

Apache Plume

A newsletter for the community of High Desert, Albuquerque, New Mexico

May 2022



Homeowner John Ledwith took this terrific photo of a coyote pup in the Overlook. Residents often hear coyotes howling in the night and may occasionally see one running through an arroyo, across a back yard or in the Open Space. Deer, bobcats, snakes and a wide variety of birds share our home and highlight why so many residents choose to live in High Desert.

Three Homeowners Elected to Board of Directors By Voting Members at April Annual Meeting

Voting Members elected three directors to the High Desert Board at their Annual Meeting Thursday, April 28. New directors are: Ray Berg, reelected, Overlook; William Pederson, Desert Song; and Bob Howell, Trillium. They join four previously elected or appointed directors (George Marsh, Neil Wetsch, Steve Hartig and Camille Singaraju) whose terms end next April. Directors serve a two-year term with three or four directors elected each April. Past president Reg Rider and appointed director Kitty Smith chose not to run for reelection this year.

The new directors met following the Annual Meeting and elected officers. They are:

- President - George Marsh
- Vice President - Neil Wetsch
- Treasurer - Steve Hartig
- Secretary - Bob Howell

This year's Annual Meeting, like last year's meeting, was held virtually on the Zoom platform, with about 65 Voting Members and Alternate Voting Members attending. The meeting was led by Voting Member Chair Harrison Jones with his new Vice Chair Mark Soo Hoo. A required quorum of 75 percent of represented votes was not present for the meeting so a proposal to amend the Association Bylaws to bring them into compliance with state law

was tabled until a quorum can be achieved.

After hearing reports from then-Board President Reg Rider and Treasurer Ray Berg, the main business of the meeting—elections of new directors—began. Elections require a quorum of 50 percent of represented votes which was met.

This year, the Nominating Committee, under the leadership of Camille Singaraju, chose not to present a slate of directors to Voting Members to either approve or reject. Instead, the Nominating Committee accepted and interviewed all interested candidates and

(Continued on page 7)

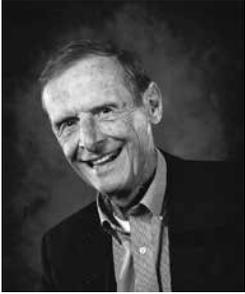
City Sets Dates for Public Input For Elena Gallegos Open Space Project

The city has set dates for public input on the proposed expansion of the facilities at Elena Gallegos Open Space area, with two walking tours on Saturday, May 14, and Saturday, July 16, from 9-10 a.m. Registration is required through a sign-up on the city's website at: <https://tinyurl.com/2p93krxe> (Click on "Add to Selection List" and then "Add to Cart." You will need to create a login profile to register and receive a confirmation pdf.)

(Continued on page 22)

President's Summary

By George Marsh, HDROA President



George Marsh

This is my first newsletter for the Apache Plume as president of your homeowners association Board of Directors. First, I would thank our two departing board members, President Reg Rider and Director Kitty Smith, who was also chair of the Gated Village committee. As Air Force veterans, Reg and I spent considerable time over this past year communicating with many of you on issues that concerned you, whether

it be landscaping, security or construction. Reg was the driving force behind the concept of town hall meetings. These meetings have been an effective communication tool during COVID-19. It is my intention to continue the town hall concept during this next year. On occasion we will have guests to discuss issues of concern to you, the homeowners. Thanks Reg for all your insight and feedback — they helped us do our job of serving the community much easier.

I also want to recognize Kitty Smith for her tireless dedication and support of homeowners, especially those in the gated villages. As chair of the Gated Village Committee, Kitty was a strong advocate at board meetings for issues that impacted gated villages. Kitty, your personal involvement was a real asset to all of us on the board. Thank you.

Now on to the new year and the Board of Directors with new members elected at the Annual Meeting on April 28. Our Board for 2022/2023 is Neil Wetsch, Steve Hartig, Bob Howell, Camille Singaraju, Ray Berg, Bill Pederson and myself. At its initial meeting, the Board selected the following officers: President - George Marsh; Vice President - Neil Wetsch; Treasurer - Steve Hartig; Secretary - Bob Howell

2022-2023 Budget

By the time you read this issue of Apache Plume you will have received your copy of the budget for the fiscal year starting July 1. Ray Berg and members of his Finance Committee spent a considerable amount of time over the last several weeks updating and preparing a budget that realistically meets our needs for the coming year. I sat in on two sessions and saw the great interaction that members of the committee brought to this task. The discussions were very frank and there was a lot of give-and-take as the final product was developed.

Clearly, a lot of hard decisions went into the final product for this fiscal year. It is our desire to always find ways to minimize the financial impact on homeowners as much as possible. For this fiscal year, there will be no assessment increases for four of the gated villages. There are however, increases for three of the villages. One village actually has a decrease in assessment.

Landscaping

By far the largest expense that we have in High Desert is landscaping and that is where we focused most of our attention over the last year. Needless to say, there are many opinions and ideas on how we should proceed consistent with our long-range objective established some years ago by the founders of High Desert.

We are now beginning our second year utilizing Yellowstone

as our landscape contractor. The board feels that it has made great strides over the last year correcting many of the problems in the areas of native growth, especially in the arroyo areas. In addition, Yellowstone has spent considerable time pruning certain areas throughout High Desert that could pose a fire hazard. You certainly may see evidence of this effort as you walk some of our many trails.

This year our objective will be to work with our consultant and contractor to fine-tune many of the programs and ideas implemented last year. We will focus especially on fire awareness. Additionally, improving our irrigation systems will contribute to reduced water usage.

Have you noticed that many of our piñon trees are browning? Our landscape consultant Jim Montoya has informed us that there is an outbreak of piñon scale throughout High Desert. This disease is affecting over 600 trees in our common areas as well as a smaller number in some of our communities. There are additional articles on this subject on page 3 of the Apache Plume as well as on our website, www.highdesertliving.net, that can give you more specifics on the spraying that will occur shortly.

Board Philosophy

As we reflect on the past year, there are some things that we did well and others that we need to improve upon in the coming year. Your board will focus on three areas for significant improvement: accountability, transparency and communication. As a board, we thoroughly evaluate projects considering all viable options and then make decisions based on the facts. In essence, we own the problem and the solution. We will continue to work hard in these areas.

As with all homeowner associations, there are many covenants, bylaws and state laws that require us to be open in many of our discussions and board meetings and unless there is some law or violation of privacy that may be involved, we plan to continue to do so.

The best way to achieve all this is through dialogue and communication. I think we do a very good job communicating with the High Desert community through the website, Apache Plume, town hall meeting and emails. (How do you like the monthly email updates sent out by the Communications Committee?). We will continue to work on all three of these areas in the coming year so as to better serve you.

Town Hall Meeting

We are planning our next town hall meeting, tentatively scheduled for Thursday, May 12, at 3 p.m. via Zoom, which will focus on the budget. There will be more details on the website as time progresses. Until then, you will see me around the neighborhood.

CORRECTION:

Correction: In the February 2022 Apache Plume article "City Has Big Plans to Develop Elena Gallegos" on page 1 it was mistakenly stated that Tricia Keffer presented the proposal to the High Desert Board of Directors at its January 18, 2022, meeting. The program was in fact presented by Colleen Langan-McRoberts, Open Space Superintendent.

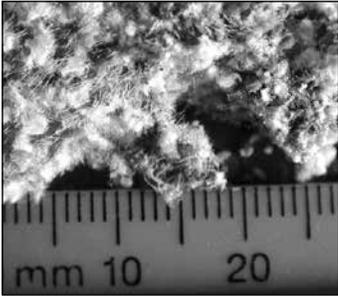
Manager's Message



*By Lynnette Rodriguez,
Community Association Manager*

High Desert is experiencing an outbreak of a disease on the piñon trees called “piñon needle scale.” This disease involves an insect that infects mature piñon trees and is known to spread from tree to tree. There are current estimates of 600 piñon trees infected in High Desert common areas with more located on private property.

Control of the pest in piñons located on common area property was initiated with Yellowstone Landscape’s spray crew in April. Industry standard control agents and methods are being utilized with licensed applicators.



In spring, the piñon scale eggs look like tiny masses of cotton.

Homeowners should examine piñon trees on their property for signs of the infection and take steps to spray with a contractor of their choice. Needle scale is most easily recognized by finding cotton-like egg masses in spring black bean-shaped nymphs in fall, or emerged adults in April. Adult piñon needle scales appear like small, dark, bean-shaped objects on piñon needles (see photo, top right). Adults emerge during middle to late April. Adult females



Adult scales appear as tiny, dark bean-shaped objects on the needles.

are wingless and flightless and males are winged. Piñon needles damaged by piñon needle scale have a yellow appearance.

The failure to take control could result in dying piñon trees throughout High Desert, impacting the esthetics for years to come. Please take the time to look at your piñon trees closely for signs of the outbreak.

Yellowstone will be using the control agent “Safari 20sg Insecticide for Piñon Needle Scale.” This spray is an industry standard and widely used by Yellowstone. The active ingredient is Dinotefuran (N-methyl-N-nitro-N). Safari is a particularly good choice when trees are heavily infested and especially when trees are already declining. It will control infestation for one or two years.

Yellowstone will put out signs for areas to be sprayed 48 hours before treatment. Signs will be left up for 12 hours after spraying.

Children and pets must be kept away from sprayed areas until the spray has dried, approximately 1-2 hours.

For further information visit this website below explaining piñon needle scale with photos: Field Guide to Insects and Diseases of Arizona and New Mexico Forests at:

<https://tinyurl.com/mwmxz7vr>



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MARKET TRENDS

Listing Inventory for Greater ABQ Area

Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2005	2,267	2,156	2,276	2,099	2,206	2,243	2,377	2,350	2,319	2,298	2,263	2,211
2006	2,198	2,302	2,558	2,678	3,180	3,602	4,031	4,407	4,695	4,618	4,363	4,098
2007	4,191	4,465	4,881	5,428	5,729	6,106	6,404	6,675	6,718	6,708	6,534	6,066
2008	6,076	6,147	6,434	6,555	6,873	7,074	7,082	7,065	6,856	6,617	6,346	5,821
2009	5,929	6,037	5,995	6,054	6,082	6,114	6,128	5,902	5,574	5,528	5,413	5,178
2010	5,332	5,518	5,717	5,651	6,045	6,346	6,471	6,408	6,375	6,099	5,684	5,320
2011	5,296	5,334	5,444	5,511	5,625	5,552	5,636	5,511	5,249	4,977	4,643	4,216
2012	4,163	4,089	4,117	4,239	4,415	4,528	4,580	4,534	4,518	4,520	4,322	3,980
2013	4,007	4,062	4,227	4,372	4,531	4,795	4,910	5,007	5,035	4,868	4,657	4,232
2014	4,272	4,320	4,619	4,858	5,150	5,402	5,478	5,474	5,390	5,148	4,741	4,212
2015	4,028	4,027	4,156	4,335	4,369	4,490	4,487	4,359	4,216	4,100	3,813	3,407
2016	3,342	3,425	3,527	3,613	3,705	3,919	4,112	4,344	4,264	4,025	3,712	3,247
2017	3,178	3,145	3,187	3,283	3,565	3,769	3,883	3,854	3,793	3,641	3,350	2,982
2018	2,905	2,839	2,886	3,067	3,297	3,570	3,637	3,624	3,580	3,422	3,151	2,779
2019	2,661	2,301	2,276	2,357	2,495	2,665	2,614	2,633	2,605	3,117	2,264	1,901
2020	1,755	1,688	1,784	1,737	1,636	1,354	1,377	1,304	1,311	1,412	1,181	950
2021	823	701	673	752	747	898	1062	1072	1016	958	778	639
2022	626	562										
2023												

Average 30-year mortgage rate trends

For some perspective on today's mortgage interest rates, here's how average 30-year rates have changed from year to year over the past four decades.

Year	Average 30 year rate	Year	Average 30 Year Rate	Year	Average 30 Year Rate
1974	9.18%	1980	10.13%	2006	6.41%
1975	9.06%	1981	9.29%	2007	6.34%
1976	8.87%	1982	8.39%	2008	6.03%
1977	8.80%	1983	7.91%	2009	6.04%
1978	9.6%	1984	8.29%	2010	4.59%
1979	11.20%	1985	7.93%	2011	4.45%
1980	10.74%	1986	7.91%	2012	3.59%
1981	16.60%	1987	7.60%	2013	3.98%
1982	16.04%	1988	6.94%	2014	4.17%
1983	10.24%	1989	7.44%	2015	3.89%
1984	13.88%	1990	8.05%	2016	3.63%
1985	12.42%	2001	6.97%	2017	3.89%
1986	10.10%	2002	6.84%	2018	4.24%
1987	10.21%	2003	6.30%	2019	3.84%
1988	10.24%	2004	6.24%	2020	3.10%
1989	10.32%	2005	5.87%	2021	2.86%

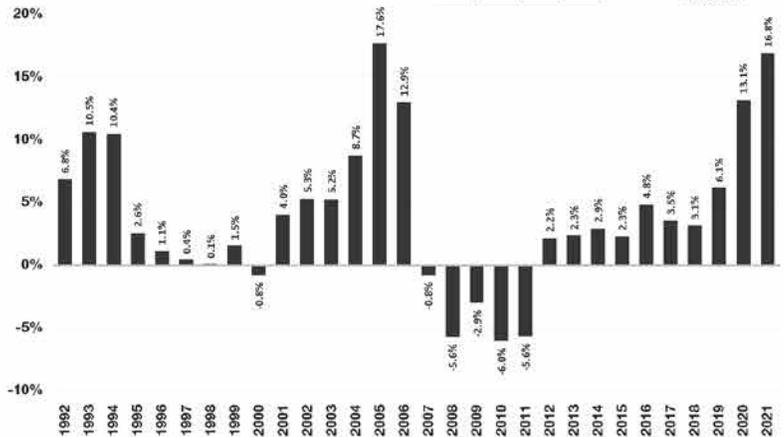
Source: Freddie Mac

This Is Why Our Market Is Red Hot!

Low Inventory and Low Interest Rates (historically)

ANNUAL APPRECIATION: ALBUQUERQUE, NM

1992 - 2021 HOME PRICE INDEX
**APPRECIATION BASED ON PURCHASE ONLY DATA
AVERAGE ANNUAL APPRECIATION: 4.2%



DATA REPRODUCED 2/23/2022, SOURCE: WWW.FREDMAC.COM

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\$50 goes to the person who emails me the closest Appreciation % for Albuquerque in 2022. Results will be given by January 15th, 2023.

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Albuquerque Police Crime Statistics for High Desert

Level	Type of Crime	Jan	Feb	Mar	Apr
1	Animal Call				
1	Rescue Call				
1	Missing Person		1		2
1	Stolen Vehicle Found				
2	Neighbor Trouble			1	
2	Direct Traffic				
2	Traffic Stop				6
2	Traffic Accident no injury	1			
2	Auto Accident with injury				
2	Drunk Driver				
3	Disturbance	2	2	9	1
3	Vandalism				1
3	Suspicious Person/Vehicle	1	3	3	3
3	Burglary Auto				
3	Vehicle Theft			1	
4	Theft/ Larceny				
4	Theft/Fraud/Embezzelment	2	1	2	1
4	Burglary Residence	1	1		
4	Family Dispute	6	2		
4	Aggravated Assault/Battery	1			1
4	Shots Fired		1		2
	Total	14	11	16	17

These statistics come from Albuquerque Police Department's reports for calls involving High Desert during the months of January through April. Crime Prevention Committee Chair Doug Weigle, Sunset Ridge, obtains these statistics from APD each month.

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Jessica Hammond,
PA-C

Dr. David Carey would like to introduce you to High Desert Dermatology's newest providers— Jessica Hammond, PA-C and Juanita Feuchter, PA-C. We are very excited to bring two more providers to the team at High Desert Dermatology. Both new providers are currently in training under Dr. Carey, so you can expect the same level of compassionate and skilled care that we pride ourselves in here at High Desert Dermatology. Our new providers will enable us to shorten the wait time for new appointments, and allow us to increase the number of appointments that are available on Saturdays.



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Annual Meeting Elections

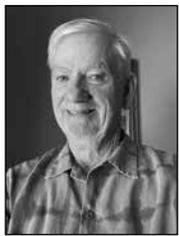
–from page 1

presented them all to Voting Members. Resumes and biographies of each candidate were sent to Voting Members prior to the Annual Meeting as well. A “Meet the Candidate Town Hall” was held via Zoom a week before the Annual Meeting.

Five candidates presented Statements of Interest and spoke at the town hall and the Annual Meeting. No nominations were made from the floor.

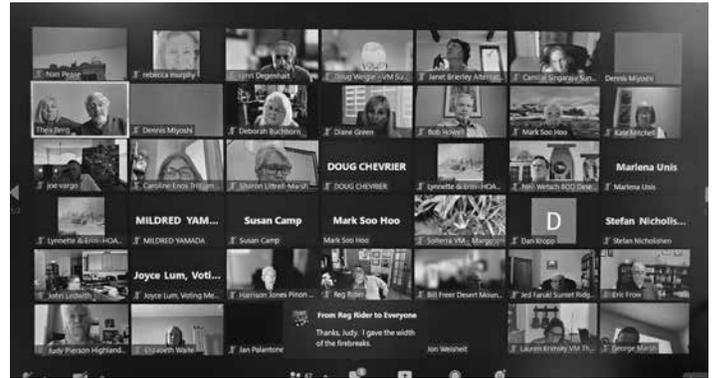
At the Annual Meeting, each candidate spoke for a few minutes to the group and answered questions. Finally, a ballot was presented on the screen and Voting Members could vote for three of the five candidates via Zoom. The votes were counted and winners announced the following morning by Lynnette Rodriguez, Community Manager, HOAMCO.

New Director Bob Howell is a New Mexico native and a graduate of UNM. He was Vice President for Human Resources and Personnel Director at New Mexico State University and Cochise College. He moved to High Desert three years ago. “I believe we are very fortunate to live in this community and believe I can contribute to the continued prosperity, oversight and maintenance of our neighborhoods,” he wrote in his Candidate Document submitted to the Nominating Committee.



Bob Howell

Bill Pederson grew up in Minnesota and received his MS in physics from the University of Utah. He and his wife Judith have two adult children. During his career he worked in nuclear safety



The Annual Meeting for Voting Members was held through the virtual platform Zoom again this year with about 65 Voting and Alternates attending. Voting for new Board directors was done on screen and ballots were counted by HOAMCO.

and health physics and as a technical intelligence analyst throughout the country and in Albuquerque. He and his wife moved back to Albuquerque in 2004 to the nearby community of Tierra Monte and to High Desert in 2018.



Bill Pederson

In his Candidate Document, Bill said important High Desert issues include crime, water runoff management and maintenance of natural open spaces. Another side issue, he wrote, is fire danger. “I believe I have the skills and talents that can be put to good use on the Board of Directors. I have strived throughout my professional working career and in my retirement years to make a difference.”



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Outgoing Board Members Reflect on Time in Office

By Bomi Parakh, Wilderness Cañon

Editors Note: Reg Rider, who served as Board President for the past two years, and Kitty Smith, Board Director, chose not to run for reelection last month. Homeowner Bomi Parakh interviewed them both about their time in office and their views on High Desert.

Retiring Board President Cites Improved Communications With Residents As a Major Accomplishment



Reg Rider

Reg Rider bought a home in High Desert in late 2005 and moved here shortly thereafter. As he finishes his term as President of the High Desert Board, Reg reflected on aspects of his service on the Board and its committees.

Asked if there was one characteristic that he thinks contributed to his success on the Board, Reg said, “probably my past military experience and my willingness to make decisions.” For Reg, the most enjoyable part of serving on the Board was meeting and talking to residents and helping solve problems. “We are fortunate to live here,” he said, “and we need to be looking to the future... what will High Desert be in 10 to 20 years? The climate is changing in addition to residents’ desires. We have done some great work on fire preparedness, but there are many more things we can do on that and other subjects.” When asked what he’ll do in his free time, Reg says, “downhill skiing, golf, travel and reading.”

Here are some parting jots and thoughts from the retiring board president:

Use one word to describe your experience on the board.

“Rewarding.”

What was the best compliment you got as a board member?

“Bringing a new feeling of openness to the association.”

What are you most proud of accomplishing on the board?

“There have been many things that the board improved on; my number one has been the dialogue we have begun with residents through the town hall meetings.”

What advice would you now give to yourself when you were joining the board? “Keep your goal in mind, i.e., making High Desert a great place to live for all.”

Do you have any advice for your successor on the board? “Keep in mind that the board is a policy board, not an operational board. Let the experts do their jobs.”

What is there about serving on the board that most folks aren’t aware of? “That board members do not get involved in the day-to-day operations. The board president does and sometimes the treasurer, too, but not the other directors.”

What’s the most interesting thing about you that we wouldn’t know from your service on the board? “At heart, I’m more of an introvert than people realize. The military trained me to get beyond that, but at the end of the day, I don’t crave company other than my own.”

Who is your hero or heroine? “My favorite is General Colin Powell. I very much admire his approach to life and leadership.”

Do you have favorite quote? “Only you are responsible for how your life turns out.”

Director Says Service is Essential

Kitty Smith was appointed by the Board of Directors of the High Desert Resident Owners Association in May 2021 for a one-year term. Kitty chose not to run for election in April since she is about to be a new grandmother and plans to spend plenty of time in Atlanta.



Kitty Smith

Over the years, Kitty and her husband Kent have lived in many states, following medical training and raising two children. Kitty worked as a special education and math teacher. In 1987, they adopted twins in Albuquerque. The following years were full with child rearing and involvement with the blind community after her children were diagnosed with Batten’s Disease. Learning

braille and helping the children live a full life became her all-consuming occupation.

Since moving to High Desert in December 2012, she has volunteered as an Alternate and Voting Member for Chaco Compound, served on the Landscape Committee, and volunteered as the Chair of the Gated Villages Committee and finally as a board director. As a director, Kitty said her goal was to be informed, to listen, and contribute thoughtful observations and comments. She brought to the table concerns from her village, landscape committee projects, and the issues of the gated villages. In her roles, she said she enjoyed the social outlet, the camaraderie, and the experience of working to find solutions within the framework of the Governing Documents.

“Service is essential to the self-governance of the HDROA,” she said. “Village representatives and committees are the grass roots and knowledge base for our community. Much work, oversight, research and consensus building develops on this level and is a valuable asset to the board. The Landscape Committee, Contracts, Fire Preparedness, Communications, Safety and Security, Finance, Gated Villages and the Nominating Committees provide timely input to the Board and should be acknowledged at every board meeting.”

What are you most proud of accomplishing on the Board?

“The current Board of Directors did much to improve and normalize communications. The website continues to improve with interactive, user-friendly functionality. Residents can find village restrictions and compliance information without having to wait for the manager to reply to a phone call or email. Work projects should someday have a more timely format which can be easily referenced by residents. Personally, I brought input from the gated villages and a willingness to listen and get involved in discussion with this congenial group of seven.”

Do you have any advice for your successor on the Board?

“Respond, respect, and acknowledge. We are a community of accomplished and productive families. Generate opportunities to get involved in places like committees and town halls. Come prepared to discuss and make decisions in the board meetings. Meetings give voice to the committees and allow timely decisions to be made by the whole board, not by executive fiat. Continue making changes to the CC&Rs as needed to clarify, normalize, and modernize. Take your responsibility to oversee the contracts seriously. Be open, friendly, informed, and congenial. And ENJOY!”

Treasurer's Report: As of Year-To-Date March 31

By Ray Berg, Treasurer



Ray Berg

By Ray Berg, Treasurer

Beginning this year we have added a major source of financial information for you: all of the financial reports as of the beginning of the calendar year 2021 are posted on the Association website. You can go to www.highdesertliving.net and find the status of the financial health of the Association for each month. I suggest you go there to see what is available and send your feedback for further improvements.

Changes to the Budget Format

Beginning with the fiscal year 2022-2023 budget we have made some additional changes to the budget format. Instead of listing so many subsidiary expense lines, we have grouped and combined many of them. Some examples are the Landscape (combining Maintenance, Landscape Replacement, Landscape Other, Arroyo & Pond Maintenance, and Erosion Control) and Office Expenses (combining Office Expenses, Printing, Mailings, and Billing Statements.) Now you can more clearly see what Landscape or Office Expenses are costing the Association. The detail data will still be available to those evaluating the respective activities, and to owners if you are really interested in this data.

There are a couple of activities that warrant some comment. The first of these is the work on our stucco walls. Some of these walls are 30 years old. Others, some much newer, were built poorly and are requiring significant maintenance after only a couple of years. We have gone through a series of processes to develop a durable

and attractive stucco wall. Several early attempts were unsuccessful. But we now believe we have a good quality stucco wall maintenance process and stucco contractor that give us the product we want. And part of the contract is a 10-year warranty for the wall work. The downside of this is that we have spent about \$600,000 so far this year, and we expect to spend significant amounts to finish the walls over the next several years. Moreover, this will be a recurring expense for our Reserve Funds, since the walls will continue to deteriorate over time.

The second is with our landscape maintenance. With the maturing of our community, the goal has changed from just making something grow, to removing, replacing and maintaining the landscape so it looks like we want it to look. This is not only an expensive process, it is a highly technical one. We are trying to professionalize the staff that is overseeing our landscape maintenance activity. Last year we obtained the help of a professional contractor (see page 13) to establish processes for maintaining the landscape. It showed some successes, so we are refining the process and continuing with our contractor. If you look around you will see some of the results. For example, instead of trying to keep all of the volunteer Chamisa and Apache Plume plants trimmed, we are removing those in locations that require continuous maintenance. Some will be replaced by plants more suited to their locations. Over time improvements such as this are expected to reduce our landscape maintenance costs.

Pet Cleanup

We are keeping one budget line that has been a bit of a "hot button" issue: pet cleanup. By listing this we are hoping that responsible pet owners will help remind those who aren't so responsible that they have a responsibility to help maintain our community by cleaning up after their pets.

I would encourage you to take a look at the finance documents in this article and on the website and send in your comments. Also, we will be holding a town hall meeting soon to present and get feedback.



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Reserve Account Balances Q3 (End Mar) FY2021-22	
MASTER	\$35,106.37
CANYONS	\$196,932.17
CHACO COMPOUND	\$67,222.90
DESERT MOUNTAIN	\$240,467.02
ENCLAVE	\$52,830.13
TRILLIUM	\$193,794.94
WILDERNESS COMPOUND	\$105,357.18
LEGENDS	\$123,036.21
WILDERNESS CANON	\$16,569.03
TOTAL	\$491,587.49

• See more Treasurer's Reports on page 11 •

HDROA Income/Expense Report YTD as of March 31, 2022

Accounts	Actual	Budget
Income		
<u>INCOME</u>		
4100 - HOMEOWNER ASSESSMENTS	\$876,420.00	\$876,420.00
4200 - COST SHARING - ALTEZZA	\$65,108.96	\$63,868.59
4310 - ASSESSMENT INTEREST	\$1,225.09	\$1,500.03
4330 - ASSESSMENT LATE FEES	\$1,405.61	\$2,250.00
4350 - LEGAL/COLLECTION FEES	\$785.00	\$7,499.97
4550 - GATE REMOTES	\$47.00	\$0.00
4600 - INTEREST INCOME	\$73.57	\$1,500.00
Total INCOME	\$945,065.23	\$953,038.59
<u>TRANSFER BETWEEN FUNDS</u>		
8900 - TRANSFER TO RESERVES	(\$60,000.00)	(\$60,000.00)
8905 - ADDITIONAL RESERVE TRANSFER	(\$50,000.00)	\$0.00
Total TRANSFER BETWEEN FUNDS	(\$110,000.00)	(\$60,000.00)
Total Income	\$835,065.23	\$893,038.59
Expense		
<u>ADMINISTRATIVE</u>		
5150 - ADMINISTRATIVE SUPPORT PR	\$59,605.88	\$59,211.00
5250 - BANK CHARGES	\$0.00	\$112.50
5400 - INSURANCE	\$16,761.73	\$12,519.00
5530 - LIEN/COLLECTION COSTS	\$998.30	\$787.50
5625 - OPERATIONAL SUPPORT	\$5,385.60	\$8,975.00
5650 - BOARD/VOTING MEMBER MEETINGS	\$4,581.72	\$3,150.00
5800 - OFFICE EXPENSE	\$446.35	\$1,125.00
5820 - PRINTING	\$986.40	\$5,625.00
5840 - MAILINGS	\$5,413.95	\$5,625.00
5850 - BILLING STATEMENTS	\$5,892.60	\$7,875.00
8600 - RESERVE STUDY	\$3,750.00	\$4,617.35
<u>LANDSCAPE</u>		
6300 - LANDSCAPE MAINTENANCE	\$274,191.16	\$272,250.00
6305 - LANDSCAPE CONSULTANT	\$70,213.82	\$48,750.03
6310 - LANDSCAPE REPLACEMENT	\$1,132.69	\$7,499.97
6330 - LANDSCAPE OTHER	\$955.73	\$7,499.97
6340 - ARROYO & POND MAINTENANCE	\$9,311.63	\$15,000.03
6350 - EROSION CONTROL	\$0.00	\$7,875.00
6360 - IRRIGATION REPAIR & MAINTENANCE	\$14,850.02	\$18,749.97
6370 - PET CLEANUP	\$26,334.60	\$6,750.00
6380 - TRAIL MAINTENANCE	\$1,950.72	\$7,499.97
6395 - LANDSCAPE PROJECTS - MASTER PLAN	\$3,408.85	\$15,000.03
<u>MAINTENANCE</u>		
6100 - GATE & GUARDHOUSE MAINTENANCE	\$1,548.14	\$2,999.97
6575 - SIGN/ENTRY MAINTENANCE	\$6,460.58	\$3,750.03
6580 - STREET REPAIR & MAINTENANCE	\$318.23	\$0.00
6590 - WALL REPAIR & MAINTENANCE	\$318.23	\$0.00
6600 - SNOW REMOVAL	\$292.13	\$10,000.00
6850 - LOCKS & KEYS	\$13.97	\$375.03
<u>PROFESSIONAL FEES</u>		
5100 - ACCOUNTING/TAX PREP FEES	\$6,364.63	\$7,500.00
5270 - CONSULTING	\$29,758.07	\$37,500.03
5500 - LEGAL FEES-COLLECTION/SMALL CLAIMS	\$6,753.62	\$15,000.03
5501 - LEGAL-GENERAL SERVICES	\$9,442.76	\$22,500.00
5600 - ASSOCIATION MANAGEMENT	\$110,097.27	\$110,250.00
8200 - SECURITY SERVICES	\$166,888.50	\$168,750.00
8201 - SECURITY-APD & BCSO	(\$1,375.00)	\$16,499.97
<u>TAXES/OTHER EXPENSES</u>		
5200 - ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$7,992.81	\$3,750.03
5860 - COMMUNITY EVENTS	\$767.10	\$7,499.97
5870 - WELCOME COMMITTEE	\$0.00	\$900.00
5900 - WEBSITE	\$3,008.65	\$7,499.97
8250 - MISCELLANEOUS	\$2,358.45	\$1,500.03
8400 - HDROA OFFICE	\$6,999.30	\$7,499.97
8800 - TAXES - CORPORATE	\$116.24	\$6,187.00
<u>UTILITIES</u>		
7100 - ELECTRICITY	\$2,381.83	\$2,625.03
7500 - TELEPHONE	\$576.74	\$825.03
7900 - WATER/SEWER	\$54,576.55	\$53,000.00
Total UTILITIES	\$57,535.12	\$56,450.06
Total Expense	\$921,830.55	\$1,002,909.41
Operating Net Income	(\$86,765.32)	(\$109,870.82)

Gated Villages Income/Expense Report Fiscal YTD as of March 31, 2022

Canyons		
Total INCOME	\$19,318	\$19,305
Total TRANSFER BETWEEN FUNDS	(\$5,250)	(\$5,250)
Total Expense	\$9,043	\$14,904
Canyons Operating Net Income	\$5,025	(\$849)
Chaco Compound		
Total INCOME	\$9,123	\$9,108
Total TRANSFER BETWEEN FUNDS	(\$5,625)	(\$5,625)
Total Expense	\$2,956	\$3,560
Chaco Cmpd Operating Net Income	\$543	(\$77)
Desert Mountain		
Total INCOME	\$94,832	\$94,500
Total TRANSFER BETWEEN FUNDS	(\$33,750)	(\$33,750)
Total Expense	\$58,601	\$56,596
Desert Mtn Operating Net Income	\$2,481	\$4,154
The Enclave		
Total INCOME	\$22,093	\$21,978
Total TRANSFER BETWEEN FUNDS	(\$6,000)	(\$6,000)
Total Expense	\$9,185	\$12,355
The Enclave Operating Net Income	\$6,909	\$3,623
Trillium		
Total INCOME	\$38,270	\$38,232
Total TRANSFER BETWEEN FUNDS	(\$11,250)	(\$11,250)
Total Expense	\$15,812	\$16,339
Trillium Operating Net Income	\$11,208	\$10,643
Wilderness Compound		
Total INCOME	\$11,708	\$11,700
Total TRANSFER BETWEEN FUNDS	(\$2,250)	(\$2,250)
Total Expense	\$5,928	\$5,912
Wilderness Cmp Operating Net Inc	\$3,530	\$3,538
The Legends		
Total INCOME	\$25,654	\$25,488
Total TRANSFER BETWEEN FUNDS	(\$5,250)	(\$5,250)
Total Expense	\$15,478	\$19,807
The Legends Operating Net Income	\$4,926	\$431
Wilderness Canon		
Total INCOME	\$8,745	\$8,643
Total TRANSFER BETWEEN FUNDS	(\$3,750)	(\$3,750)
Total Expense	\$2,831	\$6,453
Wilderness Canon Operating Net Inc	\$2,164	(\$1,560)

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Landscape Consultant Dr. Jim Montoya Reflects On Past Year's Work With High Desert

Last spring, the High Desert Board of Directors contracted with Dr. Jim Montoya to serve as a part-time landscape consultant and liaison with the Board, various committees, Yellowstone Landscape and HOAMCO. The Board plans to continue the contract over the coming year as it works with Dr. Montoya on implementation of High Desert's Master Plan, erosion control efforts and fire prevention.

Hiring a landscape consultant last year was a new effort by the Board to increase communication between the landscape contractors (Yellowstone) and the association. Yellowstone was awarded the landscape contract in 2021. With High Desert well into its third decade, landscape needs have changed and the Master Plan, revised in 2017, calls for attention to water needs, erosion and fire hazards.

Dr. Montoya holds a PhD in Range Management and Education. He retired from the Forest Service in 2001 after 30 years as a ranger, a supervisor and district manager in Arizona, Colorado, northern New Mexico and nationally. He was a National Range Specialist in Washington, DC, from 1997-2001.

"Pleased"

"As we enter the second year with Jim Montoya as our consultant, we have been pleased with his efforts in a number of areas including water usage and irrigation system improvement, better landscape practices, and working closely with our landscaping contractor establishing work priorities," said Board President George Marsh,

An ongoing challenge, George said, is defining areas of responsibility and lines of communication between Dr. Montoya, Yellowstone, the Board, HOAMCO and various committees. "This will be an area we will be working on this year as we continue our relationship with Jim," George said.

"When I started last year there was a large backlog of landscape work (from the previous landscape contractor)," Dr. Montoya said. "The irrigation system was not working properly and codes to operate it were missing. Perimeter walled areas needed trimming and some 500 plants required replacement." Trail systems were also in need of maintenance, he said. Dr. Montoya worked with Yellowstone to address the issues of irrigation and maintenance backlogs on medians and common areas and the irrigation system got back online. He is working now to reduce irrigation costs and surcharges.

Fire Mitigation

Fire mitigation was another concern. The Fire Preparedness Committee under homeowner Judy Pierson initiated a series of "Walk Abouts" with Dr. Montoya, touring neighborhoods and noting areas of brush build-up. They worked out a system of fuel breaks in key areas of Spain, Academy and Blue Grama with Yellowstone clearing any brush that might fuel fires. In addition, all common area walls were trimmed of brush for a space of five feet by Yellowstone.

Overlook Pond was deemed an important area of evacuation for 60 houses in case of fire. Dr. Montoya had Yellowstone clear the area of fuel over four days at a cost of \$6,000.

"To date," Dr. Montoya said, "the grasses, bushes and trees in villages and most street medians have been trimmed and dead trees and shrubs have been removed. Village landscaped entrances have been manicured as well. Piñons are being sprayed for needle scale."

At the Kiva Park (soon to be named the Tom Murdock Memorial

Park) more than 50 plants have been replaced. However, another 500 plants throughout the community need replacing, he said. A budget has been drawn up and a work order is being prepared to order and replant.

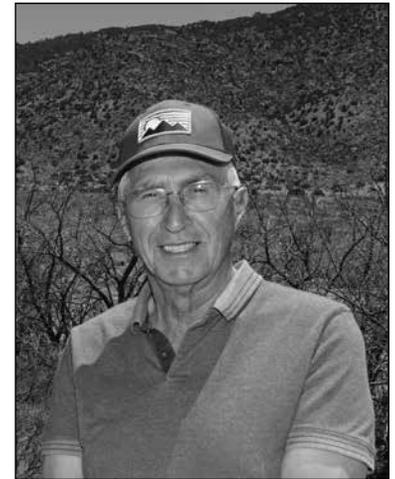
One of Dr. Montoya's roles is to work with the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) which was created in 1963 with the specific responsibility for flooding problems in Albuquerque. High Desert arroyos fall under AMAFCA's jurisdiction. "We are looking at drainage and any trees or brush in the arroyos that block the free flow of water," he said. Some arroyos are located in common areas while others are part of private High Desert properties. "We are working with homeowners to identify problems," he said.

High Desert trails need maintenance, Dr. Montoya said. Some work has been completed but "significantly more work is still needed," he added.

"My role is to help High Desert manage its land," Dr. Montoya said. "Yellowstone provides the 'boots on the ground.' I work with them to plan scheduling and take care of deferred maintenance. I identify projects that need to be done and meet with homeowners, committee members and the board to coordinate efforts."

"High Desert is one of the most forward-thinking associations I have ever worked with," he said. "The residents here are highly educated individuals with common sense. People are very interested in doing the right thing for the land."

Added George, "Overall, the board is satisfied with the progress we have made and we will continue to work to make improvements in the overall management of our landscape effort."



*Dr. Jim Montoya,
Landscape Consultant*

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Lessons Learned From Living with the Dangers of Wildfires

By Steve Younger and Mari Mahler, *Desert Highlands*

Wildfires in the drought-stricken west are a question of when, not if. With numerous sources of ignition (campfires, lightning strikes, power lines, etc.) and lots of dry fuel, fires can spread with remarkable speed, especially when there are high winds. With a few basic precautions, your risk of fire damage and the stress of dealing with a fire can be greatly reduced.

We lived in Los Alamos for over 30 years and experienced two fire-related evacuations of the town. While the fire danger in High Desert is not as great as in wooded mountain areas, it is still serious and we would like to share some lessons that we learned.

Most important, obey the instructions issued by the fire department, police, and other emergency services. Don't think that you know better because you almost certainly don't. Fires can change direction quicker than you can think about the consequences. They can move faster than you can run and sometimes even drive. Sign up for emergency notifications from the city and pay attention to the news if there is a fire in the area.

Don't think that you can stay home and fight the fire yourself. Wildfires are incredibly powerful – your puny garden hose and shovel will likely have no effect at all on an advancing fire. Temperatures in a wildfire can be hot enough to melt steel and large fires can create their own weather patterns with rapidly shifting wind direction and speed. Blowing embers can jump hundreds of feet, igniting grass and trees and even parts of houses ahead of the main fire. Smoke can be so thick that you can't breathe or see more than a few feet. If you stay and have to be rescued, you will pull resources away from fighting the fire and could put first responders in danger. Remember that electricity, gas, and even water might be shut off in a major fire. (Know the location of your gas, electric, and water shutoffs.)

Collect Items and Put Them By the Door or in the Car

What should you take when you are ordered to evacuate? Think ahead about what is most important to you and how you would load a single car or, if permitted, two or more cars. (Sometimes, fire officials will only permit one vehicle per household due to traffic considerations.) People and pets come first, followed by important papers, irreplaceable family photos and memorabilia, etc. When a fire even threatens to spread to your area, begin to collect these things and put them by the door or even in the car. (Having some boxes or crates on hand will simplify pre-packing.) Don't worry about taking too little in the way of clothing; this can be easily purchased while you are away from home.

Consider Evacuating Before You Are Ordered To Leave

If you want to be on the safe side, consider evacuating before you are ordered to do so. This is especially important in the eastern-most part of Albuquerque where there are few paths for egress. When we saw that a fire was approaching Los Alamos, we made reservations for a week's stay at a hotel in Santa Fe. If the fire turned out not to be serious, we could always cancel, but knowing that we had a place to go was very comforting. By the way, we found that "no pets" policies at hotels were generally waived during a serious evacuation.

If you are ordered to evacuate, leave immediately – not in a half hour or even in ten minutes. That could be too late in a fast-moving fire or one that unexpectedly changed direction. When evacuating, take the path designated by fire officials. You may think that

there is a better one, but that quicker path may already be occupied by fire trucks or people from another neighborhood. Be patient if there is traffic – everyone is trying their best to evacuate as quickly and as safely as possible.

Never, Never Cross Firelines

What if you are away from home when a fire happens? We know a number of families that left Los Alamos for a day's shopping, only to find that they could not return. This is heartbreaking, but never, never, never try to cross fire lines to return to a home in a closed area. First responders can rescue people who cannot escape on their own and sometimes even pets.

There are important things that you can do before a fire starts. Walk around the outside of your home and think of what would happen if trees, bushes, grass, etc. were to catch fire. Would it spread to your home? If so, you might want to have things removed or at least cut back. Pine trees can be especially dangerous in a fire due to their high sap content. We have watched pines explode in a towering inferno that reached hundreds of feet in the air. We have already removed a number of trees adjacent to our home in High Desert and cut grasses around the perimeter of walls. Embers can still blow in, but at least the available fuel is reduced. You can find lots of information on fire prevention in the Apache Plume and from the fire department.

Being prepared for a fire, knowing what you will do and where you will go, greatly reduces the stress if one would occur. We hope that what we experienced and learned will be helpful to our neighbors.



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Desert Mountain Girls Organize Neighborhood Kids Olympics



Two enterprising Desert Mountain girls organized a special “Kids Olympics” for neighborhood children in April with races, water balloons, obstacle courses and plenty of snacks for everyone. More than a dozen children participated under the leadership of Neena Singh, age 12, daughter of Trish and Tito Singh, and 11-year-old Siamma Goforth, daughter of Francesca and Phillip D. Goforth. The girls became good friends during the long months at home during COVID-19. Together they initiated a charity dog walking service with proceeds given to Watermelon Ranch, collected clothes for the less fortunate and supplies for dog rescue organizations. The Kids Olympics was their latest project. “All the credit goes to the two girls,” said Trish. “Adults really weren’t involved at all. The girls first went door to door notifying the neighborhood children and then packed a wagon with snacks and balloons and organized everything.” Desert Mountain neighbor Linda DeVlieg took the photo above, adding “I must say I loved opening my garage door and seeing this going on...can’t get enough!”

Compliance Officer Report

By Stefan Nicholishen, Compliance Officer



**Stefan
Nicholishen**

This summer has started off fast and the weather is beautiful and warm. However, it has also brought with it high winds and little moisture. Keep an eye on all of your plants and trees and make sure they are healthy and strong. This time of the season is also a great time to start on any stucco or concrete work you have planned. Stucco and concrete work must be done in the warmer months so it can dry and not get wet. If you do receive a notice from me for either of those, please contact me with an action to resolve. Keep your garbage bins stored somewhere safe and out of view from public. This will help keep trash bins from blowing over in the wind and make our communities visually appealing. If you have any concerns in your neighborhood, feel free to contact me with your concerns and we can work to resolve them. All exterior lighting should be shielded from view to minimize the potential glare toward other lots, streets or public. Particular care must be taken when lighting homes that are visible from land at lower elevations. Keep this rule in mind if you plan to add or change any lighting around your home. Also remember that before you change something to the exterior of your home you must submit a modification request form. That can be sent to highdesertmanager@hoamco.com. If you have any other questions, please contact me at stefan@hoamco.com or at our office number, 505-314-5862.



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Volunteers Celebrate Earth Day By Collecting 26 Bags of Trash on Tramway Along Miles 9 & 10 In Adopt-A-Highway Program April 23

By Michele Lesher, Tramway Cleanup Project Chair

To help celebrate Earth Day, 20 High Desert residents participated in our biannual Adopt-a-Highway Cleanup of miles 9 and 10 of Tramway Blvd. My late-March reconnaissance of our two mile stretch indicated that there was no shortage of trash and that it



The youngest volunteer was 9 year-old Jady Trone, shown center front.

was high time for some Tramway TLC! The day before our April 23 cleanup was the crazy 70 mph wind day, so either we were going to get more trash than I saw, or none at all in the event it all blew away. I was happy to see that all the trash was still there waiting for us the next morning!

We started at the Albertson's, with half of the volunteers working south from Academy

to the bridge at Bear Canyon, and the other half working north to the bridge at Simms Park Road. We accumulated 26 full bags of trash, and a large amount of cardboard, metal pipe, and other construction materials. The median had been freshly mowed so the going was not too tough and it was amazing how much we got accomplished in just two hours!

Please join me in thanking the following volunteers for their efforts:

Rene and Marilyn Chartier, Tracy Bredeson (Enclave)

Howard Friedman (West Highlands)

Dan Kropp, Linda Otterson (Canyons)

Jim DeBlois (Tierra del Oso)

Ed Arata and Ashley Harvey,

Christina and Joe Wilson (Legends)

Janet Brierley (Sunset Ridge)

Julie and Steve Hartig (Overlook)

Charlotte, Donnie, and Jady Trone (Desert Mountain)

Bob and Kitty Lind (Chaco Compound)

Krisan Smith (Mountain Highlands)

To keep our adoption active, we are committed to holding a formal event twice per year. I am thinking our next cleanup will be sometime in October 2022. If you are interested in volunteering please drop me an email at mlesher222@comcast.net and I will add you to my list!



High Desert volunteer Krisan Smith helped collect 26 bags of trash along Tramway.



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Market Stats**

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28
-12.5% from 2021

Average Sale Price
\$711,486
+ 5% from 2021

Avg Days on Market
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-79% from 2021

Avg Price per sq.ft.
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Year to date comparison 1/1/2022 - 4/25/2022 to same time in 2021

single family detached

Impact of Rising Mortgage Rates

Mortgage rates are projected to move higher throughout the balance of 2022 but at a more moderate pace. Historical data has shown us that rising home rates have not had a negative impact on home prices and minimal impact on overall home sales. As we move forward into the 2022 housing market analysts are still predicting home appreciation to increase on average at a more moderate pace of 6.7%. Our current market is fundamentally different than years past and what we are seeing is a lack of inventory and a huge deficit of available homes for sale vs home buyers. The low supply of homes is still the biggest driving factor in projected home appreciation throughout 2022.

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Reducing Fire Risks Brochure Distributed



Homeowner John Ledwith (shown here with his assistant Bella) distributed the brochure “Reducing Fire Risks in the Home Ignition Zone” to residents of the Overlook in March. “We wanted to raise awareness and provide some ideas on actions people could take as we enter into fire season,” he said. The brochure is published by Firewise USA in cooperation with a number of National Fire Prevention organizations. To receive a copy of the brochure, contact Judy Pierson at judy@judypierson.com

Sign Up for Email Communications

Email provides a timely way of communicating information to homeowners to supplement the website and the Apache Plume. If you are receiving the High Desert Bulletin by email each month, then you are on HOAMCO’s email distribution list. If not, contact HOAMCO at highdesertmanager@hoamco.com to get your name added to the list.

Get Reverse 911 To Your Phone

Get “Reverse 911” emergency calls to your phone. These automated calls come directly from Bernalillo County and alert you to wildfires, severe weather, crime, traffic, missing persons, etc. This is a valuable resource for High Desert homeowners.

Sign up at: <https://tinyurl.com/y5k6332c>

Note: Bernalillo County uses the Nixle notification system and FAQs regarding Nixle are available at:

<https://www.nixle.com/resident-faqs/>

Thanks to our Wildfire Preparedness Committee for finding this resource for us!

CLASSIFIED ADS

Be a foster. Save a life. One dog, one cat at a time. You provide a loving, temporary home. We provide everything else. Please contact New Mexico Animal Friends at 505-881-7297, a non-profit organization.

Classified ads in the Apache Plume are free to High Desert homeowners selling household items or to High Desert teens advertising yard or babysitting services. Email your ad of 20 words or less to eenews@outlook.com or call 505-377-7227. All other classified ads are \$25.

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Turbulent Times

Remember when you were learning to drive, how new and scary it could be? The first time you merged onto the freeway. The first time you switched lanes during heavy rush hour traffic. The first time you parallel-parked on a busy street. The first time you drove in heavy rain or in the snow.

Eventually, though, each of these actions became easier and less stressful...To the point they became second nature. After all, you'd seen it all before. You'd done it all before. No matter what bumps in the road you encountered, you always knew exactly what to do.

I was thinking about this while studying the markets recently. As you probably know, market volatility has been persistent since the middle of January. The S&P 500 has moved in and out of correction territory for the past two months, and the NASDAQ is technically in a bear market. (Quick reminder: A "correction" is defined as a drop of 10% or more from a recent peak, while a "bear market" is a drop of 20% or more.)

As you can imagine, this sustained volatility has a lot of investors gripping tight on the wheel — metaphorically, at least. And make no mistake: it's clear that we are living in turbulent times right now. Some analysts are warning of a potential bear market across the entire stock market; some economists, meanwhile, are even forecasting the possibility of a new recession.¹ (Though it's worth noting this prediction does not seem to be the prevailing one among most economists.)

No one enjoys investing during times like these, just as no one, I imagine, enjoys driving a big rig in a snowstorm. But as a financial advisor, I decided to write this message to assure you that we have a major advantage: We are not rookie drivers. We are not

practicing for our driver's test. Our advantage is that we've seen this, lived through this, and even benefited from this all in the very recent past!

We know that patience and planning will not only help us avoid making major mistakes. They'll also help position us for when the markets eventually rebound. We know that diversifying our holdings and sticking to our long-term strategy eliminates the need for relying on guesswork or shots in the dark. We know that doing all these things together will not only help us get through today. It'll help us seize tomorrow, too. That's why, despite the headlines, despite the gloomy forecasts, I remain confident in our direction and excited about the future. We've navigated volatility before, and we'll do so again...all with a steady hand on the wheel.

If you're ready for a second opinion or review of your financial plan, 401(k), IRA, TSP, etc., give us a call. We'd love the opportunity to gain your business.

¹*"A major recession is coming, Deutsche Bank warns," CNN Business, <https://www.cnn.com/2022/04/26/economy/inflation-recession-economy-deutsche-bank/index.html>*



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Are We Ready For the Fire Season in High Desert? Yellowstone is Setting an Example of Fire Mitigation

By Judy Pierson, Fire Preparedness Committee Chair

A year ago, the Yellowstone Landscaping contract started with oversight by our Landscape Consultant, Dr. Jim Montoya. Although tasks to reduce fire risks were not specifically detailed in the landscape contract, the company was open to our concern that High Desert is in a Wildfire Urban Interface (WUI) area, has had fires recently and had major issues of overgrown and over-mature vegetation creating huge fire risks. We challenged them to set the example of fire mitigation actions that residents should do on their own property. Now our High Desert landscaping is transitioning to be a model for Fire Mitigation standards. So, what has been done that we residents should notice?

- **Streetscape grasses** - The unkempt grasses are now cut to four inches to reduce flame height.
- **Bushes and trees** - Overgrown bushes and trees have been pruned and trimmed to reduce fuel load.
- **Trees** - Trees are being limbed up to at least two feet for clearance from adjacent bushes to prevent a ladder fuel situation.
- **Replacement of dead or dying bushes and trees** - 500 plants have been identified for replacement with a budget and work order drawn.
- **Defensible zone** - Five feet has been cleared behind community walls adjacent to homes.
- **Fuel Breaks in Arroyos** - Fire (fuel) breaks were done in the Academy, Blue Gramma, and Spain arroyos to allow quick access for firefighters and equipment, and slow the progress of an arroyo fire.

- **Overlook Village modifications** - Long overlooked, work has included removal of three truckloads of dead undergrowth from the pond in the evacuation zone with plans for future fuel breaks along Bear Canyon.
- **High Desert Park and Altezza Collaboration** - Clearance of overgrown bushes on either side of the Park and walkways shared with Altezza apartments was done to keep fire away from homes and keep evacuation routes clear.
- **Consultation with homeowners and "Walk Abouts"** - Our committee along with Yellowstone responds to concerns to address issues including deteriorated irrigation systems in common areas resulting in dying landscape plants, overgrowth putting homes at risk, dead tree removals, and even the need for more dog "poop" stations.
- **Private Arroyos** - Goatscaping as one landscaping tool has expanded to almost 30 homes now, significantly reducing the fuel load and is being evaluated by Yellowstone as a tool for association-owned arroyos.

The work by Yellowstone to exhibit accepted Fire Mitigation Standards and Guidelines visible to all as a motivation for modeling changes on our own properties has taken shape. "It takes a village" to be ready for that inevitable wildfire and we appreciate the willingness of our contracted company to go beyond the explicit confines of their contract to reduce our fire risks.

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

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City Sets Dates for Public Input For Elena Gallegos Open Space Project

—From Page 1

Where to meet: Meet at the Pino Trailhead. Obtain directions from the park attendant if needed.

What to bring: Wear close-toed shoes, prepare for the weather including sun protection, and bring water.

What to expect: Walkers will be outdoors the entire time and walk a short distance between two locations, about .5 mile.

The city has also updated its project website with information and estimated square footage of proposed buildings. The website can be found at: <https://tinyurl.com/3u968f2h>

Education Center

The proposed \$2 million expansion of Elena Gallegos Open Space involves building a new education center of up to 4,800 square feet with a covered outdoor patio space, parking lots and consideration of the inclusion of a shuttle from a new parking lot at the corner of Tramway and Simms Road. The original estimate by the city for the education center was 6-10,000 feet. That plan was reduced to the current estimate after recent public input, Colleen Langan-McRoberts, Open Space Superintendent, said at a High Desert town hall in March. Several sites are under consideration in the area as areas for the Education Center.

“Nothing is moving forward as far as construction,” she told homeowners at the Zoom town hall. “We are just looking at the feasibility and cost estimates at this point.” The city made a presentation to the board in January, followed by the town hall in March. Some High Desert homeowners cited concerns about traffic and noise.

Two walking tours will be held by the city for public input on the proposed expansion. Registration is required. Meet at the Pino Trailhead at 9 a.m. Simms Park Rd. is located off Tramway, just north of High Desert.



“The board is not taking a position on this issue,” said Reg Rider, then-president of the High Desert Board of Directors, at the Annual Meeting April 28. “We represent all of High Desert. This is only in the preliminary stages. We are three to five years away from any construction.” He added that the board will take every opportunity to have forums with the city to increase public input.

“The Education Center isn’t about drawing in new visitors,” said David Simon, Park and Recreation Director. “It’s about educating existing visitors and developing future stewards of our planet.”

Several homeowners posted objections in the “chat” feature of Zoom during the town hall. Parking at Tramway and Simms was a concern along with construction noise and increased car traffic. “Why build something in the Open Space?” one homeowner asked. “Why not let the kids come up and just experience the beauty?”



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High Desert Park Reopens With Brand New Equipment

The High Desert Park is open again after a \$250,000 upgrade that includes new playground equipment and improves accessibility with additional features throughout the park.



Left to Right: Trudy Jones, City Councilor; Bill Rehm, Representative; Reg Rider and George Marsh, High Desert Board of Directors.

The Park opened April 28 with a formal ribbon cutting ceremony attended by State Representative for Bernalillo County William Rehm, City Councilor Trudy Jones, Albuquerque Parks and Recreation



Photos by Sharon Littrell-Marsh

Director Dave Simon and High Desert Board members Reg Rider and George Marsh.

“Great parks like High Desert Park will make life better not only for this area of Albuquerque but the whole city,” said Dave.

The money to upgrade the park was obtained by state funding approved by the legislature.

Volunteers Needed for Voting Member Elections

By Mark Soo Hoo, Voting Member Vice Chair

Voting Members — your community needs you! This summer, elections are coming up for Voting Members and their Alternates to serve Chaco Compound, Chamisa Trail, Desert Song, Desert Sky, Enclave, Legends, Overlook, Piñon Point, Soltera, Sunset Ridge, Tierra del Oso, Wilderness Compound, Wilderness Estates, and Wilderness Village. The term will be for two years and you will have the opportunity to vote on matters affecting your quality of life and your property values in High Desert. Your inputs for keeping our community one of the most desirable places to live in Albuquerque is needed.

Please consider submitting a Statement of Interest on the High Desert website expressing your desire to support our community. Go to the website and click Volunteer Opportunities under High Desert Living at the top for details. SOIs are due by July 15. Homeowners from each village will need to return ballots by the first week in September. HOAMCO will mail letters soliciting SOIs and, later, ballots in advance of both deadlines.

Why volunteer as a Voting Member or Alternate? Because every village is unique, with its own character, challenges and day-to-day needs. You have the opportunity to help your village (and High Desert) maintain property values and remain beautiful, while you meet and help your neighbors.

Voting Members are the eyes and ears of the association within their villages. They serve as informal leaders of their communities by communicating information about the association to their village residents and by providing their residents with feedback

on questions and concerns. They are the conduit to the Board of Directors and to the High Desert management company.

The primary responsibilities of Voting Members are to elect the High Desert Board of Directors and to vote on other issues, such as bylaw changes and tax issues. Alternate Voting Members vote in place of absent Voting Members and share the responsibilities to represent and communicate village interests.

To elect the Board Directors or amend governing documents, a quorum of Voting Members or their designated alternates must vote. Quorum requirements, especially for amending bylaws, are very high, and full representation from every village is essential. For example, this year’s Annual Meeting was well attended, but there was insufficient representation to vote on changes to make our bylaws conform to state law.

In addition to the Annual Meeting, quarterly Voting Member meetings are held to inform the membership of High Desert issues. Voting Members also have the opportunity to voice issues relevant to their respective villages.

Each village has a specific number of Voting Members and Alternates, based on the number of homes in the village. For each 50 homes, there is one Voting Member and one Alternate. So, for example, a village with 50 homes or fewer is allocated one Voting Member and one Alternate.

Won’t you volunteer your time as a Voting Member or Alternate and maintain your quality of life and property values while keeping High Desert as the community of choice?

See upcoming monthly bulletins for additional details.

The High Desert Gardener

Invasive Plants In High Desert

By Margo Murdock
High Desert Resident



Margo Murdock

What is an invasive plant and do we have any in High Desert? An invasive plant is officially defined as a plant that is non-native, able to establish on many sites, grows quickly, and spreads to the point of disrupting plant communities or ecosystems. Most invasive plants would be considered weeds; the primary difference is that some weeds are native plants!

For this article I am choosing to use examples from the common areas of High Desert. There are, of course, many invasive plants on homeowners' properties as well. We have invasive plants and weeds in High Desert from residential properties that have seeded into common property areas and in at least one case seeded into the arroyo (Mexican feather grass in the Wilderness arroyo.) Below are plants I suggest you avoid purchasing and save your money for those less invasive plants. Or, if they are weeds, remove them when they are small, but at a minimum keep them from going to seed and producing offspring. These plants come with problems since they are difficult to control.

Non-Native Invasive Plants

Ravenna grass (*Saccharum ravennae*) which comes from the Mediterranean and Africa. It looks so pretty and grows so tall, but it has taken over the center of the flagstone patio at the bus stop rock on Academy, It is also found along the west side of Desert



The Siberian Elm reseeds readily.

Mountain, and at the fire gate in Solterra. Because it grows taller than the wall it is also a fire danger since it can help fire easily jump the wall.

Myrtle spurge (*Euphorbia myrsinites*) which comes from the Mediterranean area is such a lovely blue-gray color in the winter with yellow-green flowers in the spring, but it spreads quickly and puts out toxic sap when cut or bruised. It is critical that you keep the sap from your eyes, hands, and pets. It is found near the Academy entrance in High Desert by the lavender.

Siberian elm (*Ulmus pumila*), from Russia and Mongolia, was once touted as "the" tree to plant, which is why we have many in Albuquerque. The seeds are paper disks. There is one particular Siberian elm that I've seen on Trail 305 in what was once a flowing stream. It also reseeds readily in yards and our common property. I've seen it growing in homeowner landscapes – inside shrubs initially. I often find it along the High Desert portion of Tramway. Because it is so invasive and it seeds so readily it needs to be removed

(Continued on page 25)

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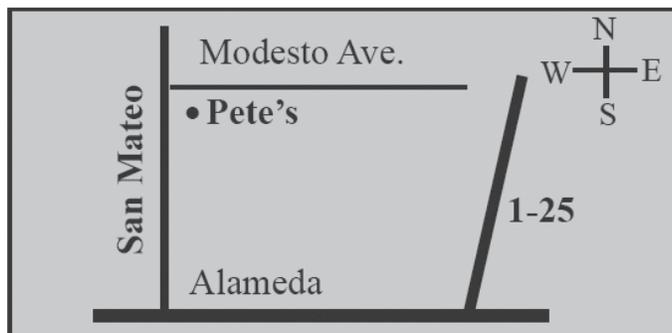
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Invasive Plants— *From Page 24*

as soon as you recognize it. The leaf is dark green, smaller in size, with serrated edges (see photo above).

Russian sage (*Perovskia atriplicifolia*) obviously from Russia, is a plant we loved initially when it was introduced for its lovely blue blooms and interesting gray foliage. But now we can't get rid of it as it spreads by seed and by suckers. I removed the irrigation source from mine at first, but it didn't stop them from spreading. Finally I just removed the plants. I'm still working on removing all of the plant as it continues to come back. It's the gift that keeps on giving!

Other invasive plants that I see less of now than when we first moved to High Desert include the Tree of Heaven (seen at the Water Kiva Park and up on Trail 365 initially), Russian olive, and saltcedar, or tamarix, which at least one builder included in the construction shed landscaping.

Native Invasive Plants

Some "native" plants can also be invasive although they don't meet the official definition.

Mexican feather grass (*Nassella tenuissima*) has a blonde winter color but because it's a cool season grass it starts growing and greening in February and March. We have it in the irrigated turf areas along Golden Aster and the intersection at Imperata.



Mexican Feather Grass

The turf area at the corner of Imperata and Golden Aster has Mexican feather grass that reseeded from my landscape, and there is a lot of it. I try to comb out the seeds of the ones I own as they cluster, but I obviously didn't get them all. I should have removed them from the turf when the feather grass was green and the buffalo/blue grama was still dormant. It makes them easier to identify.

Fourwing saltbush (*Atriplex canescens*) was one of the most useful plants to the indigenous peoples who used saltbush stems extensively as fuel. Yellow dyes were also made by boiling the leaves with raw alum. Saltbush seeds are edible (with a naturally mild, salty taste) and were dried in the sun by the Navajo to make flour. But not only can it reproduce quickly, if a population of fourwing saltbush becomes too dominant with one sex plants, they can change sex and keep reproducing. The plants have gray-green foliage with layered seed heads. The seed heads remind me of the lei necklaces we used to make using crepe paper. High Desert has a lot of this plant around the north side of Enclave and the north side of Sunset Ridge. It also occurs along the interior trails. They are wind-pollinated so people with allergies are susceptible.

Invasive Weeds

A weed is an undesirable plant growing where you don't want it. Below are some examples in High Desert that are prevalent. Use organic mulch to starve weeds of sunlight or cut them down or mow them before they go to seed. The most expensive approach is to use a pre-emergent herbicide that keeps everything from seeding into your planting space.

Cheatgrass (*Bromus tectorum*) is the most dangerous weed as it

germinates early, grows quickly, takes over the native grass areas, and is a serious fire hazard. This is an annual weed you want to remove, especially close to your house. It has a weeping/drooping seed head. With bare ground in areas after blowing out plant debris last year and again early this year I expect us to have a heavy infestation.

Silver nightshade, with its beautiful starlike blue-purple flower and yellow center, can be most easily identified when it puts on yellow seed balls. The sage-colored leaves and stem have irritating hairs and the sap is toxic to the weed puller. This weed is perennial so you have to get the root out intact – and it's deep!

This is not an all-inclusive list – I just wanted you to be aware of these so you can take control before they do. Many of these weeds seed in open spaces and are watered by the snow.

About pests and sprays

Trees in particular put out signals when they are stressed. The signal draws the pest to the tree so the pest can help with the dying and decomposition process (palliative care?). The point is that if you don't remove the source of the stress, nothing will change. Most often in New Mexico the stressor is either too little water, watering in the wrong place (inside the drip line near the trunk not outside where the feeder roots are), or a struggling tree that was planted too deeply or mulched too high. Spraying for pests needs specific timing for the life stage of the pest. If the method smothers the pest (e.g. needle scale), it has to be applied when the crawlers are outside the shell they build once they settle in. It's ineffective if the crawlers aren't present. The pest you want to kill should be listed on the label as one this pesticide kills. Follow the label.

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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. At the top, click on "Villages" and choose the village from the dropdown 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:**

Douglas Weigle: (281) 682-0255:
hdcrimeprevtm@googlegroups.com

- **Welcome Committee:**

Amy & Bill Stein: (404) 987-5254: alsypula@gmail.com
Robin Troy; (505) 967-5119; TRY_RBN@YAHOO.COM

- **Voting Members Chairperson:**

Harrison Jones: (505) 440-8198 (cell): hdmchair@gmail.com

- **Gated Village Committee:**

Kitty Smith: kitty.h.smith@gmail.com

- **Tramway Cleanup Project:**

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

- **Fire Preparedness Committee**

Judy Pierson: (505) 220-9193: Judy@judypierson.com

- **Communications Committee:**

Reg Rider and Susan Camp:
CommunicationsCommittee@HOAMCO.com

High Desert Security Provides Vacation Watches for HD Homes

Are you leaving on vacation or business and would like High Desert Security to keep an eye on your home? You can call the patrol service directly or fill out a form and submit it electronically.

Go to the High Desert website at www.highdesertliving.net. On the homepage, go to the bottom under Important Forms and click on Vacation Watch Form. Residents can fill the form out online and submit it directly. Or, call High Desert Security directly at (505) 485-5658.

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Treasurer	• Steve Hartig	4/2021-4/2023
Secretary:	• Bob Howell	4/2022-4/2024
Director:	• Ray Berg	4/2022-4/2024
Director:	• Bill Pederson	4/2022-4/2024
Director:	• Camille Singaraju	4/2021-4/2023

Contact Board Members by emailing:
highdesertboard@HOAMCO.com

Management:

• HOAMCO:

8700-A Education Pl. NW, Albuquerque, NM 87114
 PO Box 67590, Albuquerque, NM 87193-6590
 (505) 888-4479 Fax: (505) 888-4483

For Accounting and Billing Questions:

Website: www.HOAMCO.com

Email: HOAMCO@HOAMCO.com

• High Desert Office (Northeast Heights):

10555 Montgomery Boulevard NE

Building 1, Suite 100 87111

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(Located on the north side of Montgomery, west of
 Juan Tabo between Savoy and El Patron restaurants.)

After-hours emergency maintenance phone contact:

Call (505) 221-0189 (an on-call staff member will
 answer or return your call shortly.)

• Northeast Heights Office Hours:

Monday through Friday from 10 a.m. - 3 p.m.

Management Staff:

- Community Manager: Lynnette Rodriguez,

lrodriguez@HOAMCO.com

highdesertmanager@HOAMCO.com

- Assistant Manager: Erin Brizuela

ebrizuela@HOAMCO.com

- Violations Coordinator and Administrative Support:

Stefan Nicholishen,

stefan@hoamco.com

- High Desert Security:

Security Patrol: **(505) 485-5658**

(See page 5 for details on calls.)

- High Desert Apache Plume Newsletter:

Rebecca Murphy: Editor, (505) 377-7227;

EEnews@outlook.com

Newsletter Liaison: Doug Weigle

CommunicationsCommittee@HOAMCO.com

- High Desert Website:

Website Liaison: Bill Freer & Mary Martin:

hdwebcom21@gmail.com

The next issue of the Apache Plume will be mailed to all
 High Desert homeowners in mid-August 2022.

Contact Rebecca Murphy (505-377-7227) to place an ad.

- Ad deadline for the August issue: July 25, 2022

- Copy deadline for the August issue: August 1, 2022

Board & Committee Meetings

• Modifications Committee Meetings:

All requests processed by email. Write HOAMCO at
highdesertmanager@HOAMCO.com. For information on
 submissions, see website at www.highdesertliving.net.

• Board of Directors Meetings:

May 17, 2022; July 19, 2022; 2 p.m.

Location: virtual Zoom meeting

(Note: Board meetings are now held every other month.)

• Voting Members Quarterly Meeting:

Thursday, July 28, 2022 at 6:30 p.m.

Location: virtual Zoom meeting

• Town Meetings:

Thursday, May 12; July 14; 3 p.m. Location: virtual Zoom
 meeting. Obtain link on website.

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

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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: © 2022
 High Desert website: www.highdesertliving.net; Management Company: HOAMCO: (505) 888-4479
 Community Association Manager, Lynnette Rodriguez: highdesertmanager@HOAMCO.com: (505) 314-5862
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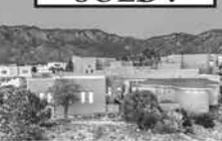
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