

Apache Plume

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

November 2022

Annual Board of Directors Election Approaches; Nominating Committee Volunteers Needed Now

By Millie Yamada, Nominating Committee Member

Plans are being made for the April 2023 High Desert Residential Owners Association Board of Directors election. Opportunities to serve the community are available for High Desert homeowners who are interested in participating in the election process either through serving on the Nominating Committee or applying for a Board of Directors position.

The Nominating Committee

The Nominating Committee reviews all Board applicants' Statements of Interest. It then schedules and conducts in-depth applicant interviews in February and March. The Committee recommends a slate of nominees that will be presented to the Voting Members at their Annual Meeting Thursday April 20, 2023.

At least four High Desert homeowners are needed for the Nominating Committee. Those interested in serving on the Committee should complete the Statement of Interest (SOI) form.

On the website at www.highdesertliving.net, choose the "How Do I" dropdown, then click "Get Involved." Click on Statement of Interest and complete the form, making sure to check the box for "Nominating Committee." You must submit online or deliver it to the HOAMCO office at (10555 Montgomery Boulevard N.E., Building 1, Suite 100, Albuquerque, NM 87111). Whichever delivery is chosen, candidates for the Nominating Committee must submit a SOI by January 15, 2023.

Scan this image to the right to go straight to the SOI form on our website.

The Board of Directors

The seven-member Board of Directors each serve two-year terms, which are staggered with positions opening every year in April. Current directors whose terms will expire in April 2023 are Steve Hartig, George Marsh, Camille Singaraju, and Neil Wetsch.

An applicant for a Board Director position must meet the following requirements:

- Must have lived in High Desert as a resident for at least six months prior to the election.
- Shall not have any hearings or appeals before the Board, the New Construction Committee, or Modification Committee, nor any legal actions pending against the Association or Association officers.
- Shall not be more than 60 days delinquent in the payment of any assessment or other charge due the Association.
- Shall not have been removed as a Director by the Voting Members within the prior two years.

Time Commitment

The time commitment for a Board Director is significant and should be carefully considered by applicants. The Board meets formally once a month and occasionally conducts supplemental meetings. In addition, there are frequent email and telephone discussions of issues between Board meetings. Directors' volunteer time averages between 15-40 hours a month depending on the level of involvement with the Board's special projects, committee membership and/or being an elected officer of the Board. The Board elects its own officers annually, shortly after the Voting Members April meeting.

Homeowners who would like to apply for a Board of Directors position must complete the Statement of Interest (SOI) form. On www.highdesertliving.net, choose the "How Do I" dropdown, then click "Get Involved." Click on Statement of Interest and complete the form, making sure to check the box for "Board of Directors." You can also scan the QR code above to go straight to the SOI form on our website. You must submit the SOI online or deliver it to the HOAMCO office at 10555 Montgomery Boulevard N.E., Building 1, Suite 100, Albuquerque, NM 87111. Whichever delivery is chosen, candidates for the Board of Directors must submit a SOI by February 12, 2023.

Scan this image to go straight to the SOI form on our website



Longtime High Desert Volunteer, Jay Hartfield, Dies

By Ray Berg

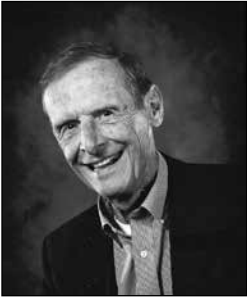
High Desert resident Jay Hartfield died recently. Jay was the epitome of a quality volunteer. Beginning in 2004, Jay, along with Tom Murdock and myself, were elected to the first resident owner-controlled Board of Directors. The other owner Board members were Patty Martin, Bill Fanning and Jack Eichorn. From that point on, the owners were responsible for the decisions made on behalf of the entire community. When it was discovered that Jay, Tom and Ray were all graduates of Purdue Uni-



(Continued on page 7)

President's Summary

By George Marsh, HDROA President



George Marsh

My comments this month generally cover three areas regarding expenses that greatly impact owners in High Desert. I will cover the ongoing process of evaluating security contractors and the implications for the homeowners. Second, I will cover our landscaping program and where we are and where we are going in the future. Third, I will cover the recent agreement that your board reached with the stucco contractor and our future

plans for this program. All of these programs involve significant costs to you and me as homeowners. As I was preparing this article, I became aware of an 8.7 percent cost of living adjustment that will take effect in January for Social Security and many other retirement programs. Many of us will benefit from the increase but it does portray the difficult economic environment that we are all living through as it relates to expenses for you and the HOA.

CONTRACTS: By the time you have read this article the contracts committee will have interviewed several security vendors and made a recommendation to the board for our consideration. It is quite clear that no matter which company is selected as our security contractor, there will be some increase in costs for this contract although we will certainly make every effort to minimize that increase as part of our negotiations. We hope to have a new contract in place by January. Stay tuned.

LANDSCAPING: Clearly this is one of our most expensive programs in the overall budget and it is full of challenges for all of us. Our current budget for this year is \$470,000, making it the most expensive contract we have in place. This expense is above what we had in previous years, but there are several factors that need to be considered:

1) In previous years, there was minimal or no landscape consultant costs.

2) Our present contract with Yellowstone is significantly more expensive than the previous one.

The end result is that we are over budget in landscaping primarily due to the landscape consultant. That particular expense was \$36,000 over budget at the end of the last fiscal year, which was unacceptable and we could not continue on down that road. That position was supposed to have a budget of \$60,000. We took steps to reduce the scope of the workload performed by the landscape consultant to 16 hours per month. In the long term the board decided that this was not a workable solution and we had to reevaluate our direction with consulting. In other words, we had to decide whether this kind of expense was producing the desired result in light of the budget constraints we are experiencing. The answer was no.

The final decision was to terminate the landscape consultant position effective October 24, thereby eliminating cost overruns in that specific area.

In order to compensate for this loss of expertise, the board has decided to become more involved in landscaping issues and coordination with Yellowstone.

1) Issues or concerns about landscaping will now be directed

to HOAMCO and logged into a status chart.

2) We envision that there will be a weekly drive-through of all our neighborhoods by the HOAMCO manager and the Yellowstone manager to assess landscaping issues and work performance. They will be joined periodically on these tours by two of our board members, Bob Howell and Steve Hartig.

3) The results of these weekly tours will be part of our board review at the monthly board meeting.

Summary: The landscape budget will be closely monitored to ensure that we are getting the maximum results for the money expended. There is a long-term wish list of things that need to be done. They certainly will cost money and we have to determine where our priorities will be in this program. Fuel breaks and irrigation controllers are two examples of programs that are important but very expensive.

STUCCO UPDATE: We are spending a huge amount of time trying to put our arms around this entire program and it's been challenging. When this Board took over in May, we put a stop to all ongoing stucco work so the Board could evaluate the quality and cost of the work.

My personal thanks to Steve Hartig and Bill Pederson for taking the lead and spending many hours on this program. Here's where we are at this point and some of the conclusions we've reached:

1) We have appointed Bill Pederson from the board to be the interface between the board and the contractor, High Desert Maintenance. He will provide quality control over each project and determine priorities. No work will proceed without his approval and that of the board treasurer.

2) We are utilizing specific criteria as a basis for determining when to repair walls that have been identified.

3) There will be specific controls established providing more transparency in the invoicing process, which was severely lacking in the past. Signatures and approvals will be required before payment will occur.

Summary: After several meetings with the contractor, we have reached a written agreement as to what stucco walls will be done and how we will pay for it in the future. As far as I know, this is the first written agreement that any Board has had with this contractor regarding its work performance. We will continue our efforts to develop a streamlined process for stucco proposals and more specific invoices to provide the necessary transparency that we all agree was sadly lacking in the past.

CONCLUSION: This is a quick snapshot of where we are in our three major programs that involve a large portion of our assessments. I didn't go into a lot more detail at this point because we are still working our way through the stucco paperwork.

Needless to say, these are certainly challenging economic times that will require tough decisions by your Board as we move into 2023. Every decision we make is done with the idea of minimizing any impact upon the homeowner now and in the future.

Our next Town Hall meeting is February 16, 2023.

Happy New Year everyone.

Manager's Message



Lynnette Rodriguez

By Lynnette Rodriguez,
Community Association Manager

Please be advised that due to a recent break-in, the HOAMCO office door will remain locked. An armed man walked into the office in October, threatening us and demanding money. We were able to get him to leave and thankfully nobody was hurt. But with the increased amount of crime along Montgomery, we have decided to install a security door that will remain locked until visitors are buzzed in. Please call our office number at 505-314-5862 if you are in the parking lot, and we will let you into the building. Once our new security door is installed, we will use a call button by the door to allow access into the building.

Sign Up For E-Statements: Save Paper and Postage!

To take away the clutter of paper and to save the association money on postage, sign up for E-Statements using this link: <https://hoamco.opt-e-mail.com/signup>. Some helpful information:

1. **Account ID** is the homeowner's account number. Sometimes the homeowner will need to add an extra "1" at the end of the account number IF the account number is not being recognized.
2. **Street Number:** This is just the numerical part of the address. Do not include apt./unit/lot number.
3. **E-mail:** This would need to be the email address we already have in Caliber. If you would like to update your email address in Caliber, you will have to wait 24 hours before enrolling for e-statements.

4. **Password:** This can be anything. You will never have to remember this password in the future. It's only used in this first step so put in anything and forget it! I usually just type in "password1" just to get past that part.

5. **Full Name (optional):** No need to enter anything in this field.

6. **Terms & Conditions:** Check the box and click "Create Account." You are done!

Sales of Homes in High Desert

Some fun facts: So far in 2022 we have had 85 homes sold. Currently we have 16 pending sales that are under contract. In 2021, 112 homes were sold and in 2020, 113 homes were sold.

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I THOUGHT THIS WOULD BE OF INTEREST TO YOU

by Judith Polick

The new climate bill's rebates and incentives will pay you to decarbonize your home.

We all want to do what we can to reduce global warming and leave our children and grandchildren a livable planet. Most of our homes use fossil fuels. I have a gas stove and a gas furnace. Sam Calisch of Rewiring America says, "If you add it all up – all the decisions we make about energy at our kitchen tables – something like 42% of U.S. energy emissions are tied to those decisions." And Rewiring America estimates as we electrify our houses, we will save an average of \$1,800 a year per household in energy bills.

The good news is the recently passed Inflation Reduction Act (IRA) climate bill is full of rebates and tax incentives to help homeowners, renters and landlords make money-saving greener choices.

There are two types of rebates that will be available. One is called The Homes Rebate Program. This program provides rebates based on the energy savings the upgrade will provide. If you are likely to cut energy use by 35% you could get up to \$8,000 in rebates.

The other rebate program is the High-Efficiency Electric Home Rebate Act (HEEHRA). Under this program each middle- and lower-income homeowner can get up to \$14,000 for upgrades that decarbonize their homes. Those tax credits and rebates include:

- Up to \$8,000 for heat pumps that both heat and cool a home
- Up to \$4,000 to upgrade your electrical panel – to prepare for an all-electric home, which will require more 240-volt outlets than many homes have.
- Up to \$1,750 for a heat pump water heater
- Up to \$2,500 for new wiring
- Up to \$1,600 for insulation, air sealing, and ventilation, including windows and doors

As Adele Peters of Fast Magazine explains, "these rebates can nudge people to make greener choices when they are going to replace old equipment." And they are upfront discounts. Some of the rebate program details are not yet in place and will be administered at the state level. It may be a year or two before they are widely available.

The new tax credits expand existing programs so they will be available starting Jan. 1, 2023. Alisa Peterson of the Rocky Mountain Institute says "those tax credits will allow homeowners to get heat pumps and other energy saving devices installed for less than half of what they would cost today."

Unlike a rebate, which you will get at the time of purchase, you receive the tax credit when you file your taxes. One of these credits called the Energy Efficient Home Improvement Credit covers 30% of the cost of energy upgrades, and you can claim it year after year.

It might be smart to start with an energy audit. Contact your utility company, and they will send someone out to help you determine where to add insulation and stop energy leaks. You may also want to start talking to contractors now. They are going to be very busy once these rebates and incentives are available. To help meet demand the IRA includes millions for state-run training programs to help contractors learn about energy-efficient options.



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Albuquerque Police Crime Statistics for High Desert

Type of Crime	Year 2022									
	QTR 1			QTR 2			QTR 3			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Animal Call										
Rescue Call										
Missing Person		1		2	1	1				
Stolen Vehicle Found										
Neighbor Trouble			1				1			
Direct Traffic										1
Traffic Stop				6						
Traffic Accident no injury	1				3	1		1		
Auto Accident with injury					1			1		
Drunk Driver										
Disturbance	2	2	9	1	3	6	10	5	2	
Vandalism				1	1					
Suspicious Person/Vehicle	1	3	3	3	2	4	2	1	1	
Burglary Auto						2				
Vehicle Theft			1					1	2	
Theft/ Larceny							2			
Theft/Fraud/Embezzelment	2	1	2	1		1			1	
Burglary Residence	1	1						1	1	
Family Dispute	6	2			1	1	1	3	1	
Aggravated Assault/Battery	1			1		2	1		1	
Shots Fired		1		2			1	1		
Total	14	11	16	17	12	18	18	14	10	

These statistics come from Albuquerque Police Department's reports for calls involving High Desert for year to date through Sept., 2022. Board member Camille Singaraju obtains these statistics from APD each month.

Contact Numbers:

- In the event of an emergency, call APD at 911.
- Follow up immediately with a call to High Desert Security at **505-485-5658**

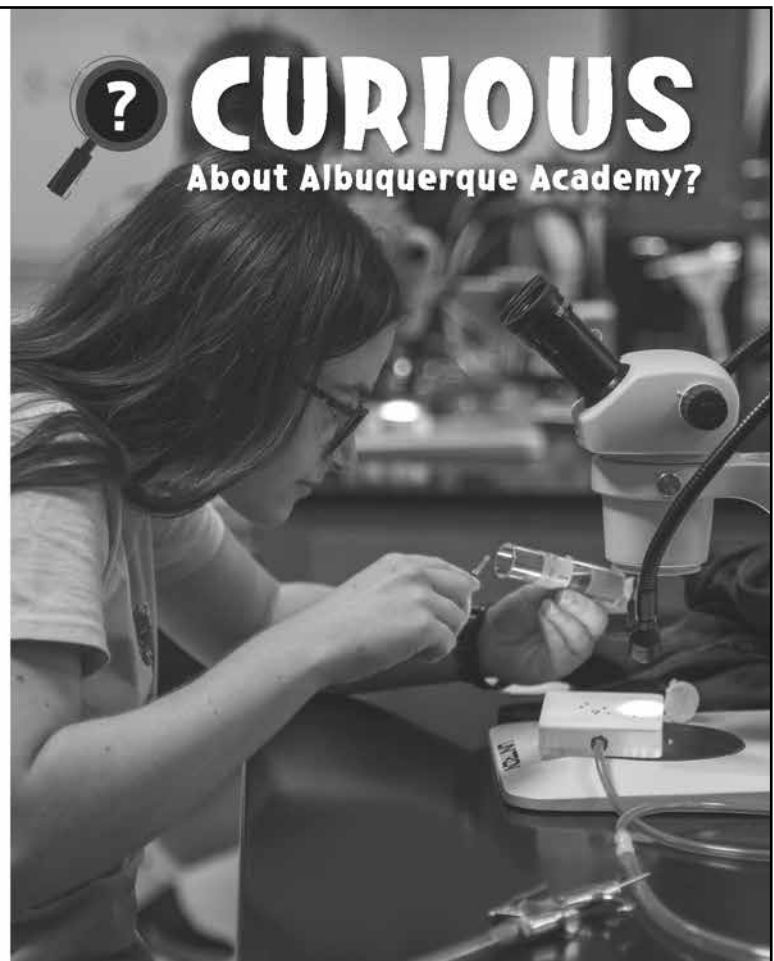
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Jay Hartfield, Longtime High Desert Volunteer, Dies

From Page 1

versity, some owners wondered if the Purdue mafia was taking over.

Jay was on the Board for the first two years, but he remained active on committees, as an adviser to the Board, or always willing as a fill-in Director when a Board member resigned.

During the first several years, the owner-controlled Board, with Jay as a member, developed many of the policies and procedures as well as the operating committees that it has today, and Jay was an integral part of those developments. Interestingly, Jay played a significant part in trying to define the role of the Voting Members, a topic that continues to be actively discussed today. Jay saw the big challenges for the Association in the following way, as he expressed in an Apache Plume article in May 2014:

“Twenty years ago,” he told the Apache Plume in 2014, “no one contemplated things like satellite dishes or solar installations on homes, but today they are commonplace. Future changes in technology, climate, water availability, communication methods, the local economy, and the demographic mix of our residents will all impact High Desert and will demand new and innovative solutions from the Association’s next generation of leadership.”

Jay was not only perceptive but had amazing insight into what was going to happen in the future.

Jay continued for many more years as the Board adviser on what the Governing Documents told us about how the Association should be operated. He also kept a running history of the Board membership from 2004 until 2020.

He was an active participant in putting together the first High

Desert association website in 2005. Once the website was functioning optimally, Jay served as liaison between the Board and the website, making certain it stayed accurate and up-to-date.

“While we have built a solid foundation for the future, there will always be new challenges to deal with,” he said in the 2014 interview. “How well we adapt to those changes, while still preserving the character of the community and maintaining the high standards on which it was built, will be the primary factor that determines the continued success of High Desert over the next 10 or 20 years.”

Until his death he was a contributing member of the Communications Committee, reviewing the Apache Plume each quarter and contributing to the new email Bulletin mailed to homeowners monthly.

“Jay was wonderful to work with,” said Susan Camp, Co-Chair of the Communications Committee. “He did so many things to improve High Desert over the years and much of it went unnoticed because it was all done behind the scenes. One of his latest creations was the High Desert Bulletin that we email monthly. It was a true pleasure to volunteer with him.”

“I had the privilege of working with Jay closely on the website and newsletter for 18 years,” said Rebecca Murphy, editor of the Apache Plume. “Jay was unfailingly professional and always a font of information on the history of High Desert and its CC&Rs. I relied heavily on him for all my newsletter reviews and his knowledge of High Desert’s bylaws and procedures. He will be missed very, very much.”



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URGENT PLEASE READ !

THE ELENA GALLEGOS OPEN SPACE IS IN DANGER OF DEVELOPMENT

As has been reported in three articles of the Apache Plume, the City of Albuquerque is planning "improvements" to the Elena Gallegos Open Space and Simms Park Road leading to the Open Space. First, let us state that we are not opposed to updating and refurbishing the existing Open Space trails, bridges and shelters, as they are getting old.

Many of your neighbors are opposed to these additional "improvements":

1. Building of 5000 sq.ft. "education center" complete with parking, offices, coffee shop, and meeting rooms for "events," decks, and nature play area.
2. Widening of Simms Park roadway to include additional 6-foot bike lanes on each side of the road.
3. Placing a shuttle bus station and parking lot at Tramway and Simms Park to accommodate visitors and the expected crowds at the event/education center. We feel the City of Albuquerque, and David Simon (parks and recreation director) have downplayed the considerable opposition from residents. His last statement in Apache Plume- "Parks and recreation is proceeding exactly as we have outlined to the community".

Reasons for opposition include:

** The proposed changes are dramatic and will destroy the natural beauty of the Open Space.

** The City and those promoting this project are short on justification for these changes and the "slippery slope" it will create for future development of the 640 acres of Open Space.

** In the 80's the residents of Albuquerque approved additional taxes specifically to purchase the Elena Gallegos land grant to preserve the Open Space and enjoy nature as it is, not to see it developed as "parks" or paved over with buildings and parking lots.

** The Sandia foothills are a rare, pristine, and fragile ecosystem. Development will forever affect native wildlife and plants. This will not only have a negative impact on our beautiful Open Space but will also negatively affect the surrounding neighborhoods. In fact, the Sandia Heights HOA has already voted to oppose this development.

** This is an unnecessary and expensive assault on the beautiful habitat and wildlife of the area. The native vegetation and wildlife which will be destroyed along the valley of Simms Park Rd and at the Open Space will not recover. We feel the development will destroy the tranquil and serene character that the The Open Space program was trying to preserve.

** Widening of Simms Park Rd., by adding "bike lanes" will



A familiar sight! Deer on Simms Park Rd.

only increase traffic and speed on what is now a lovely winding country road. This will ultimately decrease safety to both bicycles and pedestrians who now enjoy the road and existing walking trail.

** There is ample access and parking in the existing design of the Open Space to accommodate those who wish to enjoy the natural beauty and habitat of the area. We need to strive to lessen our human footprint, not overwhelm the area we are trying to preserve.

** These changes may be illegal, because the proposed development would be prohibited by the deed that granted the Open Space to the city.

GET INVOLVED/ GET EDUCATED ABOUT THIS DEVELOPMENT-

"Don't pave paradise to put up a parking lot."

For more information go to:

www.saveelenagallegos.org

Sign a petition at;

www.change.org/saveelenagallegos

Information on the plan--

https://foothillseducationcenter.com/wp-content/uploads/2022/01/Presentation_Meeting_For_OSD_Updated.pdf

Make your opinions known to:

High Desert BOD- George Marsh President

highdesertboard@HOAMCO.com

City of Alb. Parks and recreation- David Simon director -

Dsimon@cabq.gov

Mayor Keller—mayorkeller@cabq.gov

Ad submitted by: "Save the Elena Gallegos Open Space"

Volunteers Collect 29 Bags of Trash Along Tramway

By Michele Leshner, Tramway Cleanup Project Chair

This year's monsoons must have brought the New Mexico Department of Transportation (NMDOT) mowers to the Tramway median early this year! The good news was that the shorter grass uncovered more trash-treasures than I could have dreamed imaginable. The bad news was that some of those trash-treasures were shredded into pieces by those mowers and it took a bit more effort to clean up. That didn't stop 11 High Desert residents from doing an amazing job on October 15, 2022 at our twice-yearly Adopt-a-Highway cleanup of miles 9 and 10 of Tramway. The weather was beautiful, the trash was plentiful, and fun was had by all. A passing cyclist even gave one of our crew an O'Beans gift card (I randomly selected one of our volunteers to receive it) to thank our group for our time.



Young volunteer Jadyn Trone is excited to head south on Tramway to find trash.

We started at Albertsons, with half 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 29 full bags of trash, and a large amount of cardboard, rebar, carpet, and other construction materials. The next day was rainy and extremely windy, and some of our bags decided to do a runner to avoid the NMDOT pickup, but I captured all of the escaped bags and cardboard so our efforts would not be wasted. If you see one of your neighbors on this list, please join me in thanking them for their efforts:

- Jim DeBlois (Tierra del Oso)




These High Desert volunteers are ready to go mano-a-mano with two miles of trash along Tramway.

- Charlotte and Jady Trone (Desert Mountain)
- Bob and Kitty Lind (Chaco Compound)
- Krisan Smith (Mountain Highlands)
- Susan Camp (Desert Highlands)
- Duane Sorenson (Pinon Point)
- Peter Gilmour (Solterra)
- Dan Kropp & Lauren Krinsky (Canyons)

To keep our adoption of Tramway active, we are committed to holding a formal event twice per year. I am thinking that our next cleanup will be sometime in April 2023.


If you are interested in volunteering please drop me an email at mlesher222@comcast.net and I will add you to my list!



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Treasurer's Report: Year to Date Through September 30

By Steve Hartig, Treasurer



Steve Hartig
consultant costs.

We are now three months into our new fiscal year. Overall, income is in line with budget while expenses were about \$12,000 or 4 percent over budget. This is almost entirely due to higher costs in landscaping. We are putting together plans with Yellowstone to make sure we meet the budget as we can reduce costs over the winter months and we are also significantly reducing landscape

Reserve spending was about \$84,000 which was finalizing work on stucco wall sections that were initiated last fiscal year.

All of the gated villages are at or below budget with the exception of Legends, where a number of new plantings were put in.

In the Reserve funds, we did shift about \$400,000 from the Canyons, Desert Mountain, Trillium, Wilderness Compound and Legends villages from our bank accounts to certificates of deposit, split between 6 month CDs at 1.24 percent and 12 month CDs at 1.74 percent. As part of this, we did shift some excess operating funds into the reserves. These were the villages that had an excess of funds that were felt safe to invest so we can capture this interest.

Reserve Account Balances

June 30, 2022 - September 30, 2022

	6/30/2022	9/30/2022
MASTER	\$ 189,464	145,224
CANYONS	\$ 198,757	210,613
CHACO CMP	\$ 69,211	71,120
DESERT MTN	\$ 245,337	257,925
ENCLAVE	\$ 54,850	58,751
TRILLIUM	\$ 192,838	199,189
WILDERNESS CANON	\$ 17,823	19,078
WILDERNESS CMP	\$ 106,146	116,954
LEGENDS	\$ 124,833	126,649
TOTAL	\$ 1,199,259	1,205,503

• See more Treasurer's Reports on page 11 •



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**HDROA Income/Expense Report
YTD as of 30 September 2022**

Accounts	Actual	Budget
Income		
<u>INCOME</u>		
4100 - HOMEOWNER ASSESSMENTS	\$316,485.00	\$316,485.00
4200 - COST SHARING - ALTEZZA	\$22,788.10	\$22,352.25
4310 - ASSESSMENT INTEREST	\$513.83	\$500.01
4330 - ASSESSMENT LATE FEES	\$200.00	\$750.00
4350 - LEGAL/COLLECTION FEES	\$1,854.42	\$2,499.99
4550 - GATE REMOTES	\$79.00	\$0.00
4600 - INTEREST INCOME	\$167.51	\$24.99
4800 - PENALTIES/FINES	\$200.00	\$0.00
Total INCOME	\$342,287.86	\$342,612.24
<u>TRANSFER BETWEEN FUNDS</u>		
8900 - TRANSFER TO RESERVES	(\$40,000.00)	(\$40,000.00)
Total TRANSFER BETWEEN FUNDS	(\$40,000.00)	(\$40,000.00)
Total Income	\$302,287.86	\$302,612.24
Expense		
<u>ADMINISTRATIVE</u>		
5150 - ADMINISTRATIVE SUPPORT PR	\$20,919.73	\$20,723.76
5250 - BANK CHARGES	\$0.00	\$37.50
5400 - INSURANCE	\$5,708.53	\$4,298.25
5530 - LIEN/COLLECTION COSTS	\$115.00	\$249.99
5625 - OPERATIONAL SUPPORT	\$2,133.87	\$825.00
5650 - BOARD/VOTING MEMBER MEETINGS	\$1,901.35	\$1,581.99
5800 - OFFICE EXPENSE	\$6,440.42	\$5,375.01
5820 - PRINTING	\$0.00	\$0.00
5840 - MAILINGS	\$0.00	\$0.00
5850 - BILLING STATEMENTS	\$0.00	\$0.00
8600 - RESERVE STUDY	\$0.00	\$0.00
Total ADMINISTRATIVE	\$37,218.90	\$33,091.50
<u>LANDSCAPE</u>		
6300 - LANDSCAPE MAINTENANCE	\$80,649.52	\$92,000.01
6305 - LANDSCAPE CONSULTANT	\$9,805.04	\$15,000.00
6310 - LANDSCAPE REPLACEMENT	\$306.15	\$0.00
6330 - LANDSCAPE OTHER	\$1,675.49	\$0.00
6360 - IRRIGATION REPAIR & MAINTENANCE	\$14,013.52	\$4,364.01
6370 - PET CLEANUP	\$11,315.22	\$2,499.99
6380 - TRAIL MAINTENANCE	\$1,982.44	\$1,250.01
6395 - LANDSCAPE PROJECTS - MASTER PLAN	\$9,277.25	\$2,499.99
Total LANDSCAPE	\$129,024.63	\$117,614.01
<u>MAINTENANCE</u>		
6100 - GATE & GUARDHOUSE MAINTENANCE	\$375.71	\$875.01
6575 - SIGN/ENTRY MAINTENANCE	\$0.00	\$1,749.99
6590 - WALL REPAIR & MAINTENANCE	\$0.00	\$125.01
6600 - SNOW REMOVAL	\$1,431.05	\$0.00
6850 - LOCKS & KEYS	\$0.00	\$62.49
Total MAINTENANCE	\$1,806.76	\$2,812.50
<u>PROFESSIONAL FEES</u>		
5100 - ACCOUNTING/TAX PREP FEES	\$2,696.88	\$0.00
5270 - CONSULTING	\$14,413.17	\$8,750.01
5500 - LEGAL FEES-COLLECTION/SMALL CLAIMS	\$1,014.50	\$3,750.00
5501 - LEGAL-GENERAL SERVICES	\$4,988.71	\$3,750.00
5600 - ASSOCIATION MANAGEMENT	\$39,830.11	\$40,352.49
8200 - SECURITY SERVICES	\$56,317.05	\$59,062.50
Total PROFESSIONAL FEES	\$119,260.42	\$115,665.00
<u>TAXES/OTHER EXPENSES</u>		
5200 - ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$0.00	\$1,250.01
5860 - COMMUNITY EVENTS	\$527.95	\$1,250.01
5870 - WELCOME COMMITTEE	\$0.00	\$300.00
5900 - WEBSITE	\$796.90	\$2,499.99
8250 - MISCELLANEOUS	\$426.67	\$500.01
8400 - HDROA OFFICE	\$0.00	\$0.00
8800 - TAXES - CORPORATE	\$50.00	\$5,000.00
Total TAXES/OTHER EXPENSES	\$1,801.52	\$10,800.02
<u>UTILITIES</u>		
7100 - ELECTRICITY	\$617.15	\$927.00
7500 - TELEPHONE	\$0.00	\$200.76
7900 - WATER/SEWER	\$22,176.15	\$18,540.00
Total UTILITIES	\$22,793.30	\$19,667.76
Total Expense	\$311,905.53	\$299,650.79
Operating Net Income	(\$9,617.67)	\$2,961.45

**HDROA Gated Villages Income/Expense Report
YTD as of 30 September 2022**

	Actual	Budget
Canyons		
Income		
Total INCOME	\$6,447.40	\$6,435.00
Total TRANSFER BETWEEN FUNDS	(\$11,750.00)	(\$1,750.00)
Total Expense	\$2,950.65	\$5,732.08
Canyons Operating Net Income	(\$8,253.25)	(\$1,047.08)
Chaco Compound		
Income		
Total INCOME	\$3,042.29	\$3,036.00
Total TRANSFER BETWEEN FUNDS	(\$1,875.00)	(\$1,875.00)
Total Expense	\$1,058.35	\$1,127.36
Chaco Compound Operating Net Income	\$108.94	\$33.64
Desert Mountain		
Income		
Total INCOME	\$34,611.04	\$34,560.00
Total TRANSFER BETWEEN FUNDS	(\$13,750.00)	(\$13,750.00)
Total Expense	\$25,839.76	\$26,035.25
Desert Mountain Operating Net Income	(\$4,978.72)	(\$5,225.25)
Enclave		
Income		
Total INCOME	\$8,123.25	\$8,118.00
Total TRANSFER BETWEEN FUNDS	(\$4,000.00)	(\$4,000.00)
Total Expense	\$3,236.77	\$4,097.65
The Enclave Operating Net Income	\$886.48	\$20.35
Trillium		
Income		
Total INCOME	\$15,261.95	\$15,222.00
Total TRANSFER BETWEEN FUNDS	(\$6,250.00)	(\$6,250.00)
Total Expense	\$5,551.42	\$7,769.33
Trillium Operating Net Income	\$3,460.53	\$1,202.67
Wild Compound		
Income		
Total INCOME	\$3,517.66	\$3,610.00
Total TRANSFER BETWEEN FUNDS	(\$10,750.00)	(\$750.00)
Total Expense	\$1,761.03	\$2,239.66
Wilderness Compound Operating Net Income	(\$8,993.37)	\$520.34
Legends		
Income		
Total INCOME	\$8,521.77	\$8,496.00
Total TRANSFER BETWEEN FUNDS	(\$1,750.00)	(\$1,750.00)
Total Expense	\$9,872.34	\$6,987.42
The Legends Operating Net Income	(\$3,100.57)	(\$241.42)
Wild Canon		
Income		
Total INCOME	\$3,821.63	\$3,819.00
Total TRANSFER BETWEEN FUNDS	(\$1,250.00)	(\$1,250.00)
Total Expense	\$1,141.08	\$1,899.07
Wilderness Canon Operating Net Income	\$1,430.55	\$669.93

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New Voting Member Compliance Ride-Alongs Help Highlight Village Issues

By Justin Rodriguez, Compliance Officer



Justin Rodriguez

On Monday, October 24, we kicked off our first Compliance Ride-Along! We invited all the Voting Members to join me as I drove through the various villages performing compliance inspections. About half of the Voting Members signed up, as well as a board member or two.

With one week of Ride-Alongs under the belt, I can safely say this new program is highly beneficial. Being able to hear from you directly helps me in every way. I have learned so much and it's been

a lot of fun getting on a first name basis with many of the Voting Members. Half the time, rather than driving through the village, the Voting Member and I would take a lovely stroll around their village while we discussed various concerns, questions or anything else that came up.

I encourage all homeowners to get in touch with their village representatives to discuss any areas of concern you may have so they can relay it to me. I am looking forward to another week of Ride and Walk-Alongs.

No Short-Term Rentals Allowed in High Desert

There is one thing I'd like to cover with everyone... We have been seeing some homeowners putting their High Desert home

online via various websites, like AirBnb and Vrbo, with the intent of renting it for periods of less than six months (much less, in fact). This is not permitted.

You may not rent your home, or parts of your home, to anyone, for a period of time lasting less than six months. That is to say renting a room on AirBnb for a night or a weekend is not allowed in High Desert. Per the governing documents (which all homeowners signed prior to moving in to High Desert) anyone found in violation of this will have a monetary fine attached immediately to their account. They will also be sent a violation letter that may include extra restitution.

Any lease lasting six months or longer is allowed in High Desert but must be made known to the Association and a copy of the new lease must also be sent to the Association.

Questions of Concerns?

I think it's important to let everyone know how to reach me with any questions or concerns or to report an issue. My email is: JRRodriguez@HOAMCO.com. There is a link on the www.highdesertliving.net website where you can fill out a report of any neighborhood compliance concern that will be sent directly to me. This tends to be the fastest and most effective way to get an issue resolved.

To fill out the form, go the website and at the top center menu, select "How Do I" and click "Report a Neighborhood Problem." Fill out the form and mail or email it to HOAMCO or submit it directly online.

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

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Saving Our Trees in High Desert: Removal & Replanting

By Camille Singaraju, Board Director

The Landscape Committee and Modification Committee have worked in partnership to identify dead trees in High Desert. They identified 115 dead and dying trees found in the common areas.

In 2021 the Landscape Committee reviewed the Albuquerque city's campaign to plant 100,000 trees. (*Lets Plant ABQ – 100,000 Trees in Albuquerque by 2030*). The Landscape Committee presented a proposal to the Board in June 2021, using the city's reference for suggested trees that grow best in drought and our hotter climate.

In August 2022 the number of dead trees in our community was becoming a fire risk and eyesore. A request was sent to the Contract Committee to find a contractor to cut down more than 100 trees. Lynn Claffy and Camille Singaraju drove through High Desert to get a current count and location of the dead trees. This report was given to Yellowstone, High Desert's landscape contractor. Yellowstone said it could cut down the trees during the winter off-

season in the High Desert common grounds. (Yellowstone has no jurisdiction to remove trees in private areas.) The Board approved the common area tree removal because it would be part of Yellowstone's contract and would not cost homeowners anything extra.

The removal of trees in common spaces is Phase One. Yellowstone has removed all the dead and dying trees in Pino Pond and in the Academy, Spain, and Blue Grama arroyos. Homeowners who use the park were pleased. Said one resident, "The trees were removed and the park looks amazing."

Yellowstone will be removing trees along Tramway and then removing dead branches and trimming up trees to mitigate fire by ladder fuels.

Phase 2 will involve identifying a way to replace and purchase appropriate trees for High Desert at an affordable cost. This will require assembling a "Tree Subcommittee." If you are interested, please submit your Statement of Interest. (High Desert Living: Statement of Interest (SOI) Form for Volunteer Opportunities).

Winter's Coming: High Desert Snow Removal Protocols

When it snows in High Desert, some streets are cleared sooner than others. The protocol below is followed by HOAMCO and Yellowstone, which is under contract for snow removal and salting.

- Order of service for ice melt (salt) and snow plow will be determined by slope, sun exposure and shaded areas.
- Clear mailboxes and bridges.
- Clear main intersections in association
- Clear sidewalks along Spain and Academy from Tramway to the first intersecting street.

Snow and ice removal services will commence upon request by HOAMCO as determined by snow and ice weather events. It is the responsibility of the Association to provide access to the gated villages to the independent contractor.

Snow and ice removal services shall cover the following areas:

Sidewalks in Gated Villages: Sidewalks, gated villages' entrances and pedestrian entrances for 10 feet on each side of walk-in gates will have snow and ice removed. Snow will be pushed to landscape beds.

Sidewalks in the Master Association: Sidewalks along Spain and Academy shall be cleared from Tramway to the first intersecting street. Ice melt shall be applied as needed. Additional sidewalks may be cleared as requested by HOAMCO.

Streets in Gated Villages: Snow plowing will start when there is 1 ½ -2 inches of snow. Application of ice melt will begin at the first sign of ice or when there is less than an inch and a half of snow accumulation. Streets will be plowed on either side of the villages' entrance gates. Also, Enclave Lane and Blue Mist in the Enclave will be plowed. Additional streets in gated villages may be cleared as determined by the contractor.

Street Intersections: Five major intersections (Academy and Cortaderia; Academy and Imperata; Spain and Cortaderia; Spain and Imperata; and Spain and High Desert) will have snow and ice removed by plow for 40 feet from each stop sign and pushed to the sides of the road starting at a snowfall of 1 ½ -2 inches.

Bridge: The bridges in the Wilderness villages and on the arteries of Elena Gallegos and Quaking Aspen will be plowed. Additional bridges and streets may be cleared as requested by the

Community Association Manager.

Snow and ice will be removed at the direction of the Community Association Manager, Monday through Sunday at any time if snow accumulation is 1 ½ -2 inches of snow or more.

If you have questions about the snow removal protocols, please contact Lynnette Rodriguez, High Desert Community Association Manager at highdesertmanager@HOAMCO.com or call (505) 314-5862.



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Starting To Reduce Wildfire Risk at Your Home Can be as Easy as 1-2-3

By John Ledwith, Member of Fire Preparedness Committee

John and Hyemi Kang moved from Los Angeles to Overlook Village this summer and promptly inquired about steps they could take to reduce the fire danger from around their new home. Having come from California, they were aware of wildfires and the potential risks to their home if the dense bushes and trees that had matured over the past 20 years were not attended to. They chose to reduce that risk as their number 1 priority! The three questions the Kangs had were:

1) Are there any restrictions that we need to be aware of?

Kate Mitchell, Chair of the Modifications Committee, has previously stated that reducing the continuity of dead and dense ladder fuels from around our homes is maintenance, is very desirable and does not require prior approval from the Modifications Committee. I contacted Kate on their behalf to confirm that.



New homeowners John and Hyemi Kang removed the circled tree on their patio to reduce fire danger around their new home.

Are you willing to take these initial first three steps to start reducing the wildfire risk to your home and thereby to your village and High Desert?



The Kangs cleared a five-foot area around their house of bushes and trees.

2) What ideas are there for accomplishing this fuel reduction?

A brochure entitled "Reducing the Wildfire Risks in the Home Ignition Zone" was distributed to all Overlook Village residents this past summer. I made sure that the Kangs received one prior to moving in. This is a wonderful publication produced by Firewise USA in conjunction with The National Fire Protection Association, the USDA Forest Service, the U.S. Department of the Interior and the National Association of State Foresters. You may find very useful information on reducing wildfire risk to your home at Firewise.org

and may order FREE brochures with very useful information at <https://catalog.nfpa.org/Reducing-Wildfire-Risks-in-the-Home-Ignition-Zones-Poster-P18023.aspx>. You may order up to four free boxes of 25 brochures for you and your neighbors.

3) Who can take on this task of removing all of these dense bushes and trees?

John got the names of potential landscapers that different neighbors had used and got quotes from each. On its website, Firewise says "The home and the area 0-5 feet from (the home) is the most important zone to take immediate action on as it is the most vulnerable to embers." So John had the landscaping crew focus on removing the continuous dense bushes and trees from the five feet surrounding their home and walls, as you can see from the photos. He is very happy with this first priority step that the landscapers have taken to help them maintain their property with less wildfire risk.

The 1-2-3 Steps that the Kangs took, not only reduce the wildfire risk to their home, but with every homeowner that takes these steps, we are collectively reducing wildfire risk for our villages and High Desert. The more we do, the more risk we reduce!

1) Are there any restrictions that you need to be aware of?

- If you are merely removing dead trees and bushes AND reducing the density of potential fuel from overgrown mature landscapes, it is maintenance and does not require approvals.

Remember that the first five feet from your homes and walls are the most important for removing continuous flows of potential fuel. If you are making major changes to your landscape, you will need to check on the High Desert website for the:

- Guidelines for Sustainability for High Desert and your village at: <https://tinyurl.com/HD-GoverningDocs>
- Modifications Committee Process at: <https://tinyurl.com/HD-Modifications>

2) What ideas are there for approaching this fuel reduction?

- Firewise.org - ideas start here at: <https://tinyurl.com/Firewise-Prep>
- Firewise.org brochures for you and your neighbors at: <https://tinyurl.com/Firewise-Brochures>
- High Desert Fire Safety at: <https://tinyurl.com/HD-FireSafety>

3) Who can take on this task of removing all of these dense bushes and trees?

If you are unable to do it yourself:

- Ask your neighbors for recommendations. Interview a few and get quotes.
- Share with the landscaper some of the guidance in the brochures and websites mentioned above.
- Ask them to start with dead trees & bushes and other fuels within the first five feet around your house and walls.
- Stay engaged with the landscaper to make sure they are removing ONLY what you want removed.

We may not be able to totally prevent a wildfire around our community, but we can take steps to reduce risks to life and property!

Please take some initial steps: 1-2-3!

If you would like more information or Firewise brochures on how you can reduce wildfire risks, please email Judy Pierson, Chair of the Fire Preparedness Committee at:

judy@judypierson.com.

Elena Gallegos Education Center Proposal Remains in the Input & Planning Phase, Officials Say

The City’s Parks and Recreation Department continues to consider a proposal to build a 4,800 square foot education and classroom building at the 640-acre Elena Gallegos Open Space off Simms Park Road, just north of High Desert. The proposal has elicited protests from some area residents who cite concerns with increased traffic, legal questions and damage to the ecosystem.

Franchesca Perdue, Marketing and Communications Coordinator with the city’s Parks and Recreation Department, made the following statement to the Apache Plume in late October:

“A small education facility has been proposed in Elena Gallegos Open Space that would serve children and visitors of all ages. The Parks and Recreation Department cares about protecting open space and would not propose a project detrimental to the Elena Gallegos area. The project is still in the planning and public input phase. The department is aware of the covenants and ordinances. No decisions have been made.”

Updated Project Timeline

An updated project timeline is now available at: <https://www.cabq.gov/parksandrecreation/open-space/lands/elena-gallegos-open-space>. The timeline states the city plans to continue to hold the public engagement portion of this project through the winter 2022-2023. No specific dates have been set on the website or provided by city officials. The timeline shows a final presentation and summary report is scheduled for spring of 2023. Meanwhile, the

city will make repairs and upgrades to the existing infrastructure including outdoor furnishings, and general road and trails repair. The website text includes the following statement:

“This is an important project, and the Parks and Recreation Department wants to ensure a thorough public process with accurate information to support the best decisions moving forward.”

City Makes Presentation Earlier This Year

High Desert’s Board of Directors heard input on the project directly from officials (via a Zoom meeting) early this year. City officials from the Parks and Recreation Department, including Director Dave Simon, also attended a High Desert Town Hall in March (via Zoom), presenting the proposal and hearing comments from homeowners.

George Marsh, High Desert Board President, said in November that the Board will not take an official position on the Education Center but will encourage residents to attend public input sessions and contact the city on their views.

Meanwhile, a group of local residents has formed a group to oppose the project. The “Save the Elena Gallegos Open Space” organization has a website and an online petition which has, as of November 1, collected more than 4,500 online signatures. The group opposes construction on the open space, saying construction of the center is expressly prohibited by the legal covenants that protect the land.

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Bob Avery Gives Talk to Wilderness Cañon Neighbors on History of Radios



Bob Avery, Wilderness Cañon homeowner, displays his historic radios.

By Cindy Suiter, Wilderness Cañon Voting Member

The residents of Wilderness Cañon got together on Saturday September 10, to hear from one of their neighbors, Bob Avery, about his extensive radio collection.

Bob has been fascinated by radios, especially early ones, for over 30 years. He shared with us the history of radios from the early 1900's through the next several decades.

He has many examples of these early radios, which he displayed for us on a table outside where we gathered to listen. He talked to us about the technology and how rapidly it changed in just a few years.

It was interesting to see the many radio models and learn how this amazing technology progressed in such a short time.

As Bob said, "If you think about it, almost everything we do today is based on early radio inventions."



The weather was lovely in September — perfect to sit outside and learn something new. Sandy and Phil Warnock and Dean and Linda Cheshire were some of the Wilderness Cañon residents enjoying the evening's presentation.

Advertise in the Apache Plume!

- The High Desert newsletter is mailed each quarter to every High Desert homeowner. Issues are also available on the website. Interested in advertising? Contact Rebecca Murphy at eenews@outlook.com or call 505-377-7227.
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New Natural Resources Committee To Focus on Long Term Strategy

By Steve Hartig, Board Treasurer

A major focus for the HDROA Board in recent months has been landscaping as it is both critical to the appearance of High Desert, which is important to us all, but also a major element of our cost budget.

The previous Board agreed to form a Natural Resources Committee to focus on the long term strategic aspects of landscaping and integrate efforts in landscaping, fire preparedness and sustainability.

The Board recently approved the first members of the committee, Judy Pierson, Russ Rhoades, and John Ledwith, and they have had their first meeting. If you are interested in joining this committee you can download a Statement of Interest from the website and forward it to the Board.

To keep a focus on landscaping, the Board has appointed Board member Bob Howell as the lead for landscaping. In this role he will make sure we set up systems and processes to monitor the ongoing quality and cost of work done and have a clear planning process looking forward.

The Board decided in September to eliminate the role of the Landscape Consultant we have had for about the last year as we felt the cost of this role was higher than the value it brought. We are going to involve HOAMCO more closely in documenting neighborhood concerns and work closely with Yellowstone, our landscape contractors, to prioritize them.

Congratulations to New Voting Members!

By Mark Soo Hoo, Voting Member Vice Chair

During August and September, Voting Members elections were held for 13 of the 25 High Desert Villages. Congratulations to 16 of the returning Voting Members and Alternates and to the eight newly-elected Voting Members and Alternates. Solterra and Tierra del Oso have their full allocation of Voting Members and Alternates, while Chaco Compound's allocations are not filled and the village will have no representation on association issues. The newly elected Voting Members will serve two-year terms. Elections will be held next summer for the other 12 villages. Please see the High Desert website for vacancies in your village and how you can help by submitting a Statement of Interest. Even though elections are over, the Board can make appointments outside of the election cycle. It's not too late if there is a vacancy in your village!

Voting Members and Alternates are vital to the health of your village as they vote on matters that set the direction for our community. These matters include voting on members of the Board of Directors, changes to the High Desert governing bylaws, which are up for consideration now, and budgets. As has been exercised previously this year, Voting Members may also petition the Board President to call Special Meetings to discuss matters of high importance. Lastly, Voting Members and their Alternates serve as a communications conduit between their villages, HOAMCO, and the High Desert Board of Directors. For example, Voting Members have been invited on a Ride-Along with the Compliance Officer (see page 13) for an overview of their respective villages. Voting Members have quarterly meetings with members of the High Desert Board and their appointed committees.

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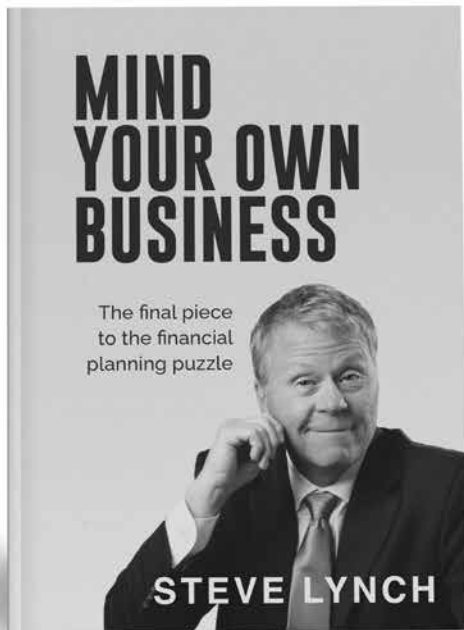
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Keep Informed About High Desert Through Email

By Susan Camp, Communications Committee Co-Chair

Don't miss out! High Desert has been relying on email to provide you with timely information about activities in High Desert as well as notifications about meetings that might be of interest to you.

The Apache Plume and High Desert website still provide the most thorough information, but we have been sending out monthly bulletins to fill in the gaps between Apache Plume editions.

While you can always get such news from our High Desert website, you might not be in the habit of regularly checking it. The direct emails to your inbox will alert you to the latest news and then you can refer to the website for more details. Registration links for Town Halls and other meetings of general interest are also sent to the email addresses on our list.

You will only get these emails if you have provided your email address to HOAMCO (which has already been done by about three-quarters of High Desert homeowners) or if you have listed your email in the Caliber Portal online.

If you aren't receiving the emails, you can contact HOAMCO to add your email address to the High Desert records, or you can sign up for the "Caliber Portal" online. Caliber is a program used by HOAMCO for administrative tasks for High Desert and is used to send out association-wide emails to those who have provided addresses on the site or to HOAMCO directly. Caliber will also give you direct access to many of your High Desert payment records.

How To Sign Up For The Caliber Portal

If you haven't already signed up for the Caliber Portal, here's how.

In your web browser, type highdesertliving.net/caliber and click "here" in the section "Caliber Portal." That will take you to our High Desert webpage where you can click on the first paragraph to sign up. It will ask for your account number (found on your High Desert account statement.) It will ask for the email address you want to use. After submitting that information, you will receive an email that directs you through the rest of the process.

After providing your email address, please consider going one step further and signing up for electronic statements. See Lynette's column on page 3 to learn more. Call HOAMCO at (505) 314-5862 for any questions or assistance.

Crime Awareness Liaison Position Open

High Desert is seeking a Crime Awareness Liaison between the Board of Directors and homeowners. The liaison's role is to communicate with residents on how they can reduce their chances of becoming victims of crime. The position includes writing articles for the Apache Plume and working with residents interested in participating in the Neighborhood Watch program. It also involves working with the Albuquerque Police Department's Community Crime Specialist on focusing APD resources to specific areas of concern in High Desert. Duties include participating in the Foothills Community Policing Forum's monthly Zoom meeting and obtaining APD Crime Mapping Statistics within High Desert for the monthly report, which is posted to the community website. Interested persons should contact HOAMCO and fill out a Statement of Interest (SOI), found online at www.highdesertliving.net. Click on Documents & Forms/Online Forms/scroll to the SOI.



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UNDER CONTRACT
in 3-DAYS

High Desert
Year to Date
Market Stats

Closed Sales
80

-4.9% from 2021

Average Sale Price
\$797,721

+ 11.9% from 2021

Avg Price per sq.ft.
\$284.27

Year to date comparison 1/1/2022 - 10/24/2022 to same time in 2021

single family detached

Impact of Mortgage Rates on Home Values?

As the Fed raises interest rates to curtail demand, we are seeing a slowdown in the pace of sales and the rate of home appreciation. This trend is predicted to continue into 2023 and with buyer demand cooling the market could continue to shift and slow. The lack of home supply is still the driving factor for maintaining healthy home appreciation. If you are planning to sell, the market is still favorable, but buyers are beginning to see increased buying opportunities.

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- Odeta Kushi, Deputy Chief Economist, First American

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High Desert Studio Tour is Saturday, December 3

Once again, it's time to follow the purple balloons! The revived High Desert Studio Tour is returning to High Desert on December 3, from 10 a.m. to 5 p.m. with artists' homes marked with purple balloons. Homeowners can tour a variety of High Desert artists' studios and see their fellow homeowners' creative efforts.

Thea Berg conceived the Studio Tour more than 12 years ago but stepped down prior to the pandemic. The tour has been on hold since then.

Homeowner Dagmar Beinenz-Byrd, a fiber artist who knits and spins, agreed this year to organize the tour. As seen in the flyer at the right, the artists include potters, fiber artists, oil and watercolorists, jewelry designers, sculptors and silversmiths.

A map of the Tour will be available on the High Desert website homepage to the left under "Studio Tour."

<p>1. 13501 Osage Orange NE</p> <p>Thea Berg Beaded Jewelry thea.berg@comcast.net</p>  <p>Paula Heffner Watercolor Art paulaheffner@hotmail.com</p>  <p>Andrea Kilbury Unique Fabric Home Goods andy.kilbury@gmail.com</p> 	<p>3. 13512 Embudito View Ct. NE</p> <p>Suzanne Freinberg Southwest Contemporary Jewelry, And a Touch of Elegance deziqnsbysuz@gmail.com www.deziqnsbysuz.com</p>  <p>Bomi Parakh Digital Fine Arts cepia.works@att.net</p>  <p>4. 6220 Buffalo Hills Dr.</p> <p>William Freer Paper, Steel & Bronze Sculpture bill@williamfreerstudio.com WilliamFreerStudio.com</p>  <p>Mary Martin Pastel & Acrylic Paintings and Portraits mary@marymartinartist.com</p> 	<p>6. 13701 Elena Gallegos Place NE</p> <p>Dagmar Beinenz-Byrd Hand-dyed Yarns Hand-knit Fingerless Mitts ziawoolz@comcast.net www.ziawoolz.com</p>  <p>Laura Salamy Not so traditional hand-hooked Rugs, Wall Hangings and Table Mats www.highonhooking.com laura@highonhooking.com</p>  <p>Sarah Lovell High Fire functional Stoneware Pottery www.southwestsunflower.com southwestsunflowerpottery@gmail.com</p> 
<p>2. 6112 Paper Flower Pl. NE</p> <p>Geri Miyoshi Functional Pottery abqmommi@comcast.net</p> 	<p>5. 13215 Bighorn Rd. NE</p> <p>Allison Jones Hunt Candy-hued abstract Paintings capturing the full Emotional Spectrum allisonjoneshunt@gmail.com www.allisonjoneshunt.com</p> 	<p>7. 13709 Ricegrass Pl. NE</p> <p>Lisa Brunacini Functional Pottery lbrunacini@mac.com www.lisabrunacini.com</p> 

If you have any questions about the Tour, contact Dagmar at ziawoolz@comcast.net.

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The High Desert Gardener

Spring or Fall? When to Clean Your Landscape

By Margo Murdock
High Desert Resident



Margo Murdock

There's always disagreement about whether landscape cleanup should be done in the spring or the fall. It turns out there are some things you should do in the fall and others that should wait for spring. We're going to talk here about deadheading, pruning, mulching, fertilizing, transplanting, and debris cleanup. Weeding is a task that can be done year-round although it's easiest after a rain so we're not covering

that in this article.

Deadheading: I do my deadheading in the spring with the exception of invasive plants like hairy golden aster. The dead stems give the plant protection from frosts which helps the plant survive winter. Wildlife, especially birds, can eat the seedheads over winter and use the stems for nesting material in early spring.

Pruning: The arborists who care for my trees pruned the New Mexico olive in January of this year. The tree proceeded to regenerate just about all the branches that were removed. So in late August I removed most of the new growth – there was a little left that I couldn't reach. The tree has not grown the branches back that I cut and I am happy with the results. It's more difficult to see where to prune since the tree has leaves, but it doesn't grow back as quickly or maybe not at all. But pruning later in the fall is more difficult for the tree to recover from. Except for invasive plants like Russian sage I do my pruning in the spring or late sum-



It's time to clean up our yards and tidy up the gardens in High Desert as cold weather approaches.

mer. I always prune spring blooming plants after they bloom, so leave the lilacs, sand cherry, golden currant, wisteria, and Nanking cherry for pruning after they bloom.

Mulching: Mulching can be done in the spring or the fall, whenever any existing mulch appears compacted. Trees liked chopped wood mulch (not bark mulch). I mulch in the fall so newly planted plants don't heave (come out of the ground) in a frost. But in a climate like ours mulch also helps moderate the summer temperatures and keep

Continued on page 25

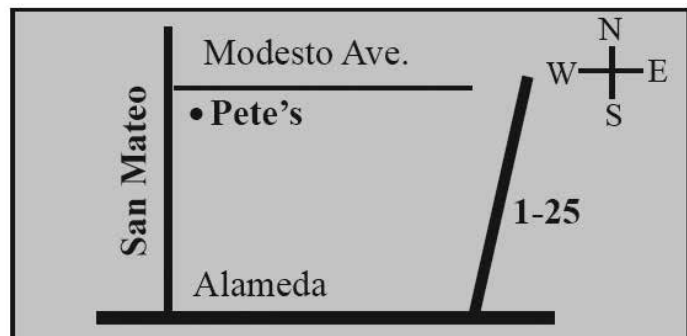
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Spring or Fall?— From Page 24

moisture underneath. Irrigation should be placed under the mulch.

Fertilizing: I don't fertilize most of my landscape because I have a lot of native plants. But I do have daylilies and plants from non-desert areas that may need their soil fed (you feed the soil; plants get diluted nutrients from moistened soil). In the fall I use horse alfalfa pellets for nitrogen. I dig the pellets into the soil, which helps with root growth over the winter.

Turf grass such as Kentucky blue grass also needs to be fertilized with nitrogen, and fertilizing should occur several times in the year, but the fall application with higher nitrogen is the most important – again for root development.

So fertilizing is a fall activity. You can also fertilize turf grass in the spring. The best way to fertilize turf grass is by using a spreader with compost lightly applied on top and always mowing with a mulching lawn mower. The mulching mower keeps the grass fertilized year-round and reduces the need for de-thatching.

Transplanting: Again it's those darned daylilies that need to be divided or any new ones that I bought during the year (potted up after purchase) that will need to be planted in the beds. This is best in the fall because it's easier for the daylilies to recover in cooler temperatures with the added benefit of enhanced root growth that occurs after fall planting.

The exception to fall planting would be plants from hardiness zone 8, just south of us. If you are trying to grow something like ocotillo, plant it in the spring. Ocotillo can handle the heat better and will have more time to recover before the cold arrives. As a general rule, most tender plants should be planted in the spring and hardy ones in the fall.

Debris Cleanup: This will be difficult for those of you who like a nice neat-looking garden, but spring is the best time to remove organic trash. The "trash" helps beneficial insects overwinter, provides winter protection for plants, gives time for the debris to decompose into soil, improves biologic activity in the soil, and returns nutrients to the soil. So spring is the time to clean up debris. The exception to this is any debris from an infected plant, especially fungal diseases like powdery mildew or insect infections where the pest overwinters in the debris. Those plants need the debris cleaned up as soon as you identify the problem.

Hardscape: If conditions permit, winter may be the best time to deal with hardscape projects (which are the harder design elements in your space like concrete, irrigation, rocks, bricks, pavers, stone, and wood). Irrigation installation can be done in the off-season and this may make it easier to get the work done because contractors are less busy.

Spring or Fall? As you can see from this article, the answer to "Spring or Fall?" is, well, both. However, caring for the plants found in a typical High Desert garden will result in spring being busier for the gardener. I want you to enjoy those seed heads, the lovely grass motion in the wind, the fall and winter colors, and seeing the wildlife take advantage of a tranquil winter garden. Get outside and appreciate the beautiful place where we live!

Apology Owed from the Renovation Article: I need to apologize to the High Desert Modification Committee about my article in the August issue, because nowhere in the article on Renovating your Landscape did I mention that you need the Modifications Committee approval. This would occur after you have a design but before you start work. The turnaround from the committee can be very quick if you don't have a complex design and have used plants from the Approved Plant List. Please get your changes approved as it's very expensive for you to have to remove something.

Contracts Committee is Currently Reviewing Bids From Security Vendors

The High Desert Contracts Committee is in the process of reviewing bids from several vendors for the security patrol contract. The committee plans to have a recommendation sent to the Board of Directors in the next month.

Each year, the Contracts Committee, chaired by Lynn Claffy, reviews one of the Association's three major contracts: landscape, management or security. The committee researches possible vendors and creates an Request For Proposal (RFP). The RFPs are sent out, interviews conducted and a recommendation is made to the board for a three-year contract. During the Covid pandemic, the Board opted to automatically renew contracts. The Committee is working to get back on schedule. The security contract would normally have been reviewed last spring.

Gated Villages Committee Chair Open

A volunteer is needed to assume the position of the Gated Villages Committee Chair. The candidate must live in a gated village, but not necessarily be a voting member. The Chair supervises the committee, which meets quarterly to address the specific needs and interests of High Desert gated villages. The group interacts with the Board and presents pertinent issues for Board actions.

Interested volunteers should contact HOAMCO and fill out a Statement of Interest (SOI), found online at www.highdesertliving.net. Click on "Documents & Forms" and then on "Online Forms" and scroll to the SOI.

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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 Awareness Liaison:**

Position Open: Contact HOAMCO if interested.
hdcrimeprevtn@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): [hvvmchair@gmail.com](mailto:hvdmchair@gmail.com)

- **Gated Village Committee:**

Position Open: Contact HOAMCO if interested.

- **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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Director:	• Bill Pederson	4/2022-4/2024
Director:	• Camille Singaraju	4/2021-4/2023

Contact Board Members by emailing:
highdesertboard@HOAMCO.com

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:

November 15, 2022; January 17, 2023 at 2 p.m.

Zoom meeting

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

• Voting Members Quarterly Meeting:

Thursday, January 26, 2023 at 6:30 p.m.

Zoom meeting

• Town Hall Meetings:

Thursday, February 16, 2023 at 4 p.m..

- May 18, August 17, November 16

Zoom meetings. 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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Management:

• HOAMCO:

8700-A Education Pl. NW, Albuquerque, NM 87114

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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

(505) 314-5862 Fax: (928)-776-0050

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• 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: **Justin Rodriguez,**

JRRodriguez@hoamco.com

- Administrative Support: **Marlena Unis**

munis@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: Susan Camp

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-February 2023.

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

- Ad deadline for the February issue: January 23, 2023
- Copy deadline for the February issue: January 30, 2023

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 Community Association Manager, Lynnette Rodriguez: highdesertmanager@HOAMCO.com: (505) 314-5862
 The Apache Plume is edited by Editorial Enterprises, Rebecca Murphy: EEnews@outlook.com: (505) 377-7227
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SHARON'S HIGH DESERT SOLD HOMES UPDATE! SELLING YOUR HOME IN 2023?

High Desert Home Sales Will Continue at a good pace In 2023. The Albuquerque and High Desert real estate market activity continues to be solid with increases in home values expected at 1 to 2% next year. Low inventory and strong demand are driving sales, and buyers are still willing to afford the current interest rates. Large and small homes are selling, open and traditional floorplans are selling, home office or extra bedrooms are still in strong demand. Now is still a good time to sell your home while the the market sales are strong and with a low home inventory supply. Sharon McCollum offers you a full service, comprehensive and aggressive Marketing Plan to get your home SOLD fast with the best terms for you! Sharon's marketing plan includes intense investing in internet & social media marketing and up to date prospecting and marketing technology systems promoting your home to all buyers for High Desert Homes.

UPDATE HIGH DESERT MARKET ACTIVITY - PAST YEAR 1/2022 TO 12/2022

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3 Homes PENDING average asking price \$428,267 at \$250.66 per sf	1 PENDING average asking price \$2,200,000 at \$318.38 per sf
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