

Apache Plume

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

August 2023

Do You Have Expertise In a Particular Field? High Desert Needs You!

High Desert needs homeowners with expertise to advise the Board of Directors and different committees on matters concerning finance, engineering, hydrology, landscaping, human resources, communications, legal matters and more. Are you a retired accountant? A former CEO? Do you have working experience in contracts, structural engineering, or project management? Have you managed large groups of people, written grants or contracts, been involved in civil engineering or financial analysis?

If the answer is yes, please consider putting your name forward as a potential volunteer advisor to the Board or a committee as needed. You do not need to volunteer long-term or even as a committee member. The Board just needs to know who in High Desert has certain skills and expertise in areas they may need. High Desert is run by volunteers and a management company (HOAMCO) that oversees the security contract, landscaping and compliance. But long-term planning, finances and contract decisions are all made by the Board. That's where you could help.

Call Erin Brizuela, Assistant Manager at HOAMCO, at (505) 314-5862 to be added to the Advisory Directory.

Happy Birthday High Desert!

Thirty Years Ago the First Documents Were Filed To Establish a New Community East of Tramway

High Desert is 30 years old this fall!

A new and unusual idea for a high-end housing development on more than 1,000 acres east of Tramway was officially launched 30 years ago this October when documents for High Desert were first filed with the state. The land to be developed was originally part of the Elena Gallegos Land Grant, 9,000 acres of which was deeded to Albuquerque Academy by the Albert G. Simms family 60 years ago.

The Academy established High Desert Investment Corporation (HDIC) to develop a master-planned community with the proceeds helping to fund a substantial endowment for the school. Plans for High Desert were based on ideas of sustainability, water conservation and native landscaping. Until then, lush green landscaping marked expensive housing developments in the city. Golf courses, large, green front lawns and abundant, often non-native shrubs and trees were part of these other Albuquerque developments.

What made the new High Desert master-planned community all that different from other Albuquerque developments? The answer can be found in the association's Guidelines for Sustainability where the vision for the community is clearly outlined:

National Night Out Celebrations



Villages throughout High Desert celebrated National Night Out August 1 with cookouts and potlucks. Chamisa Trail homeowners, left, gathered for food and fun.

Albuquerque Police Department officers attended NNO events around the city including this outdoor block party in The Canyons.



**Photos by
Mark Soo Hoo.**

As stewards of this land we are committed to the vision of a community conceived, designed and built to preserve nature's intricate balance. Our goal — an integrated and sustainable community which honors its southwestern roots and natural habitats while providing a place that will endure.

A large percentage of the land remains untouched in order that the rich habitats for plants and animals may continue to thrive. The arroyos remain in their natural state with only the vegetation enhanced to increase the wildlife habitat. ...Our goal is to make High Desert one of the most desirable places to live in the Southwest — a community which balances the needs of the homeowner with a concern for the future of the environment.

The first sale listed in High Desert the following July was for the tract that became the Pinnacle (now Broadstone) apartments. In September 1994 the first lots in Trailhead were sold to individuals. Today, more than 1,600 lots have been developed.

Next year marks the 30th anniversary of house lot sales in High Desert. It also marks the 20th anniversary of the election of the first owner-controlled Board of Directors.

President's Summary

By George Marsh, HDROA President



George Marsh

This particular article will cover several interesting tidbits on High Desert and how we operate through a variety of contracts and especially our valued volunteers – the homeowners.

Modification Committee: This committee, comprised of all volunteers, has jurisdiction over modifications, additions or alterations made on or to existing properties or homes. Let me give you some examples of recent modifications that were either approved or not approved and the reasons.

- Repair driveway - approved
- Reroof - approved
- Windows -approved
- Restucco- disapproved- not right color
- Landscaping - several requests in this area for work in the front of the home to include removing trees. All were approved.
- Solar - three requests for solar and all three were approved.

I should mention that any changes to garage doors, including color schemes also must be approved by the committee.

These are just a sampling of some of the requests to the Modifications Committee over the last 30 days. We strongly encourage you to contact the HOAMCO office before making any repairs and modifications. The staff will help get you through the process. There are also more detailed procedures for this application on the website at www.highdesertliving.net

Contracts Committee: This committee performs the vital function of making recommendations to the board for contract awards in a variety of areas to include security, landscape maintenance and the management company. By the time you read this article, the committee will have made a recommendation to the Board of Directors for the management contract for the next three years. The Board of Directors will review the recommendations of the committee and either agree or ask members to recon-

vene and reevaluate their decision .

If any homeowner wants to be involved with how we spend our homeowner assessments then this could be the committee you might want to consider.

Security: All of us are familiar with the responsibilities of our security company Vet-Sec, which is to provide a visible security presence throughout our entire High Desert community of 1,600 homes and 1,000 acres. They accomplish this task by a continuous roaming patrol 24 hours a day. What many homeowners do not realize is that there is more to their duties than just a roaming security patrol. Let me explain some additional duties they perform on a daily basis.

- The security patrol is required to open and close the gate at the city-owned High Desert Park each day.
- One of the major functions of the patrol is to monitor the Michial Emery Trailhead and also open and close the gate at that location. High Desert owns the Michial Emery Trailhead.
- Part of the High Desert community is the village of Trailhead, which is comprised of 28 homes and is accessed by going east on Manitoba off Tramway. I mentioned this to illustrate the point that the security patrol has to cover a large amount of territory each shift to meet its security obligations and this does take time.
- One of the most important contributions that the security patrol performs for homeowners is vacation checks on your home while you may be gone. In June, there were 223 vacation checks done at High Desert homes. The latest numbers for July indicated there were 256 vacation checks.

I hope these examples provide some insight as to the large and varied responsibilities that your security patrol performs on a typical 24-hour shift and I think they are doing it well. If you see them, let them know you appreciate their service to the community.

Our next get-together will be at a Town Hall meeting on August 17 at 6 p.m. via Zoom. I hope to have some guest speakers for that gathering.

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

Gary has a proven track record of helping people Buy and Sell Smart. For more about his background, how it influences his approach to Real Estate, and why he is Albuquerque's High Desert Expert, call today!

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Manager's Message

By Brandy Hetherington
Community Association Manager



Brandy Hetherington

It has been a very productive first half of 2023 in High Desert and the management team at the High Desert office continues to assist the Board of Directors and villages with their community projects.

Here is an update on some of the projects we've been working on this past quarter and current projects:

- Internet and security camera installations for The Canyons, Desert Mountain and Trillium villages are now complete. It took a little while to have the internet installed because each location needed infrastructure construction to add new internet lines, and cameras were promptly installed following those installs. The High Desert management team can now manage the cameras remotely from the High Desert emergency phone, allowing management and the Board greater responsiveness in the event of an incident in these villages.
- Upgrades to the Desert Mountain pool and pool bathrooms are almost complete. The bathrooms had non-slip floor coating installed and the bathroom walls received a fresh coat of paint. Some recent mechanical repairs were made to the pool pumps which have improved pool and spa operations. The village is still looking to purchase new pool furniture, but that project will likely wait until the off-season for more reasonable pricing.
- The Sunset Ridge village is enjoying perimeter wall repairs and a new coat of stucco. The southwest perimeter wall was showing its age, but the Board of Directors approved a bid in June with Mountain Side Contractors to repair and re-stucco the wall for the village. Work began on July 17 and was completed on July 27.
- In late 2022, the Board of Directors approved a project to upgrade the irrigation systems throughout High Desert for better functionality and water savings. With the assistance of

the Water Utility Authority and Smart Use, the Board began a Customized Performance Rebate (CPR) program that will reimburse High Desert up to \$50,000 for installing water-smart controllers, irrigation flow sensors, and new sprinkler heads. All improvements are designed to make the irrigation systems more water-efficient and shut the systems down in the event of a line break or stuck valve. Yellowstone is still working through some issues with the new sprinklers, but the project is substantially complete. High Desert should not only see the return on the investment through the program's rebate, but also see a monthly water savings on its water bills.

- The Association is also working on a large-scale, long-term project to address issues with the pinon trees throughout High Desert. The Board and management are in the beginning stages of working with Legacy Tree Company for assessments and inventories on the pinon trees and is seeking recommendations for addressing the die-back in that tree population. Long-term drought stress, as well as tree root architecture, planting techniques, and pest infestations are all contributing factors to the die-back issues, but Legacy Tree has also shared that arborists are seeing these issues statewide. The Association will need to remove dead and diseased trees, but looking into the future, there is an opportunity to replant smartly with drought tolerant trees and with more diverse tree species that aims to bring greater horticultural success to the community.

A few general reminders:

Modification Requests: If you're planning to make changes to the exterior of your home or yard, please make sure you submit a modification request. Visit the High Desert website at <https://www.highdesertliving.net> to review information like "Modification Dos and Don'ts" and to fill out an online (or printable) modification request form.

Requests must be submitted before the first Friday of each month to be considered in that month. Please remember that the committee has up to 45 days to review requests, unless the request is considered fast-track. If you have questions about submitting a request, please reach out to the office and we can help guide you.

E-Statements: If you haven't done it already, consider signing up for E-Statements and enjoy the convenience of not having to check your mail for that quarterly assessment invoice. Visit <https://hoamco.opt-e-mail.com/signup> to sign up. If you need any assistance signing up, please reach out to the High Desert HOAMCO office at 505-314-5862.

Irrigation Leaks: Irrigation leaks still happen, even with a smart irrigation system. High Desert endeavors to be a good steward with its water resources, so if you see drip emitter leaks or line breaks please reach out to the High Desert office during normal business hours to report, or email highdesertmanager@hoamco.com. If you see leaks afterhours, please contact the High Desert emergency phone at 505-221-0189. Emergencies would include a broken irrigation line, a broken sprinkler, or water running down the street. If you see a drip emitter leak after-hours, please know that the irrigation will shut off within 15-20 minutes and those can be reported during regular business hours.

Did You See the High Desert Bulletin?

If you're not getting the monthly High Desert Bulletin in your email, then you're missing important announcements and other communications from High Desert HOA. Contact us at communicationscommittee@hoamco.com and we'll help you figure out the problem.

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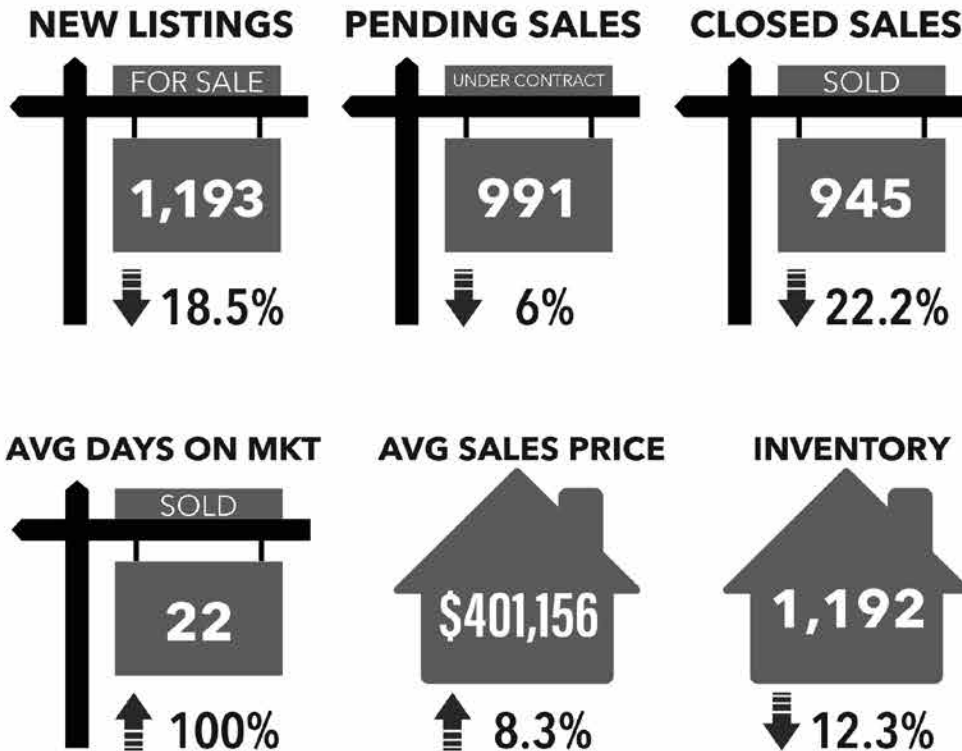
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THE MARKET IS STILL HOT!

Market Snapshot

GREATER ALBUQUERQUE AREA JUNE 2023 HOMES



*The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.



13709 Canada Del Oso Pl. NE
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5616 Bosque Vista Drive NE
1914 SQ FT 3BR 2BA .08 Acres



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Albuquerque Police Dept. Crime Statistics for High Desert

High Desert Crime Statistics: Crimemapping.com	QTR 1			QTR 2			QTR 3			QTR 4						
Crime Categories	Per Month			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Qtr
Animal Call	0	0	0	0	0	0	0	0	0							0
Rescue Call	0	0	0	1	0	0	0									1
Missing Person	0	0	0	0	0	0	0									0
Stolen Vehicle Found	0	0	0	1	0	0	0									1
Neighbor Trouble	0	0	0	0	0	0	0									0
Direct Traffic	0	0	0	0	1	0	0									1
Traffic Stop	0	2	0	9	1	0	1									12
Traffic Accident no injury	0	0	1	2	0	0	0									3
Auto Accident with injury	0	0	0	0	1	2	0									3
Drunk Driver	0	0	0	0	0	0	0									0
Disturbance	5	3	3	7	1	0	4									19
Vandalism	0	0	0	0	1	5	0									6
Suspicious Person/Vehicle	5	0	2	5	2	0	2									14
Burglary Auto	0	0	0	0	0	1	0									1
Vehicle Theft	0	0	0	0	0	1	0									1
Theft/ Larceny	2	0	0	0	0	1	0									3
Theft/Fraud/Embezzelment	0	0	0	2	0	0	0									2
Burglary Residence	0	0	0	3	0	0	2									3
Family Dispute	2	1	3	3	7	2	4									22
Aggravated Assault/Battery	0	1	0	0	0	7	0									8
Shots Fired	2	0	0	1	1	1	0									5
Total	16	7	9	34	15	20	13	0	0	0	0	0	0	0	0	105

These statistics come from Albuquerque Police Department's reports for calls involving High Desert for the year 2023. Board Director Camille Singaraju, Sunset Ridge, obtains these statistics from APD each month.

Complete Supply of Landscaping Materials

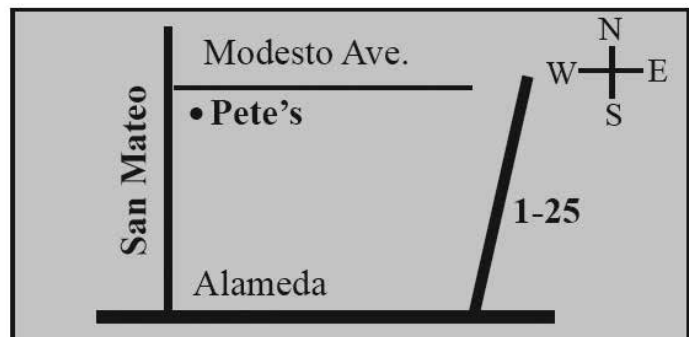


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Yellowstone Will be Removing Vegetation and Cactus Plants in HD Within a Three-to Five-Foot Radius Around All Fire Hydrants

By Camille Singaraju, Landscape Advisor Committee Chair and Member of Board of Directors

Is there a fire hydrant located on or adjacent to your property? Firefighters battling blazes in the dark can fall or stumble into cactus injuring themselves and others and hinder fire fighting efforts. The association has authorized Yellowstone landscaping to remove all vegetation from a three by three-foot area around the hydrants and all cactus within five feet. Homeowners can help out by not planting within that radius, especially in Estate and Builder homes where hydrants are often not placed on slabs.

There are 142 fire hydrants throughout High Desert that are a vital part of property and community protection. The Landscape Committee recently toured the entire property to see the condition of the hydrants and recommend any repairs or maintenance.

All the fire hydrants were inspected to see if they meet fire code requirements. The report of compliance was sent to Yellowstone for maintenance.

The following observations were made:

- 54 fire hydrants need maintenance by removing plant material and cactus located too close to the hydrant.
- Three fire hydrants need Water Authority maintenance. Two of these the city knows about, the third hydrant is slightly tilted and the city has been informed.

The Landscape Committee is requesting the fire hydrants have a five-foot clearance of all cactus plants to protect fire fighters work-

ing in the dark. This clearance is in response to the Fire Code as stated here:

The 507 Fire Code Requires:

507.5.4 Obstruction.

- Unobstructed access to fire hydrants shall be maintained at all times.
- The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

507.5.5 Clear space around hydrants.

- A three-foot clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

507.5.6 Physical protection.

- Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.



This is one of 142 High Desert hydrants and is located on the Sunrise Trail Place cul-de-sac in Sunset Ridge on a three-foot concrete slab. A few hydrants are not placed on slabs, however, and plants and cactus can block or pose dangers to firefighters working in the dark to hook up hoses.

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High Desert Patrol Report

Call Type:	May	June	July
Alarm	0	3	2
Breaking/Entering	0	0	0
Car Accident	1	1	0
Disturbance	1	0	0
Garage Open	4	0	2
Gate Malfunction or Issue	3	4	5
Graffiti	0	0	0
Lost Person or Child	0	0	0
Lost Animal	0	3	1
Lost Keys	0	0	0
Neighbor Complaint	1	0	1
Noise Complaint	0	0	0
Open Community Gate	0	6	1
Police Activity	0	0	0
Pool Incidents/Trespassers	2	3	0
Property Damage	0	0	0
Speeding	0	0	1
Suspicious Activity	2	7	4
Trespassing	0	0	0
Vacation Checks	152	223	156
Vandalism	1	2	0
Vehicle Breakdown	0	1	1
Vehicle Issue Misc.	4	2	0

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

Judge Signs Injunction in May Permanently Protecting Elena Gallegos Open Space

A district court judge signed an injunction May 21, 2023, permanently protecting the Elena Gallegos Open Space from any development beyond routine maintenance of existing trails, picnic tables and parking areas. The city has stated it intends to abide by the injunction.

The City of Albuquerque Parks and Recreation Department had proposed building an Educational Center on the land, which is adjacent to High Desert to the north.

According to a feasibility study released in early 2022, the facility was designed to capitalize on an increased number of visitors to the open space. The estimated 5,000 square foot building plans included classrooms, an outside patio, and other multi-purpose areas.

A grassroots organization called Save the Elena Gallegos Committee was formed in 2022 and includes a number of High Desert and Sandia Heights homeowners. It fought to keep the open space free of development, saying it would affect views, disrupt wildlife and impact the unspoiled nature of the area.

A lawsuit was filed by the group against the city saying the plans violated a 1982 warranty deed conveying the Elena Gallegos Open Space from Albuquerque Academy to the City of Albuquerque.

The city is now looking to build an education center in Tijeras Arroyo Biozone at 15600 Central Ave, about 1.5 miles east of Four Hills.

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Treasurer's Report: As of June 30, 2023



Steve Hartig

By Steve Hartig, Treasurer

Master Account

We just finished our 2022-23 fiscal year with the Master operating account being about \$45,000 under budget. The main reasons are:

- Landscaping is about \$7000 under budget mainly due to the elimination of the landscape consultant position
 - Maintenance is about \$6,000 below budget due to fewer things breaking in the neighborhood this year
 - Utilities are about \$14,000 below budget mainly due to lower water expenses.
 - Legal is about \$13,000 above budget due a number of different issues that have required legal support. However, the segment it is in, Professional Fees, is below budget due to lower security and management costs.
- Overall, this puts us in a good position for the coming year on operating costs.

Gated Villages

All the gated villages are at or under budget on spending with the exception of The Legends, which is slightly over due to a number of plantings done earlier this year, and Desert Mountain, which has had higher pool maintenance and gas costs than expected. Neither of these overruns are a major issue in the overall finances.

Reserve Accounts

We spent about \$230,000 from our reserves across the neighborhood, mainly on walls, roads and gates. This is below the funding we put into the reserves so our total reserves went up by about \$170,000, which also includes transfers from the operating accounts into the reserves.

During this year we started investing reserve funds from both the Master and Villages which brought in about \$11,000. We can expect this to bring an overall income across the Master and Gated Villages of over \$30,000 in the coming fiscal year depending on how interest rates progress.

New Budgets

All of you should have received communications about our new budget and the impact it will have on assessments. The Master operating budget went up about five percent. This was due mainly to inflation, but much below average inflation due to re-negotiation of the security contract, which kept it the same and the fact that we are in the third and final year of our landscaping agreement, which only had a very minor increase.

There were adjustments in all of the Village budgets but the only increase was in Desert Mountain due to pool costs.

Looking ahead, we will be doing work to better assess our infrastructure, particularly walls, to come to a multi-year approach to bring them all back to good condition.

• See *Treasurer's Reports* on page 11 •



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High Desert Treasurer's Reports

HDROA Income/Expense Statement YTD as of June 30, 2023

Accounts	Actual	Budget
Income		
INCOME		
4100 - HOMEOWNER ASSESSMENTS	\$1,265,940.00	\$1,265,940.00
4200 - COST SHARING - ALTEZZA	\$91,152.55	\$89,409.00
4310 - ASSESSMENT INTEREST	\$2,096.73	\$2,000.00
4330 - ASSESSMENT LATE FEES	\$2,033.00	\$3,000.00
4350 - LEGAL/COLLECTION FEES	\$8,319.69	\$10,000.00
4550 - GATE REMOTES	\$690.00	\$0.00
4600 - INTEREST INCOME	\$668.44	\$100.00
4800 - PENALTIES/FINES	\$250.00	\$0.00
Total INCOME	\$1,371,150.41	\$1,370,449.00
TRANSFER BETWEEN FUNDS		
8900 - TRANSFER TO RESERVES	(\$160,000.00)	(\$160,000.00)
Total TRANSFER BETWEEN FUNDS	(\$160,000.00)	(\$160,000.00)
Total Income	\$1,211,150.41	\$1,210,449.00
Expense		
ADMINISTRATIVE		
5150 - ADMIN SUPPORT PR	\$80,369.75	\$82,895.00
5250 - BANK CHARGES	\$0.00	\$150.00
5400 - INSURANCE	\$22,983.46	\$17,193.00
5530 - LIEN/COLLECTION COSTS	\$3,646.62	\$1,000.00
5625 - OPERATIONAL SUPPORT	\$3,476.25	\$3,300.00
5650 - BODY/VOTING MEMBER MEETINGS	\$8,604.89	\$6,328.00
5800 - OFFICE EXPENSE	\$23,797.07	\$21,500.00
8800 - RESERVE STUDY	\$0.00	\$3,750.00
Total ADMINISTRATIVE	\$142,898.04	\$136,116.00
LANDSCAPE		
6300 - LANDSCAPE MAINTENANCE	\$348,402.97	\$368,000.00
6305 - LANDSCAPE CONSULTANT	\$11,781.85	\$60,000.00
6310 - LANDSCAPE REPLACEMENT	\$306.15	\$0.00
6330 - LANDSCAPE OTHER	\$1,675.49	\$0.00
6340 - ARROYO & POND	\$9,309.60	\$0.00
6360 - IRRIGATION REPAIR & MAINTENANCE	\$58,321.89	\$17,456.00
6370 - PET CLEANUP	\$25,057.38	\$10,000.00
6380 - TRAIL MAINTENANCE	\$3,869.85	\$5,000.00
6385 - LANDSCAPE PROJECTS - MASTER PLAN	\$9,277.25	\$10,000.00
Total LANDSCAPE	\$463,802.53	\$470,456.00
MAINTENANCE		
6100 - GATE & GUARDHOUSE MAINTENANCE	\$720.62	\$3,500.00
6575 - SIGN/ENTRY MAINTENANCE	\$2,270.52	\$7,000.00
6590 - WALL REPAIR & MAINTENANCE	\$2,372.75	\$500.00
6600 - SNOW REMOVAL	\$4,730.73	\$5,000.00
6850 - LOCKS & KEYS	\$56.57	\$250.00
Total MAINTENANCE	\$10,151.19	\$16,250.00
PROFESSIONAL FEES		
5100 - ACCOUNTING/TAX PREP FEES	\$6,683.63	\$7,500.00
5270 - CONSULTING	\$40,426.17	\$35,000.00
5500 - LEGAL FEES-COLLECTION/SMALL CLAIMS	\$5,111.68	\$15,000.00
5501 - LEGAL-GENERAL SERVICES	\$35,013.49	\$15,000.00
5800 - ASSOCIATION MANAGEMENT	\$155,958.60	\$161,410.00
8200 - SECURITY SERVICES	\$222,351.15	\$236,250.00
Total PROFESSIONAL FEES	\$465,544.72	\$470,160.00
TAXES/OTHER EXPENSES		
5200 - ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$1,040.64	\$5,000.00
5201 - ALLOWANCE FOR DOUBTFUL FINES	\$450.00	\$0.00
5860 - COMMUNITY EVENTS	\$2,165.33	\$5,000.00
5870 - WELCOME COMMITTEE	\$139.27	\$1,200.00
5900 - WEBSITE	\$3,090.58	\$10,000.00
8250 - MISCELLANEOUS	\$759.11	\$2,000.00
8800 - TAXES - CORPORATE	(\$445.34)	\$5,000.00
Total TAXES/OTHER EXPENSES	\$7,199.59	\$28,200.00
UTILITIES		
7100 - ELECTRICITY	\$4,038.09	\$3,708.00
7500 - TELEPHONE	\$0.00	\$803.00
7900 - WATER/SEWER	\$60,017.30	\$74,160.00
Total UTILITIES	\$64,055.39	\$78,671.00
Total Expense	\$1,153,651.46	\$1,199,853.00
Operating Net Income	\$57,498.95	\$10,596.00

HDROA Gated Villages Income/Expense Report YTD as of June 30, 2023

The Canyons	Actual	Budget
Income		
INCOME		
Total INCOME	\$25,787.51	\$25,740.00
Total TRANSFER BETWEEN FUNDS	(\$41,000.00)	(\$7,000.00)
Total Expense	\$9,946.28	\$18,871.41
Canyons Operating Net Income	(\$25,158.77)	(\$131.41)
Chaco Compound		
Total INCOME	\$12,198.81	\$12,144.00
Total TRANSFER BETWEEN FUNDS	(\$7,500.00)	(\$7,500.00)
Total Expense	\$3,228.15	\$4,371.37
Chaco Compound Operating Net Income	\$1,470.66	\$272.63
Desert Mountain		
Total INCOME	\$138,550.30	\$138,240.00
Total TRANSFER BETWEEN FUNDS	(\$55,000.00)	(\$55,000.00)
Total Expense	\$86,388.62	\$81,173.09
Desert Mountain Operating Net Income	(\$2,838.32)	\$2,066.91
The Enclave		
Total INCOME	\$32,529.91	\$32,472.00
Total TRANSFER BETWEEN FUNDS	(\$16,000.00)	(\$16,000.00)
Total Expense	\$13,729.52	\$15,520.03
The Enclave Operating Net Income	\$2,800.39	\$951.97
Trillium		
Total INCOME	\$61,056.40	\$60,888.00
Total Income	(\$13,943.60)	\$35,888.00
Total Expense	\$22,003.29	\$26,277.08
Trillium Operating Net Income	(\$35,946.89)	\$9,610.92
Wilderness Compound		
Total INCOME	\$14,069.55	\$14,040.00
Total TRANSFER BETWEEN FUNDS	(\$28,000.00)	(\$3,000.00)
Total Expense	\$5,306.65	\$7,523.71
Wilderness Compound Operating Net Income	(\$19,237.10)	\$3,516.29
The Legends		
Total INCOME	\$34,063.77	\$33,984.00
Total TRANSFER BETWEEN FUNDS	(\$7,000.00)	(\$7,000.00)
Total Expense	\$29,106.97	\$23,798.46
The Legends Operating Net Income	(\$2,043.20)	\$3,185.54
Wilderness Cañon		
Total INCOME	\$15,291.67	\$15,276.00
Total TRANSFER BETWEEN FUNDS	(\$5,000.00)	(\$5,000.00)
Total Expense	\$4,998.19	\$7,578.37
Wilderness Cañon Operating Net Income	\$5,293.48	\$2,697.63

Reserve Account Balances

	9/30/2022	12/31/2022	3/31/2023	6/30/2023
MASTER	\$ 154,171	\$ 194,318	\$ 230,498	\$ 266,617
CANYONS	\$ 210,613	\$ 148,607	\$ 174,750	\$ 174,528
CHACO CMP	\$ 71,120	\$ 57,264	\$ 58,675	\$ 61,086
DESERT MOUNTAIN	\$ 257,925	\$ 272,177	\$ 282,821	\$ 287,330
ENCLAVE	\$ 49,257	\$ 53,294	\$ 47,064	\$ 51,254
LEGENDS	\$ 126,649	\$ 115,711	\$ 117,825	\$ 120,160
TRILLIUM	\$ 199,189	\$ 196,902	\$ 253,635	\$ 256,953
WILDERNESS CANON	\$ 19,078	\$ 20,336	\$ 21,594	\$ 22,911
WILDERNESS COMPOUND	\$ 116,954	\$ 117,952	\$ 134,082	\$ 135,529
TOTAL	\$ 1,204,956	\$ 1,176,561	\$ 1,320,944	\$ 1,376,368



High Desert YTD MARKET TRENDS Year to date 1/1/23 to 7/25/23

<p>Closed Sales 30 -64% from 2022</p>	<p>Average Sale Price \$915,916 +15% from 2022</p>	<p>Avg Price per sq.ft. \$294.55</p>	<p>Avg Days on Market 24 +82% from 2022</p>
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High Desert
6404 Gambel Oak CT \$1,450,000

SOLD
in 2-Days

SOLD North ABQ Acres
12309 Carmel NE \$1,100,000

SOLD

1.21 Acres LAND
9 La Luz Trl. \$395,000

.55 Acres LAND
41 Cedar Hill Pl. \$360,000

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Trim Back Your Overgrown Bushes And Replace Your Dead Trees



Justin Rodriguez

It's very hot out there and working in your yard is probably not high on anyone's list of priorities right now. Nevertheless, green things are still growing and if any of your bushes or trees are extending over the sidewalk or roadway, they must be cut back. Make sure any vines are not crawling up your stucco walls while you are at it, and check all sprinkler heads to keep them away

from those walls. Walls can be severely undermined by water spray.

While you are outside, look over your trees and shrubs. If any are dead, they should be removed promptly. If they look dry or brown, check your irrigation lines or look for signs of infestation. See Margo Murdock's article on page 24-25 for more details.

It's summertime and many of you are headed off for vacations in your RVs, or have visitors arriving to your house with their RV or trailers. Parking RVs or trailers in your driveway or on the street is prohibited without prior authorization. The Association typically allows up to 72 hours for loading and unloading, but many villages require a parking pass for extended parking. So, please give me a call at (505) 314-5862 and we can discuss what you need.

I want to thank the many High Desert homeowners who have called, emailed or stopped by to discuss their concerns and issues. It is always better to talk through a problem rather than rely on forms and regulations. I hope to continue to meet you and learn what is important to you and how we can best resolve problems.

Calling All Artists & Craftsmen: Sign Up for Studio Tour By August 31

Are you a High Desert homeowner who paints, sculpts, creates fiber art, jewelry or other art? Why not join the High Desert Studio Tour this year? It's set for Sunday, December 3 from 10 a.m. to 5 p.m. Artists will open their High Desert studios to their fellow homeowners. The deadline for artists to join is Aug. 31.

The Studio Tour was established in 2009 under Thea Berg and continued for years until the pandemic. The Tour began again in High Desert last December with an excellent turnout as visitors surveyed the creative efforts of High Desert artists. Thirteen artists displayed their work, with more than 60 guests signing guest books at homeowner Thea's house alone.

Homeowner Dagmar Beinenz-Byrd lives in The Highlands and is a fiber artist who knits, spins wool and dyes her own yarn. She decided to revive the tour and organized last year's event. Artists included potters, fiber artists, oil and watercolorists, jewelry designers, sculptors and silversmiths.

Dagmar is overseeing the 2023 Studio Tour again this year and is requesting that all interested artists contact her directly at dagmarbyrd@comcast.net. Already the Tour has attracted a number of High Desert artists and craftspersons. "We have room for more," Dagmar said. "This is a terrific event and a popular one. The Tour is a great way for homeowners to see what sort of wonderful projects their fellow High Desert homeowners are creating." There is a \$35 fee to become an exhibitor, which will pay for a website to advertise the event and purple balloons to highlight houses on the tour.



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5th Anniversary of High Desert Fire: What Have We Learned?

By Judy Pierson, Chair, Fire Preparedness Committee

On May 15, 2018, a fire started in High Desert at a construction site on Elena Gallegos Drive and spread rapidly across the arroyo, fueled by 30 mile per hour easterly winds. In the end, it destroyed seven acres and damaged 10 homes. In June 2019, another wildfire burned an area just east of the Wilderness.

So, what has HDROA done? The Board formed a Fire Preparedness Committee with active participation of Albuquerque Fire Rescue (AFR) Wildland Division. The first goal was to educate and motivate homeowners to “fire harden” their homes. The second goal was to approve new guidelines for landscaping and construction. The third goal was to join a fire preparedness network.

The question is not if there is a wildfire, but when. We know we cannot prevent wildfires from happening, but we can be prepared! Even homes in walled communities are at risk with our arroyos running along the backside of many walls, and fires anyplace in High Desert will generate embers that could travel to any home. No homeowner can ignore the risk. We have all learned much about wildfire, and we have more to do as individual homeowners and as a community. Perhaps we can beat the odds and avoid another wildfire in the next five years.

A Look Back at What Happened Five years Ago:

Thank you to ABQ Fire Rescue Wildland division for photographs.



Left: This fast moving brush fire started at a construction site spreading north across the arroyo and east fueled by 30 miles per hour winds. The arroyo had not had any fuel reduction for over 20 years so the dense brush and pinon trees quickly ignited, threatening nearby homes. Lesson: Smoking, outdoor fires or use of electrical tools must be used with water and extinguishers available. Homeowners must clear flammable vegetation or materials at least 6-10 feet to create a defensible space around the home. Dense brush in arroyos must be thinned by landscapers or goats at least annually to prevent a build-up of fuel for wildfires. Removing trees and bushes must be cleared by the Modifications Committee.

The fire intensified as it found the dense brush and trees in the middle of the arroyo. The wind quickly spread these flames up the open arroyo to the walls of other homes. More bushes and trees close to the homes ignited. Lesson: Maintain at least a five to 10 foot fire break of cleared grasses, large bushes and trees outside any wall adjacent to the arroyo. The association has a contract with Yellowstone to clear walls up to five feet for walled communities. For homes with arroyos, the recommendation is to thin the vegetation out 30 feet and remove dead plants and trees out 100 feet. Thinning of the brush will stall the intensity and spread of fire towards the home.



Above: Trees caught fire near the homes and became torches with flames shooting 20-30 feet into the air for a frightening display of nature gone wild. The heat was intense, melting windows and filling homes with smoke. Lesson: Do not have trees with branches closer than 10 feet from the home. Separate the trees by 10 feet from branch tip to tip to avoid fires jumping from tree to tree as shown here. Do not have plants under the trees which will ignite the tree by becoming “ladder fuel.” Pruning tree branches up no less than two feet and up to four feet prevents burning adjacent grasses or plants from igniting the tree. Turn off air conditioning system before evacuating to reduce smoke damage.



Above: In the end, seven acres of arroyo were destroyed with just stark charred chollas remaining. Brush along the road was spared because the wind was blowing to the northeast. Trucks from all fire units stayed onsite all-night monitoring for hot spots. Residents were able to return by evening except those whose homes could not be occupied until remediation was done, often up to six months later.

Lesson: We can take comfort in the skills and resources of our AFR Wildland fire department and the collaboration of all other departments in the region that came to help. Today the land is much the same although not charred. Native plants have not grown back. Pieces of charred wood can be found all over the area. Since then, many of the residents have brought in goats to reduce the size and density of grasses on their lots. Most homeowners have landscaped to remove or prune trees and to relocate flammable plants and grasses from near the home. They take fire seriously – as we all should.

Gated Village Committee Report

By Dan Kropp, Gated Village Committee Chair



Dan Kropp

The Gated Villages have been focusing on safety and security for the past few months.

Canyons, Desert Mountain and Trillium have new cameras with DVR capability. The office can access them remotely or via a phone app. The cameras should act as a deterrent and could possibly be used to view suspicious vehicles or persons in the area.

There was also a concern about exiting a village in a time of crisis if one did not have a vehicle, swipe card, gate key or code. Disabling a vehicle gate is one way to do this, and interested gated voting members were shown how to do this on the swing gates on July 25. There is also interest in installing a device on the inside of the community that anyone could push and the gate would open in an emergency. This is something that individual villages would decide as the expense would be borne by that village.

We also received a lesson on where to look for our village finances from Cindy Suitor. She walked us through where to find our current charges, and noted that snow removal for the villages was often incorrect. She worked with Brandy to get these charges corrected or dropped in all gated villages where they occurred.

We want to thank Brandy for getting the vendors for these projects and coordinating their completion. Our next Zoom meeting is August 10 at 7 p.m. An invitation will be sent to the gated voting members.

It's Not Too Late To Make Your Voice Heard!

By Mark Soo Hoo, Interim Voting Member Chair

Your community needs you, your ideas, your support, and your input! Out of the 12 Villages electing Voting Members this year, only The Canyons, Desert Mountain, Desert Highlands, Wilderness Canon, Chaco Ridge, Mountain Highlands, and West Highlands have enough candidates to fill the Voting Member ballot positions but all of these still do need Alternate Voting Members.

Aerie, Desert Sky, The Highlands, and Trailhead will either be under-represented or not represented at all for Voting Member business.

Look for ballots to arrive about the middle of this month. Please consider writing your own name on those vacant positions or encouraging your friends and neighbors to do so. Make sure your village is represented on important issues, such as electing board members, amending the bylaws, quarterly assessments, and tax issues, that can affect your quality of life, your property value and the overall safety and security of your community. Submit your ballots by early September!

Missed the deadline for submitting your name on the ballot? There is still time to become a Voting Member. Submit a Statement of Interest for board approval. You'll either fill out the form online or save and email it to: highdesertmanager@hoamco.com. Be sure to select Voting Member/Alternate.



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Association Tackles Issue of Maintenance and Repair For More than 11 miles of Common Walls & Fences

By Bill Pederson, Vice President, Board of Directors

I am sure all of you are aware that the High Desert community has numerous walls, fences and gates. Unless you take great pleasure in spending your time driving, walking, running or bicycling around High Desert you are probably unaware of just how many of each of these assets we do have. Until recently I do not think anyone had really given it much thought. The current issue with High Desert wall stucco has brought this question to the forefront. The purpose of this article is not to discuss that issue. Suffice it to say the Board has an ongoing effort to resolve that issue.

How Big Is The Wall Issue?

So how big is the issue of High Desert walls, fences and gates? Currently, the Board and Brandy Hetherington, Community Manager at HOAMCO, have undertaken an effort to exactly quantify that issue.

We have an effort underway to create an inventory of all the walls, fences and gates. This inventory will include the location of the asset, the type of asset, the size of the asset (linear length and square footage) and the condition of the asset.

Additionally, the walls and fences will be broken into reasonable size segments to facilitate putting out requests for quotes to perform the required maintenance. We hope to have this effort completed later this year. However, as a rough estimate there are on the order of more than six miles of stucco concrete block walls, about three miles of split face concrete block walls, more than two miles of wrought iron fences, 19 vehicle gates, 32 pedestrian gates and

maybe 250 to 300 wrought iron inserts in stucco walls. That is a lot of infrastructure that is now more than 20 years old, and very frankly in desperate need of maintenance.

The forces that degrade these assets are varied. Certainly, age is a significant factor. However, other factors such as wind erosion, UV from the sun and moisture all contribute to the degradation of the walls, fences and gates. There is very little we can do about time, wind and the sun except to see that the walls are maintained and repaired in the best possible way.

The effects of moisture on the other hand, can be somewhat mitigated. We cannot stop the rain or snow and the runoff. However, we can ensure that walls in particular are built to withstand the effect of the rain and snow. In the limited investigation I have done, I have found stucco walls that are flat on top without a curved crown to allow the rain and snowmelt to run off the top of the wall. Usually, these walls have bare exposed cinder block filled with concrete. Rainwater and snow melt can seep into the internal structure of the wall, eventually causing surface damage to the wall. Even if the wall has stucco or paint on top, water can still penetrate to the interior of the wall. One source of moisture that we as a community can control is water from irrigation. I would encourage everyone to make sure that you are not over-watering vegetation close to the wall and certainly not allowing any spray from sprinkler heads to hit the wall. The last source of moisture control for both the cinder block walls and the split face block walls is the drain ports built into the wall itself. These are usually a cinder block turned sideways or an actual two- or three-inch PVC pipe running through

Continued on Page 17



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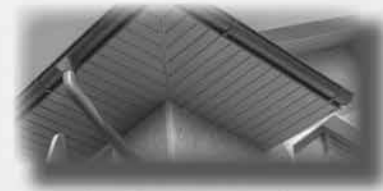
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Before

After



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Walls & Fences — From Page 16

the wall. I have found these drain ports plugged with dirt, blocked by wood and blocked with rocks and other debris. I have actually found many where one side of the port is below the ground level. These ports were installed for a reason –to allow excessive water runoff to quickly flow through the wall. If they are plugged, either accidentally or intentionally, the water will flow through the block wall causing damage to stucco and/or leaving white mineral deposits particularly on the split face block walls.

Who Is Responsible?

The next issue I would like to touch on is asset ownership and responsibility. This is a very complicated and often confusing topic. Ownership is dictated by the community at large, gated villages and private residents. Non-gated villages are part of the community at large. All stucco cinder block or split face walls on the street side are half owned by the community and are the responsibility of the community. The other side of those walls can either be owned and the responsibility of either the community (in a non gated village) or the gated village (at the end of street with common space next to the wall).

The other situation is that a wall is half-owned and the responsibility of the community with the other half of the wall owned and the responsibility of an individual home owner. The view fence that runs from Pinion Point along The Canyons and Desert Song and ends in Tierra Del Oso is the responsibility of the community. All vehicle and pedestrian gates in gated villages are the responsibility of the gated village. All vehicle and pedestrian gates in non-gated villages are the responsibility of the community. Also,

all wrought iron inserts are the responsibility of the community. As I am sure you are seeing, the ownership of assets and hence the responsibility for repair is a very complicated situation. When a wall is in need of repair and is a jointly-owned asset it may require that the community and an individual property owner need to share in the cost of that wall repair. It does not make sense to repair only one side of a wall that has issues on both sides of the wall.

Damage to Walls from Trees, Shrubs and Vines

The final issue I want to discuss is damage from vegetation in the form of trees, shrubs and vines. I have found various locations where tree and shrub roots are causing damage to a wall. This damage manifests itself in cracked walls, separation of wall sections at expansion joints and pushing over wall sections. As a community we will be starting the process of eliminating these issues caused by community vegetation. You, as an individual homeowner, will be contacted by us in situations where your vegetation is causing a problem with a wall. You will be asked to fix the problem. If the issue goes uncorrected and the wall section is permanently damaged you will be required to fix that section of wall at your expense. Lastly: vines. Vines are beautiful but they are devastating to stucco walls. Any vine growing over a wall will be trimmed back.

I hope this discussion on walls, fences and gates has been enlightening and thought provoking. We, as a community, have an enormous wall, fence and gate issue that has been ignored for far too long. It is time to start taking proactive measures to preserve these essential assets of our community. I would be happy to discuss this issue with anyone interested. I can be reached by email at wspederson@aol.com, or by phone at (505) 463-9246.



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Communication Committee Members Create Volunteer Poster

The poster below was created by homeowners Mark Soo Hoo, Mary Martin and Bill Freer, members of the Communications Committee, for use at High Desert events. The poster emphasizes the role volunteers take in running the community and the many areas where volunteers are needed. A QR code was included to make it easy for residents to find the Statement of Interest on the High Desert website. All potential volunteers are asked to fill out a Statement of Interest online. Note: Fire Preparedness has no Chair.

VOLUNTEER OPPORTUNITIES!

Your Voice is So Important!

Voting Members & Alternates are elected to watch over their village's infrastructure, vote for Board Directors on the residents' behalf, and more.

Nominating Committee helps fill positions of directors whose terms of office are expiring.

Contracts Committee examines vendor contracts and recommends new and renewing contracts.

Finance Committee makes recommendations for HDROA finances.

Communications Committee creates communications to keep you informed and up-to-date.

New Construction Committee ensures that new construction conforms to official standards.

Modifications Committee ensures that modifications to existing structures conform to standards.

Gated Villages Committee is a forum for gated villages to address common concerns.

Landscape Committee offers guidance and recommendations for community landscaping.

Natural Resources Committee helps protect and preserve natural resources.

Community Events Committee plans special community events.

Welcome Committee offers a warm and informative introduction to life in High Desert.

Tramway Cleanup meets twice a year to remove trash along Tramway just outside High Desert.

Board of Directors maintain association bylaws, establish budgets and set policies for the overall operations of the HOA.

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Go to HighDesertLiving.net/SOIForm and fill out a Statement of Interest or use this QR code:



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Five Commonly Asked Questions Voting Members Hear From New Homeowners About High Desert

When new homeowners move to High Desert, they often contact their village Voting Member with questions. Meghan List, a Voting Member from Chamisa Trail shared a list of five questions that often are asked by newcomers. We asked Brandy Hetherington, HOAMCO Community Manager, to review them and provide answers that are consistent with High Desert's rules and bylaws. The questions and her answers are below:

Q: Are there rules regarding wind chimes?

A: There are no specific references to wind chimes but the Master CC&Rs have references to prohibiting excessive noise or situations that create an unreasonable source of annoyance, in Section 12, Article 12.5(e). That may be a little legal gray area since what is unreasonable or annoying to one person is not to another.

Q: Is there a limit on bird feeders? (One neighbor blames her serious mice issue and increased number of snakes on a neighbor with five bird feeders.)

A: Again, there are no specific references to bird feeders, but going back to the same CC&R section (12.5(e)) there is a line in that re-

High Desert Bicycle/Car Collision At Academy/Imperata on May 15

In mid-May a bicyclist and car collided at the intersection of Academy and Imperata in High Desert. Police, ambulances, and a fire truck were called to the scene.

Vet-Sec Patrol Officer Wemek O'Rourke was on duty that day and saw the accident as it happened. "After stopping at a stop sign, the teenage boy on the bike peddled into the intersection and collided with a car. The teenager apparently assumed the driver had seen him but he hadn't. The boy and the car collided, the boy flew into the air and landed on his back. Another resident who was a retired EMT stopped immediately, checked the boy out and bandaged some scrapes but he seemed fine. He was checked out by emergency personnel that arrived and he was not taken away by ambulance. The driver of the car remained at the scene to speak to police and give a statement."

While there were no serious injuries, the accident highlights the need for both drivers and cyclists to pay special attention as they travel High Desert streets. Always make eye contact with drivers or bicyclists at intersections before proceeding. Do not simply assume the other person sees you on the bike or in the car.

New Mexico law states that all bicyclists are granted the same rights that apply to motor vehicle drivers. This means bicyclists have a right to ride in the road and share the road with other motorists. Cyclists must ride in the same direction as traffic and yield the right-of-way to others, when necessary. They must stop at stop signs and red lights, obey speed limits, pay attention to the road, and follow other road laws. In New Mexico, the same laws apply to electric bicycles. If there is a bicycle path, the biker must use it. Otherwise, the cyclist has the right to ride in the road. Every bicyclist riding in the road must stay as close to the right-hand side of the road as possible, except when passing or turning. Two bicyclists may ride abreast of one another, but a biker cannot share a lane with a motor vehicle (lane split).

restriction that talks about prohibiting activities "that create a danger to the health or safety of occupants of other units." There would have to be solid evidence showing that these feeders caused the issue. Also, the City of Albuquerque may be a better enforcement resource to deal with an issue like this because it would have the resources to make a determination about where the mice are coming from and why.

Q: Is there a limit on the number of flags someone can fly on their property?

A: The distinction that should be made is between flying United States flags and decorative flags. Even if HDROA had a U.S. flag provision, the New Mexico Homeowner Association Act supercedes that with this provision:

Chapter 47-16-16. Flags. An association shall not adopt or enforce a restriction related to the flying or displaying of flags that is more restrictive than the applicable federal or state law or county or municipal ordinance.

Decorative flags, antennas, and flagpoles can be regulated however. These guidelines below are in the High Desert Builder Village & Estate and Premier Sustainability Guidelines and spell out limits on decorative flags, antennas and flagpoles.

- *Special care should be taken to locate antennae or satellite dishes of any sort in areas on the roof that minimize the visibility from neighboring lots, common areas, streets, or public areas.*

- *Permanent and temporary flagpoles must be approved by the NCC. Flagpoles may not be higher than the highest point on the house adjacent to the flagpole location (excluding chimneys) and must be located within close proximity to the structure.*

- *Decorative flags, balloons, beacons or banners are not permitted on any lot except as approved by the NCC, MC, or Board of Directors for special events.*

Q: What course of action do we take when a homeless tent is noticed in an arroyo outside our wall?

A: It is recommended that residents contact High Desert Security Patrol Vet-Sec at 505-485-5658. Vet-Sec has been successful at moving people along from their camping spots. Vet-Sec can also call Albuquerque Police Department if a stronger response is needed. If there is an immediate threat to life or property, residents should immediately call 911.

Q: Should we consider taking village surveys when many opinions are needed?

A: In my experience, surveys can be a good tool depending on what you are trying to learn. But, sometimes surveys can muddy the goal a group is trying to accomplish or may even cause inaction. High Desert benefits from having Voting Members who can be a conduit for providing feedback on a larger scale.

In my past management experience, I typically saw about 10 percent of a community provide feedback on a project or idea, but I think that level of participation is much higher here in High Desert. Overall, I think surveys should be considered, but not always relied upon, since a survey might not accurately reflect the village or community as a whole.

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Village Spotlight

Trillium Was Established in 1995 as a Gated Village

Trillium is a gated village of 118 homes in High Desert, located between Academy and Spain on Cortaderia. One of the first villages to be established in High Desert, the documents were filed with the city on December 12, 1995, after those of Trailhead and the Highlands.

A beautiful private park with plenty of mature trees and a shaded picnic table structure is located in the center of Trillium and is used daily by homeowners to visit, relax or walk their dogs. Drivers enter their village by car using a clicker card through the vehicle gate on Cortadera while Trillium walkers can enter and exit through five keyed pedestrian gates located at the end of each street.

Trillium is represented by several Voting Members and one Alternate: Caroline Enos, Frances Lusso, Sharon Littrell-Marsh and John Morton, Alternate.

Sharon and her husband George Marsh (President of the Board of Directors) have lived in Trillium for three years after moving from another High Desert gated village.

“We have a great park here and big trees. They are what made Trillium seem inviting,” she said, adding that the five pedestrian gates allow Trillium homeowners quick and easy walking access to other areas of High Desert.

Sharon decided to volunteer as a Voting Member and also as Chair of the Welcome Committee because, she said, “I think peo-



This shady green park with a shaded structure is located in the center of Trillium.

Photo by Sharon Littrell-Marsh

ple have to contribute to their communities.”

Frances Lusso and her husband chose Trillium because the house they found there was just what they wanted. They discovered the village park was an added bonus. She served first on the Landscape Committee a few years ago. “One of our neighbors and a former Voting Member asked me to apply as a VM so I decided to give it a try. I have always been involved in the neighborhoods we have lived in,” she said.

Trillium residents meet monthly or every other month to discuss important gated village issues. They moved their regular August 1 National Night Out celebration to a Saturday morning in September to beat the heat.

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The High Desert Gardener

Keeping Your Trees Healthy

By Margo Murdock
High Desert Resident

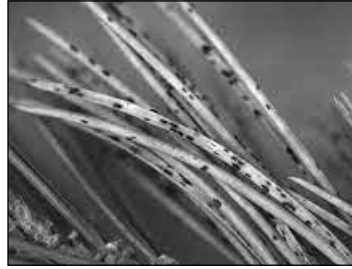


Margo Murdock

If you have noticed the dead pinons (and other varieties of trees) in the common areas, you may wonder what happened and how you can protect your own trees. Those trees were stressed. There are a number of reasons why a particular tree may be stressed. My guess for those in the common area is that these trees had their living mulch (native grasses) cut low, the sun heated the soil where their roots were growing, the roots dried out, and then the roots died. The top of the tree follows what's happening to the roots.

What I want this article to do is help you identify tree stress you may encounter on your own property, understand what the common causes are, and then suggest some strategies you can put in place. What are signs of tree stress? Here are some of the most common signs:

- Crispy edged leaves, wilting leaves, leaves or needles dropping (heat stress).
- Gradual color change from dark needles or leaves to lighter colored ones (heat and lack of water). This may take years to occur.
- Leaf loss at the top on deciduous trees (bare branches, but it's a root issue), outer needles browning on conifers (heat stress or lack of water).
- Pest infestation: borer holes and frass (insect poop), needle scale, beetles (any stress causes pests to help the tree decay).



These needles are from a pinon tree that is suffering from needle scale, a pest infestation that is a clear sign of a stressed tree that needs attention with a horticulture spray.

• Slow growth relative to others of the same species (planted too deep or labels/wire/burlap left on at planting).

The causes vary greatly over the life of the tree, but many occur when the tree is first installed. That makes them difficult to recover from later on as the tree increases in size.

Planting Issues:

- Location/space – not enough for mature tree, results in the need for more pruning over the life of the tree so it “fits” the space. Pruning removes leaves/needles, which are the food factory for the tree. If a tree’s dimensions are 30’x 20’ (a pinon), then the roots require 15’ from the trunk in a circle. When the tree is planted in a 6’ space, it’s a “tree in a box.” It can only grow until it runs out of root space. This is the reason parking lot trees die as they grow larger.
- Poor species selection (choose native or adapted) or poor quality stock (look at the root system and bark). Non-adapted species have problems in our environment and take more work to

Continued on Page 25

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Keeping Your Trees Healthy -From Page 24

keep alive.

- Soil – is it compacted or does it need more organic matter? If the tree needs more organic matter, improve the soil in the total mature footprint (e.g. 30' in our example). Most native trees don't require soil improvement.
- Ties or burlap are left on or circling roots. In container plants if roots are circling you can see this at the pot edge or from growth out the bottom holes.
- Planted too deep. You should see the trunk flare at the base and the topmost root should be showing when planting. This is a very common problem. Grab the trunk of a smaller caliper tree at chest height and pull it towards you. If it "wobbles," then the roots haven't set.
- No mulch applied (living mulch like our native grass ground-cover works, too). Apply wood chips 3-4 inches deep on top of the soil, not piled up on trunk. You should see the trunk flare at the base after applying the mulch. Mulch slows evaporation and helps maintain cooler (or warmer in winter) root temperatures. Our Landscape Committee recommends putting wood chips around the tree and keeping them moist at all times to mitigate fire and maintain moisture.
- Mechanical damage - scrapes and broken branches during transportation; gashes, scrapes, or cuts during planting
- Staking for more than a year. If it's staked too tightly it damages the bark. If the tree stands up properly, it won't need staking.

Irrigation Issues:

- Lack of water is the most common issue in Albuquerque. If

there is too much, you get fungal problems. Test the soil for moisture with your finger to see which it is.

- Watered at the trunk only. Roots at the trunk are the arteries. Water your tree roots from the drip line and outwards. Note that as trees grow the irrigation needs to move outwards and the circle grows larger in circumference.
- One-sided watering instead of 360 degrees around the tree. Maybe a driveway or foundation impedes this. Tree roots often follow the edge of a sidewalk where water runs off or under the walkway/foundation where condensation occurs.
- Leaks. Tree roots grow where water is present. They do not go searching for water. They follow sewer trenches because the soil is looser and there are often leaks.

Use the water you have for trees and shrubs – your highest value investment. Design for water conservation using berms and swales for water harvesting. The CC&Rs and Supplements have good instructions on berms and swales. Please consult them and apply to the Modification Committee for approval prior to installing them. Use the "free" water first. It's often better quality water for plants and humans.

Care Issues:

- Fertilizers push growth. If a tree needs to be in defense mode because it's stressed, fertilizing is a waste of time and money.
- Improperly applied herbicides nearby. Pesticides, fungicides, or other chemicals not applied according to the label or in improper weather conditions, such as too windy or hot. Reduce your use and if used, apply according to the label.
- Lack of nutrient recycling. Reduce the amount of debris clean-up you do. Debris is the tree recycling its nutrients so it can use them again. An exception is large leaves that won't break down easily (shred them) or infected leaves (remove them).
- Mechanical damage from mowers, string trimmers, or other equipment which can damage vascular tissue or open trees to insect/disease issues. Poor pruning cuts can cause stress followed by pest invasion.
- Animal damage (deer, rabbits, birds). Exclusion (e.g. fencing or wraps) is the most common method of control.
- Prune out broken branches from wind damage.

Hopefully if you recognize stress in your trees and you work to reduce the stress, your trees will appreciate your hard work by looking good and living well.

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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 following page for names and contact information

- 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 listed below.

- **Crime Awareness Liaison:**

Position open: Contact HOAMCO if interested.
hdcrimprevtn@googlegroups.com

- **Welcome Committee:**

Sharon Littrell-Marsh: sharonlittrell@hotmail.com

- **Landscape Committee:** Camille Singaraju:

bsingaraju@msn.com

- **Voting Members Interim Chairperson:**

Mark Soo Hoo: 1drpad@gmail.com

- **Gated Village Committee:** Dan Kropp: GVEman@gmail.com

- **Tramway Cleanup Project:**

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

- **Fire Preparedness Committee**

Position open: Contact HOAMCO if interested.

- **Communications Committee:**

Reg Rider and Susan Camp:

CommunicationsCommittee@HOAMCO.com

- **Documents Review Committee**

Harrison Jones: hjonesaz@gmail.com

- **Natural Resources Committee**

Russ Rhoades

rrhoades10@comcast.net

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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President: • George Marsh	4/2023-4/2025
Vice President • Bill Pederson	4/2022-4/2024
Treasurer • Steve Hartig	4/2023-4/2025
Secretary: • Bob Howell	4/2022-4/2024
Director: • Ray Berg	4/2022-4/2024
Director: • Camille Singaraju	4/2023-4/2025
Director: • Harrison Jones	4/2023-4/2025

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

(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 8:30 a.m. - 5 p.m.

Management Staff:

• Community Manager: **Brandy Hetherington,**

(505) 314-5862 bhetherington@HOAMCO.com
highdesertmanager@HOAMCO.com

• Assistant Manager: **Erin Brizuela** (505) 314-5862

ebrizuela@HOAMCO.com

• Violations Coordinator: **Justin Rodriguez,** (505) 314-5862

JRRodriguez@HOAMCO.com

• Administrative Support: **Salena Allison,** (505) 314-5862

sallison@HOAMCO.com

• **High Desert Security:**

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

• **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-November 2023.

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

• Ad deadline for the November issue: Oct. 23, 2023

• Copy deadline for the November issue: Oct. 30, 2023

Board & Committee Meetings

• **Modifications Committee Meetings:**

All requests processed by email. Write HOAMCO at
highdesertmanager@HOAMCO.com. For information on
 submissions, see HD website at www.highdesertliving.net.
 Submission deadlines: Sept. 1, Oct. 6, Nov. 3.

• **Board of Directors Meetings:**

Sept. 19, Oct. 17, Nov. 21, 2023, at 5 p.m.

Zoom meeting

(Note: Board meetings are now held monthly at 5 p.m.)

• **Voting Members Quarterly Meeting:**

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

Zoom meeting. Obtain link on website.

• **Town Hall Meeting:**

Thursday, August 17 and Thursday, Nov. 16, 2023,
 at 6 p.m. (Note: all Town Halls will now begin at 6 p.m.)

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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 Community Association Manager, Brandy Hetherington: highdesertmanager@HOAMCO.com: (505) 314-5862
 The Apache Plume is edited by Editorial Enterprises, Rebecca Murphy: EEnews@outlook.com: (505) 377-7227
 Communications Committee, Co-Chairs Reg Rider, Susan Camp: CommunicationsCommittee@HOAMCO.com



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SHARON'S HIGH DESERT HOMES SALES UPDATE!

High Desert Homes are Selling at a brisk pace. The Albuquerque and High Desert real estate market activity continues to be solid with increases in home values. Low inventory and strong demand are driving sales, and buyers are still willing to afford the current interest rates. Buyers are looking for High Desert Homes. Now is still a good time to sell your home while the the market sales are strong and with a low home inventory supply.

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HIGH DESERT HOME SALES ACTIVITY

3 Homes FOR SALE average asking price \$545,967 at \$289.86. per sf
4 Homes PENDING average asking price \$581,225 at \$279.86 per sf
29 SOLD this past year (12 mo) average sold price \$552,860 at \$279.92 per sf

HIGH DESERT ESTATE PROPERTIES SALES ACTIVITY

7 Homes FOR SALE average asking price \$1,417,714 at \$338.54 per sf
3 PENDING average asking price \$1,582,667 at \$324.20 per sf
43 SOLD this past year (12 mo) average sold price \$1,104,556 at \$299.48 per sf

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