



*Welcome to*

# HIGH DESERT

*Albuquerque, New Mexico*



*Welcome to your home in High Desert. We're delighted you're here in New Mexico's first master-planned, sustainable community, in the foothills of our exquisite Sandia Mountains and the Cibola National Forest. Whether in a Gated Village, Estate or Premier Home you'll find blue skies and sunny smiles. Plus a few responsibilities you may not have encountered before as an owner or renter. All are designed to ensure that our homes continue to grow in value and enjoyment.*

~ ~ ~

This booklet provides highlights only. High Desert Governing Documents prevail. You'll find them and more at [HIGHDESERTLIVING.NET](http://HIGHDESERTLIVING.NET).

### **A Little History**

The 660 acres now known as High Desert were once a part of the vast Elena Gallegos Land Grant going back hundreds of years. Subsequently gifted to the Albuquerque Academy, the land was later transferred to the High Desert Investment Corp., with a goal of developing a community unlike any other, for residential and public use. In fact, ours is one of the first sustainable, master-planned developments ever created, not just in the U.S. but in the world. Homes are designed to look as if they bloomed organically from the land and all are compatible thanks to the architecture, landscaping and natural color palette. In addition the HOA maintains aroyos, beautiful parks and places to stroll. Plus the fabulous Michial Emery Trails. Welcome! We're happy you're here.

### **Why We All Benefit from a Home Owner's Association**

As a homeowner in High Desert you are automatically a member of the residential association (HOA), and participate actively or passively. HOA communities are proven to stabilize home values and reduce foreclosures. Having well-kept common areas and strict guidelines for home appearance keeps property values consistent. In a nutshell, you get greater financial stability, layers of support, increased community pride and access to community amenities. Make the most of them with your involvement!

### **Association Organization and Management**

**High Desert** is made up of 25 unique villages, all nested together in one dynamic, beautiful community. Each has its own governing body.



**Board of Directors:** Board members are volunteers elected by village Voting Members. The Board's duties include managing finances, making and enforcing policies, collecting dues and assessments and ensuring preservation of the property.

**Voting Members** are your eyes and ears in your village. They represent you to the Board, sharing information, policies and recommendations. Each village elects one Voting Member and one Alternate for every 50 homes. So if your village has 23 homes, you'll have one of each.

**Community Operations Management:** HOAMCO is an industry leader in community associations and has been hired to manage the HOA's day-to-day operations and community property. They oversee vendors to ensure work is properly completed and to coordinate communications with homeowners. (Note: HOAMCO is not responsible for maintaining or repairing your individual property.)

**Your participation** is the center of success! We rely on volunteers to make everything better. So get to know your neighbors, support sponsored social activities, volunteer for a committee or special project, run for office!

## Association Communication

As an owner you should have received a copy of the HD *Covenants* (CC&Rs). It includes the Declaration, Bylaws, and Association Rules & Regulations. Become familiar with them to protect the value of your home.

The *Apache Plume* is our newsletter, mailed quarterly. You'll also receive the High Desert Bulletin, emailed monthly with important updated info.

[HIGHDESERTLIVING.NET](http://HIGHDESERTLIVING.NET) is packed with documents, photos, news, village information and forms you may need.

Drop-down menus give answers to questions for new home owners and those who have been here awhile. Learn how to contact security or modify your home, read about fire safety, hiking trails and more. You'll also find all our financial documents.



An annual *Financial Report* is sent to all homeowners. HOA and Village dues, established by the Board and payable quarterly by check or auto-debit.



## **Protect Your Investment Through Shared Responsibilities**

It's important that we all treat our community and environment with respect and consideration. Common areas, common walls, entrances, parks and open spaces are managed by HOAMCO and our landscape contractor, but you have to pitch in. Clean up after your dog, pick your weeds, stow your trash containers out of sight and don't litter. We're proud of our community and want it to look its very best. By the way, failure to comply can result in fines.

**Your Home** must be kept in good condition, so be sure your roof, stucco, stone and painted and/or stained wood trim are in good condition. They must adhere to approved colors and materials. You'll find approved colors on the website.

**Your Yard and Paved Areas** are very important. Keep them neat. No weeds or dead vegetation in your yard, no cracks or crumbles in the driveway.

**A Word about Plants** The landscaping objective is to look natural, be drought-tolerant and maintain native wildlife. All plants visible from your street, public areas or adjacent lots must be on the *Approved and Prohibited Plant List*. Search the site for the PDF.



**Lighting** Nighttime in High Desert is magic and we want to keep it that way! Sunsets, the Sandias and New Mexico night sky are among the most enjoyable features

of living in High Desert. Our minimum lighting policy helps preserve the nighttime appearance of High Desert while providing safety and security. Get details on the site under *Exterior Lighting Standards*.

**Disturbances** are called that for a reason. Please be considerate of your neighbors by ensuring your guests - and your dogs - keep noise to a minimum. Continuous barking creates conflict between neighbors. If your neighbor's dog bothers you, please talk to them first, personally, or contact the Security Patrol. As a last resort, contact the Albuquerque Police Department for assistance.

**Solicitation** is forbidden anywhere in High Desert. Please report solicitors to the Security Patrol.

**Suspicious Activity** must be reported! If you see vehicles or people who appear to be "casing" your neighborhood or acting suspiciously, DO NOT



INTERVENE. Call the Security Patrol. Or, if there is an imminent threat, call 911. ALWAYS LOCK YOUR CAR taking your keys and valuables inside.

**Common Areas** by your home are your responsibility. In addition to your own yard, you must weed and maintain the space between your walls and the sidewalk and the buffer between the sidewalk and the street. And yes, you have to keep sidewalks free of snow.

### **We Love Pets both Ours and Yours**



However, Albuquerque has strict rules regarding pets and pet waste. Everyone in High Desert must obey the following:

**Leash Law** Your pets must always be on a leash, EVERYWHERE including High Desert Park and on the trails.

**Pet Waste** There is No Poop Fairy, people! Clean up after your pets! Bag and waste stations throughout High Desert cost about \$25,000 every year. Use them and keep our sidewalks, trails and parks poop-free!

### **Garage and Estate Sales**

Governing Documents prohibit garage, moving, rummage or similar sales within High Desert. If caught, you have one hour to remove the evidence or get a \$100 fine. Estate sales are permitted INSIDE THE HOME but NO SIGNS may be placed in yards or on streets. Fines apply.

### **Trash & Recycling**

Trash & recycling bins are necessary but unsightly, so follow these rules:

**Place Bins for collection** the morning of collection or no sooner than dusk the night before. Bag your trash for the bins but leave it loose for recycling. Break down cardboard boxes before putting them into recycling.

**Retrieve Bins Promptly after Collection** but no later than the end of the collection day. If you're not able to, ask a neighbor for help. Likewise, let them know you are happy to reciprocate!

**Bin Storage** All bins must be screened from view from the street or by other neighbors. That means either in your garage or behind a gate or wall.

**Other Storage** Store bagged trash, boxes, ladders, bicycles, toys, sports equipment, yard supplies, buckets and paint containers in your garage or behind a wall, unseen from the street.



**Hazardous Waste** such as gasoline, motor oil, antifreeze, paints, thinners and the like must be taken to ABO's Hazardous Waste Facility on Edith.

### **Traffic & Parking**

**Traffic Signs** protect our kids, pets and everyone else. Our villages are family communities, some with lots of kids playing in the streets. Obey the STOP and SPEED signs! If you see flagrant violations of these laws, call Security.

**Parking** on the wrong side of the street, on the gravel between sidewalk and street or impeding traffic are not allowed. You may NOT park an RV, commercial vehicle, mobile home or boat, oversized or inoperable vehicle unless it's in a garage. You have a limited time to load or unload your RV. Guests may park in your driveway or on the street for up to one week.

**Emergency vehicles need access on our narrow streets - do NOT park opposite other cars!**

### **MODIFYING YOUR PROPERTY**

Some home repairs & improvements (especially exterior alterations) require review and approval by the Modifications Committee. Examples include additions (extra rooms, patio covers, etc.), replacement of your roof, stucco, windows, driveways and sidewalks,

changes to exterior walls and major changes to landscaping. Find forms at [HIGHDESERTLIVING.NET](http://HIGHDESERTLIVING.NET).

**Other Design Features** Here are some guidelines for certain minor changes to your property:

**Basketball Backboards:** These may be installed after approval from the Modifications Committee. The privacy of adjacent lots, color, obtrusiveness of its location and screening by landscaping are considered.

**Antennas and Satellite Dishes:** Locate these in places that minimize visibility from neighboring lots, common areas or the street.

**Awnings:** No awnings, period.

**Flagpoles:** Decorative flags, balloons, beacons or banners are not permitted unless approved by the Modifications Committee or Board for special events.

### **High Desert Security**

Unfortunately, crime is an issue in Albuquerque and throughout the country, but there are lots of things you can do to deter or prevent crime in your home or vehicle. Please search the website for *Safety Tips*.

**High Desert Security** is the current patrol company contracted by the Association. Their vehicle is on the



streets of High desert 24 /7, You'll see their marked car with uniformed officers. Call them at (505) 485-5658.

Services included:

- Respond to non-emergency calls
- Monitor neighborhoods for suspicious activities to report to police
- Provide trained witness reporting
- Watch your home while you are away (Use the *Vacation Watch* form)

**Renting or Selling Your Home**

If you want to rent or sell your home, be aware of these policies:

Renting: You may rent property for no less than 6 months at a time unless an exception is approved in advance by the Board. NO short-term rentals.

Only one approved "For Rent" sign may be placed in front of your home.

A copy of a written rental agreement between you and your tenant must be provided to HOAMCO, together with the Tenant Information Sheet.

You are responsible for the actions of your tenants and their compliance with all policies. Language to this effect must be included in the rental agreement. Also, be sure to give your tenant a copy of this booklet to help them comply with our policies on your behalf.

Non-compliance will result in a series of penalties.

Selling: Only one approved "For Sale" sign may be placed in the front yard of your home.

"Sale Pending" and "Sold" signs must be removed no later than 5 days following the close of sale, or 30 days from the date of posting, whichever occurs first.

**Fire Preparedness ~  
Yes! It Can Happen Here!**



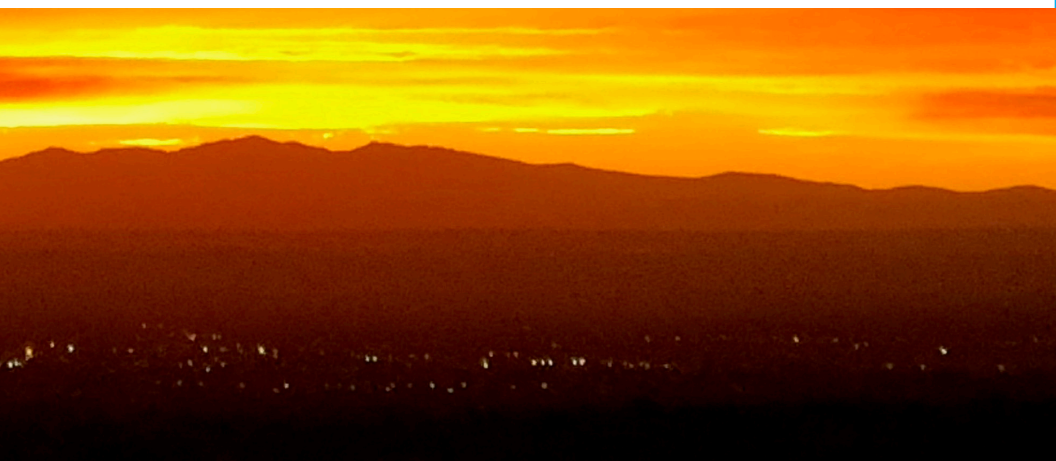
We all know that fire is a real possibility due to the continuing drought and high winds. We've seen fire in New Mexico and even in High Desert, where many acres burned and damaged homes.

Search [HIGHDESERTLIVING.NET](http://HIGHDESERTLIVING.NET) for *Fire Safety*.

**Policy Enforcement**

Homeowners who do not comply with High Desert policies and procedures will receive a written courtesy warning. Failure to comply with the warning is subject to escalating penalties. See the website for the penalties schedule.

*All photos courtesy High Desert residents*





## We Need You!

*As a homeowner and member of the HOA, you are High Desert's most important asset, and it is resident volunteers, like you, who keep High Desert Albuquerque's most beautiful place to live.*

**BECOME A BOARD MEMBER!** *Seven elected members maintain association bylaws, establish budgets and set policies for the overall operations of the HOA. They also oversee High Desert's contracts and management company.*

**BECOME A VOTING MEMBER!** *Each village has at least one elected Voting Member. They are "the eyes and ears" of the village, serving as a communications liaison with the Board on issues of common concern. They also represent the village in voting for Board members and on changes to association bylaws.*