no multiple appointments. We can take care of your ceramic crown, inlay, and onlay restorative needs at a maximum convenience for you.

[www.NorthtowneDental.com](http://www.NorthtowneDental.com)

**(505) 797-1000**



[www.facebook.com/DrArmijoDDS](https://www.facebook.com/DrArmijoDDS)

Ask about our  
**INCENTIVE PLAN FOR  
PATIENT REFERRALS**

### Take Advantage of Our Dental Benefit Program

Call us about our in-office Patient Benefit Plan. learn how you can **save on the cost of dental care.**

*The High Desert Gardener*

# Adding Color to Your Landscape

By Margo Murdock  
High Desert Resident



**Margo Murdock**

In the streetscape areas of High Desert, the original landscape designers favored trees and shrubs, but included very few perennials. The trend continued with the builder/developer landscapes. My thought in this column is to present some trees, shrubs, perennials, grasses, and desert accents that can be selected and planted for seasonal color and interest. Plants mentioned were chosen from the High Desert Approved Plant List.

Note that color plants are more noticeable in the landscape when they have foil plants (neutral color) or light-colored walls behind them. Grasses look best when the sun shines through them.

### Winter Color

For winter we need to think of evergreens, evergrays, plants with berries, seedheads, interesting bark, and grasses that change shade and get interesting seedheads.

**Evergreens/evergrays:** dwarf Austrian pine, shrub live oak, barberry/mahonia, cliffrose, lavender, Texas sage, mahogany, manzanita, artemisia, cacti, cholla, agave, yucca, red yucca (an aloe).

**Fruit/Berries:** chokecherry, hawthorne (especially Russian), Mexican elder, NM Olive, Gambel oak, Arizona rosewood, barberry/mahonia, buffaloberry, Nanking cherry, sandcherry, kinnickinnick, prickly pear.

**Bloom:** rosemary.

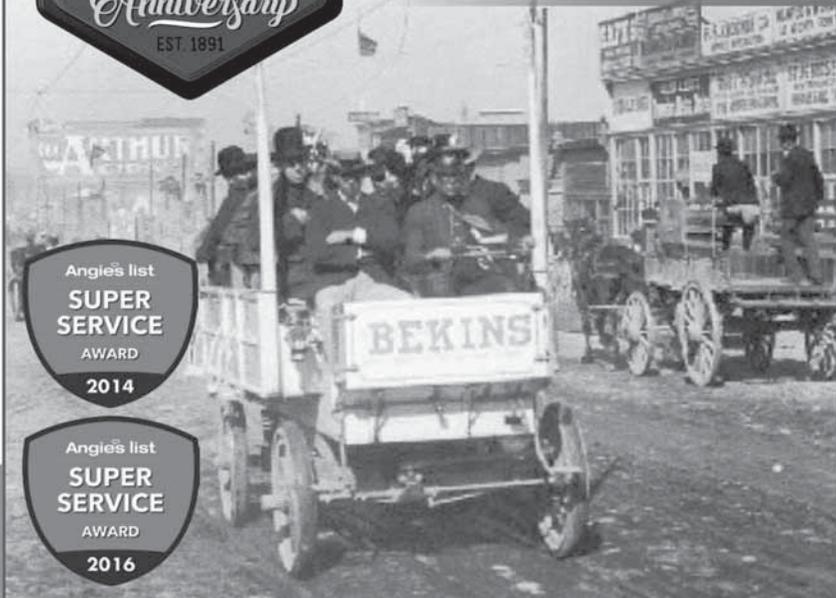


**Seedheads:** mesquite, redbud, hoptree, sumac (prairie flameleaf and staghorn), vitex, fernbush, curry plant, artemisia, four wing saltbush, blue mist spirea, winterfat, buckwheat, sedum, gayfeather, goldenrod, Mexican hat, desert mules ears, sunflower, salvia (cherry sage), Karl Foerster, blue avena, Indian ricegrass, gramas,

*(Continued on page 25)*



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



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

BEKINS



1600 1st St., N.W. • Albuquerque, NM 87102  
505.888.1007  
[www.myabqmover.com](http://www.myabqmover.com)

Angie's list  
**SUPER SERVICE**  
AWARD  
2014

Angie's list  
**SUPER SERVICE**  
AWARD  
2016

## Adding Color to Your Landscape

— From Page 24

Indian grass, muhly grass, alkali sacaton, galleta.

**Bark:** Mexican elder, lacebark elm, red twig dogwood.

**Grass Color:** blue avena, little bluestem, Karl Foerster, blue grama, sideoats grama, Indian grass, sand lovegrass, galleta, and wheatgrass.

### Spring Color

For spring, think blooms, plumes, and bulbs to add color to your landscape. In High Desert we get our rain in August, so most spring blooming plants are adapted plants that typically bloom when those areas get rain, i.e. spring.

Bulbs are often the first messengers of spring and include crocus, daffodils (rabbit proof), tulips, star flower, and bulb iris. There are three "sub-season" bloomers in spring - early season, mid-season, and late season. I personally love to see crocuses and star flower peeking through snow.

**Spring blooms and plumes** include fragrant ash, hawthornes, goldenball leadtree, redbud, vitex, smoke tree, Mexican elder, barberry/mahonia, cliffrose, feather dalea, manzanitas, salvias, serviceberry, leadplant, lavender, sandcherry, Persian stonecress, buckwheat, catmint, coreopsis, coral bells, primrose, gaura, some penstemons, soapwort, sundrops, verbenas, and veronicas. This is also the time for desert accents like cholla and prickly pear to bloom.

### Summer Color

Summer bloomers love heat and include desert willow, little-leaf mock orange, apache plume, fernbush, blue mist spirea, bush morning glory, butterfly bush (petite plum a favorite), desert mules ears, lavenders, red yucca (an aloe), rose of sharon, monardas, blanket flower, chocolate flower, prairie zinnia, purple prairie clover, germanders, giant four o'clock, Mexican hat, more penstemons, pin cushion flower, hummingbird mints (agastaches try the bubblegum one), hummingbird trumpet (zauschneria), and yuccas.

Other favorites of mine include the ornamental oreganos which seem to bloom all summer and Texas sage (Leucanthum) which blooms after a rain or an irrigation.

### Fall Color

In fall we look primarily to the leaves of trees and shrubs and the changing shades of ornamental grasses for color. Some of my favorites from the list include Raywood ash, hoptree, New Mexico olive, the maples, Texas red oak, pagoda, pistache, smoke tree, poplar (cottonwoods and aspens), chamisa, and sumacs. Interesting shrubs include winterfat with the cotton candy seed heads, mahonia, sand cherry, turpentine bush, and cherry sage. Flowering plants like dwarf plumbago, torch goldenrod, cherry sage and especially Maximillian sunflower are also favorites.

Although grasses were listed here in Winter Color, the color change begins in the fall so don't forget the ornamental grasses.

With all these possible choices I hope you'll try adding some color to your landscape.



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

We have been in the painting business for more than 30 years with long term employees. Complete interior and exterior painting, preparation, priming, and repairs. We only use long lasting, top-quality paints.

• **Call 823-2400** •

5816 Signal Ave NE, Albuquerque NM 87113

**Your Trusted Painter in High Desert**

Visit our website at [www.bobspainting.com](http://www.bobspainting.com)

License #26789 Fully Insured and Bonded

# PIATANZI

## Bistro & Pizzeria

[piatanziEAST.com](http://piatanziEAST.com) [facebook@piatanziJT](https://facebook.com/piatanziJT)

"Delectable Shareable, Italian Plates"

**\$9.99 Lunch Specials Everyday 11 a.m. - 3 p.m.**

### HAPPY HOUR

Daily 3 p.m. - 6 p.m.

# 296-2340

3305 Juan Tabo Blvd. NE, Albuquerque 87111

Sunday-Thursday: 11 a.m. to 9 p.m.

Friday & Saturday: 11 a.m. to 10 p.m.

# High Desert Committee & Project Contact Information

If you have a question about High Desert, who should you ask? The answer to many questions is easily found on the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net). A calendar of events, all our governing documents, easy access to the request form for modifications, and a great deal more is found on the site. When it comes to High Desert, the website is the place to start. For other questions:

- Owners should contact HOAMCO at (505) 314-5862 for any inquiry about High Desert development, questions about the CC&Rs, or concerns with the operation of the Association.

- See the names and telephone numbers on the opposite page for Board members, patrols, website and newsletter information.

- High Desert residents can contact their elected Voting Members for specific answers to questions concerning their villages. Village Voting Member contact information can be found online at [www.highdesertliving.net](http://www.highdesertliving.net). Click on "Contact Us" and select Voting Members from the 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](mailto:jkbrierley@comcast.net)

- **Welcome Committee:**

Amy & Tom Hudak: (585) 202-9180:  
[amyminster@hotmail.com](mailto:amyminster@hotmail.com)

- **Voting Member Chairperson**

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

- **Gated Villages Committee:**

Dave Bentley: (505) 299-6871: [djbentley@q.com](mailto:djbentley@q.com)

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

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

- **Adopt-a-Highway • Trail Cleanup**

- **Adopt-A-Park**

- **Landscape Advisory Committee:**

Margo Murdock: (505) 822-9410

- **Communications Committee:**

Clay Wright: (505) 293-8908

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

## G4S Provides Vacation Watches For High Desert Homes

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

Go to the High Desert website at [www.highdesertliving.net](http://www.highdesertliving.net). Click on "Notices & Reminders" and scroll to the bottom article "Leaving on Vacation" and click the link for the Vacation Form. Fill out the form and fax, email or mail it to the HOAMCO address.

An online submission form is available, too. Or, call G4S directly at (505) 485-5658.

## Exceptional Experience Creating Clients for Life

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

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

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



**Rachael Flance**

Associate Broker

Cell: 505-977-6569

Office: 505-828-1000

[rachael.flance@cblegacy.com](mailto:rachael.flance@cblegacy.com)

[www.rachaelflance.com](http://www.rachaelflance.com)



• 2017-2018 •

**High Desert Residential Owners Association Board of Directors**

		<u>Telephone:</u>	<u>Term:</u>
<b>President:</b>	• <b>Tom Murdock</b> <i>murdock@swcp.com</i>	(505) 822-9410	April 2016 - April 2018
<b>Vice President:</b>	• <b>David J. Bentley, Jr.</b> <i>djbentley@q.com</i>	(505) 299-6871	April 2016 - April 2018
<b>Secretary:</b>	• <b>Clay Wright</b> <i>clay@claywright.net</i>	(505) 293-8908	April 2017 - April 2019
<b>Treasurer</b>	• <b>Dr. Jim Cole II</b> <i>JRCTWO@aol.com</i>	(505) 823-9050	April 2017 - April 2019
<b>Director:</b>	• <b>Dr. Janet K. Brierley</b> <i>jkbrierley@comcast.net</i>	(505) 856-5390	April 2016 - April 2018
<b>Director:</b>	• <b>Brett Rayman</b> <i>brayman5120@comcast.net</i>	(505) 639-4494	April 2017 - April 2019
<b>Director:</b>	• <b>Scott Abbate</b> <i>abbate.scott@gmail.com</i>	(505)-610-8087	April 2017 - April 2019

**Management**

- **HOAMCO:**  
9798 Coors Blvd. Building A  
P.O. Box 67590  
Albuquerque, NM 87193  
(505) 888-4479 Fax: (505) 888-4483  
After-hours emergency maintenance phone contact:  
(505) 508-9568
- **Community Association Manager:**  
**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:**  
*www.highdesertliving.net* Website  
Rebecca Murphy: Editor, Website Administrator  
(505) 377-7227; *EENews@comcast.net* or  
*CommunicationsCommittee@HOAMCO.com*

**Board & Committee Meetings**

- **February 15, March 15, April 19 at 4 p.m.**  
**Modifications Committee Meeting**  
Location: High Desert Office, 10555 Montgomery, NE
- **February 20, March 20, April 17; at 2 p.m.**  
**Board of Directors Meeting**  
Location: High Desert Office, 10555 Montgomery, NE
- **Thursday, April 26, 2018 at 7 p.m.**  
**Voting Members Annual Meeting**  
Location: APD James Dwyer Substation.  
12700 Montgomery, NE. Election of Board Directors.
- **March 2, April 6, May 4; 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](http://www.highdesertliving.net).*

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

The Apache Plume is published quarterly by the High Desert Residential Owners Association.  
The Apache Plume is endorsed by the Board of Directors and is the official publication of the Association: © 2018  
High Desert website: [www.highdesertliving.net](http://www.highdesertliving.net); Management Company: HOAMCO: (505) 888-4479  
Community Association Manager, Christopher Lopez: *highdesertmanager@hoamco.com*: (505) 314-5862  
The Apache Plume is edited by Editorial Enterprises, Rebecca Murphy: *eenews@comcast.net*: (505) 377-7227  
Communications Committee, Clay Wright, Chair: *CommunicationsCommittee@HOAMCO.com*



You've got a beautiful place here.

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

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



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



**Distinctive High Desert Home Sellers!**

www.albuquerquehomes.net • www.sharonandjudson.com  
www.FoothillsABQ.com

Number 1 in service and sales • National plus local website exposure  
Superior relocation service nationwide  
25 years of superior service in Albuquerque real estate

Associated with RE/MAX • The World's Largest Real Estate Company!  
Estate Properties • Worldwide Reach

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



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



**FOR SALE & PENDING In High Desert!**

**FOR SALE!**



6104 Buffalo Grass Ct NE  
\$994,700 • MLS #883486

**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**

**FOR SALE!**



13516 Pino Ridge NE  
\$495,000 • MLS #891318

**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**

**PENDING!**



12919 Desert Moon Place NE  
\$649,900 • MLS #882102

**Distinctive High Desert!** Custom contemporary retreat by Mechenbier in the heart of High Desert backs to Open Space, Views! Four spacious bedrooms or three+ office/study. Three baths; two full & one 1/2; Serene MBR with private bath. Formal living & dining rooms, expansive family room, gourmet kitchen. Private lush backyard.  
**Offered by Sharon McCollum**

**SOLD In High Desert!**

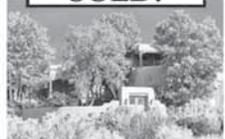
**SOLD!**



13230 Slateridge Place NE  
\$585,000 • MLS#900570

**Distinctive High Desert!** "Backs to Open Space" Majestic One Level Custom with 4 spacious bedrooms/private master retreat, 3 baths/upscale master bath, formal living & dining rooms, family room, gourmet country kit with updated SS appliances, Granite Counters Breakfast bar. 3 car gar. Exposed Vigas, Beams, Corbels, raised ceilings, Nichos, Kiva style fireplaces. Spectacular Setting!  
**Offered by Judson McCollum**

**SOLD!**



Apache Plume NE

**SOLD!**



Elera Gallegos Pl. NE

**SOLD!**



Elera Gallegos Pl. NE

**SOLD!**



12915 Desert Moon Pl. NE

**SOLD!**



6109 Club Cholla Ct. NE

**SOLD!**



12801 Calle Del Oso NE