

Apache Plume

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

November 2020

In an Association First, New Board Members Elected From the Floor at Virtual Zoom Meeting

It was a meeting unlike any other Annual Meeting over the last 20 years in High Desert. Not only was it a virtual meeting held via remotely via Zoom during a pandemic, the slate of four Board candidates presented to Voting Members by the Nominating Committee was not accepted as a whole.

Rather, two nominees made from the floor, Ray Berg and Reg Rider, (both previous presidents of the Board of Directors in years past) were elected along with just two from the slate — Robin Troy (reelected) and Scott Fletcher (new to the board). Previous Board Treasurer Tom Murdock and former Vice President David Bentley, both up for reelection, did not receive enough votes to gain seats.

The Annual Meeting is normally held in April with Board members elected by Voting Members. This year, due to the pandemic, no large groups were permitted to meet in New Mexico and the Annual Meeting was delayed twice and finally scheduled to be held virtually on Zoom October 29, 2020.

Normally, the Nominating Committee accepts Statements of Interest in the spring, conducts interviews and presents a final slate of nominees to the Voting Members for a vote. While the High Desert bylaws allow nominations to be made from the floor, no nominations have ever been seconded or gone on to a final vote.

The seven members of the Board of Directors each serve two-year terms beginning in April. The terms are staggered with three or four directors' terms expiring each April.

An additional seat on the board opened up after the resignation of President Clay Wright the day after the Annual Meeting. Clay resigned, writing, "Over the past 18 months I have volunteered lit-



erally thousands of hours upholding our governing documents. I have done my part." Since his two-year term does not expire until next April, his resignation required an appointment by the board to fill his slot until those elections. The new Board voted to appoint Camille Singaraju, Sunset Ridge, to fill Clay's term.

The Zoom meeting was chaired by then president Clay Wright with more than 40 homeowners tuning in virtually via Zoom. Despite the unfamiliar technology to many, the meeting ran smoothly with candidates for election speaking to the Voting Members and answering questions. Ballots were presented on screen for Voting Members to mark. Ballots were counted the following day and winners announced that afternoon.

Nominating Committee Seeks Statements of Interest for April Election

The next election of new Board members will take place in just a few months. The regular Annual Meeting of the Voting Members is scheduled for April 29, 2021 when Voting Members will elect four new members to the Board of Directors

The two-year terms of Directors David Williams and Neil Wetsch will each end in April 2021. Director Camille Singaraju's term will also end. She was appointed in November 2020 to fill the 2019-2021 term of Clay Wright who resigned in October. The fourth seat and two-year term was originally filled by Brett Rayman for the period April 2019-2021. Brett moved to Georgia and the seat was filled by Robin Troy through Board appointment. The Nominating Committee will be seeking homeowners interested in running for office to fill the four open two-year term seats.

Statements of Interest (SOI) can be found on the High Desert website at www.highdesertliving.com, or obtained by calling HOAMCO at (505) 314-5862. Homeowners should fill out and submit an SOI to HOAMCO by mid-February 2021. The Nominating Committee will interview candidates in March and submit a slate of candidates to Voting Members to consider at their Annual Meeting. See the website for updated information and the name of the new Nominating Committee Chair.

New Board Elects Reg Rider as President, Ray Berg as VP/Treasurer, Robin Troy as Secretary



Reg Rider
President

The newly elected 2020-2021 High Desert Board of Directors met virtually on Zoom Tuesday, November 3, to elect officers and appoint a homeowner to fill the position vacated by Clay Wright's resignation.

The Board unanimously elected Reg Rider as President, Ray Berg as Vice President/Treasurer, and Robin Troy as Secretary.



Robin Troy
Secretary



Ray Berg
VP/Treasurer

The Board voted to appoint Camille Singaraju, Sunset Ridge, to fill the remainder of Clay Wright's term which ends next April.

Other Directors on the Board are newly elected Scott
(Continued on Page 7)

President's Summary

By Reg Rider, HDROA President



Reg Rider

I look forward to serving the residents of High Desert as a member and as President of the Board of Directors. I will be spending the coming weeks coming “back up to speed” on the workings and activities of the community since I last served on the Board in 2012. My focus is going to be on keeping High Desert a highly desirable location to live in the Southwest. I need the help of all of you

to make this happen.

I want to express my appreciation and thanks to the members who just left the Board. Tom Murdock, Clay Wright, David Bentley and Janet Brierley served our community faithfully for many years. I will single out Tom Murdock for a special thank you for setting and keeping this community on a solid financial footing for the past 15 years. Thank you, Tom.

The Future

Your new Board has several challenges that we will need to address. First are the normal changes that any “maturing” community sees. Plantings and vegetation that once met the standards set up by our covenants and guidelines now stretch the definitions of desirability. Plants chosen because of their maximum heights in their natural environments easily exceed those growth norms when watered and fertilized frequently. Changing desires by homeowners also come into the equation. Other than landscaping, most of us when purchasing a resi-

dence typically set about to make certain adjustments to the property that makes it “ours” and improves the livability of the home. While there are many great ideas out there, the impact on the overall community and neighbors must be taken into account before the projects are put into place. This is where our covenants and the Modifications Committee come into play. Reexamining the covenants and guidelines may at times also be in order.

Improvements to a property can be as simple as landscaping, adding a new room, swimming pool, central air conditioning, etc. The list is almost endless, but each must be carefully examined for its impacts. Solar power is an improvement that can have a huge impact on the neighborhood depending on how the installation is accomplished. HDROA is all in favor of solar power, but we must work together to make it acceptable to all involved. Again, this is where our covenants and the Modifications Committee come into play.

We have three contracts that provide Management, a Security Patrol and Landscaping for our common areas. Each of these contracts come up for re-compete every three years. Our new Board will be examining the performance of these contracts in order to get the best product we can for the community.

How Can You Help

I have continuously been impressed since coming to High Desert by the dedication and involvement of the residents in committing their time and resources to making this community a resounding success. Your new Board of Directors has taken the position that decisions affecting the future of this Association should have the involvement of the community in studying the options and developing acceptable solutions. This means that we will need volunteers from the community to participate on committees and forums to help solve issues as they come up. We will be hosting Town Meetings in the near future to talk about community issues and possible solutions. I look forward to meeting all of you.

Another key way that all residents and owners in High Desert can help is in the enforcement of our covenants. While every association, ours included, has methods of enforcing covenants it ultimately falls on the cooperation of each resident to work within the guidelines developed by HDROA to ultimately “maintain and enhance our property values.” While some of the guidelines sometimes may seem arbitrary and counter to our individual desires, they have all been developed with the intent of “maintaining and enhancing all of our property values.”

Security is a subject near and dear to each of us. Maintaining security is a cooperative effort that utilizes the eyes and ears of every resident. You know what is normal in your immediate neighborhood; questioning exceptions to the norm is the first big step in preserving security. Our partnerships with APD as well as Neighborhood Watches, High Desert Courtesy Patrol, and social networks are all methods that work together to keep our community safe. But, if a criminal activity is occurring PLEASE CALL 911 FIRST and our Courtesy Patrol second.

I look forward the coming year and working with the residents of this great community.

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Why Do Stucco Repairs Take So Long?



By *Lynnette Rodriguez,*
Community Association Manager

As the association continues its community-wide stucco repair project, a number of questions have been directed to me about the process.

Some homeowners see stucco work begin in the common areas and then it appears that the project is left half completed. They call HOAMCO to ask why the project was apparently abandoned. We explain it is still ongoing and that many of the stucco processes must be left to dry for weeks at a time.

The general process to complete a stucco repair on a High Desert common wall includes eight to nine steps, depending on the location and the original underlying problem. Some problems are worse than others. Many areas require complicated mesh inserts, lengthy drying times and repainting. Most sections are finished in six to eight weeks depending on prevailing weather conditions, material availability and overall landscaping restrictions.

Here is a brief outline covering the steps to make a repair:

1. The area to be repaired is first power-washed to remove all loose and failing material and is then allowed to dry. An area takes five to seven days to fully dry.
2. A bonding agent called Bond Crete is applied to ensure the proper adhesion of the polymer-modified adhesive base coat. This normally takes another seven to 14 days to cure before the polymer modified adhesive base coat is applied.
3. Before the adhesive base coat is put on, heavy duty mesh (20 ounce) or fiberglass mesh is installed in areas needing the highest impact resistance.

4. After any necessary mesh installation, the polymer modified adhesive base coat is applied the same day. One to two weeks drying time is required for the base coat.

5 Now the polymer adhesive based stucco is applied. If a fiberglass crack mitigation screen is needed, it will be applied the same day. These will need yet another seven to 14-day drying period.

6. A curing phase is necessary now to ensure proper PH of the cementitious base coat after applying the polymer modified adhesive base coat. This could require a 10-14 day curing period.

7. The next step calls for AkroFlex Sanded primer to be applied. It is used to promote bond strength, color consistency, and uniform suction, while increasing water resistance. It requires a 5-7 day drying process depending on prevailing weather conditions.

8. Now an application is applied of StyroGlue Plus Base, a 100% polymer-based, water-resistant rubberized cement used to mitigate water penetration through the stucco.

9. Finally, AkroFlex Malibu Finish is rolled on—a 100% acrylic based finish which provides a flexible, durable, integrally colored finish to match the color of the common walls in each community. This final process normally covers a 7-14 day period for the final application of the material.

I hope this outline explains the complicated stucco process. Stucco repairs will continue throughout the community over the next several months. Thank you for your patience! As a reminder, please email any common area stucco issues you see throughout your village. It's important to take at least one photo and provide cross streets. Stucco repairs are being made based on the wall's structural integrity. Areas that are found to be unstable will be repaired before an area that shows cosmetic damage or surface damage. I look forward to continuing this project which in turn keeps High Desert looking well-maintained and aesthetically pleasing.






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HOW WILL THE 2020 ELECTION AFFECT REAL ESTATE IN ALBUQUERQUE AND IN THE NATION?

Whether we're ready for it or not, the 2020 presidential election is happening. As if this year hasn't brought enough uncertainty, an election could be causing people to question their buying and selling plans...again. Rocky political environments can create instability in the stock market, causing consumer confidence to drop. But the real estate market isn't rocky...it's rock solid! And delaying plans could mean you are missing out on once-in-a-lifetime affordability. The Real Estate Market Might Slow Down, But Not for Long.

Historically speaking, home sales typically slow down in the fall following the spring and summer rush. BTIG, a research and analysis company, looked at new home sales from 1963-2019 and noted an average decline of -9.8% in November compared to October. In that same report, they noticed that this decline becomes slightly more exaggerated in presidential election years, dropping as much as -15% from October to November.

So, why the decline? Buyers and Sellers are just becoming more cautious during that time. This caution is temporary, and ultimately results in deferred sales, as the economy, jobs, interest rates and consumer confidence all have far more meaningful roles in the home purchase decision than a Presidential election result in the months that follow.

Considering the current state of real estate across the country, we can anticipate that while a slow down may occur, its effects will only be temporary. Home sales have remained strong throughout the last couple of winters, and the competitive nature of today's current market suggests this year should be no different. The First Year After an Election is the Best for Real Estate.

While presidential election years may cause consumer weariness, another study looked at how the housing market performs after, too. Meyers Research and Zonda, a leading real estate research firm, found data that the year following an election can be the best of the presidential term for home sales.

While this is definitely not your typical election year (understatement of the century), experts believe that once the election is over, we could see the real estate market perform even better in the months following. I'll keep you informed.



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SOLD

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High Desert Patrol Report: July-September 2020

Call Type:	July	Aug.	Sept	Call Type:	July	Aug.	Sept.
CRIMINAL/				(Lost) Property	1	3	2
CRITICAL EVENTS:	–	–	–	Gate Issues	12	5	5
Assault/Fight	1	0	1	Street Lights/Maintenance	0	0	0
Breaking/Entering: Home	5	1	1	OTHER:	–	–	–
Breaking/Entering: Vehicle	1	3	2	Animal Control Calls	0	0	0
Construction Site Burglary	0	0	0	Abandoned Vehicle Calls	1	0	1
Dwelling Fire	0	0	0	Snake Calls	0	0	0
Vehicle Fire	0	0	0	Vacation Home Checks	17	8	24
Grass/Wild Fires	2	0	0	Security Inspection	197	167	193
Medical Emergency	0	0	0				
Alarms	3	8	1				
Suspicious Person/Vehicle	6	12	9				
Vandalism	3	10	12				
TRAFFIC EVENTS:	–	–	–				
Vehicle Crash	0	0	0				
Parking Violations	4	4	0				
PREVENTION & NUISANCE:	–	–	–				
Loud Music/Party Noise	5	1	0				
Salesperson/Solicitor	1	1	0				
Open Door/Window/Garage	8	8	8				
Notices Posted on Residences	0	0	0				
Pool Issues	0	0	1				
QUALITY OF LIFE:	–	–	–				
(Lost and Found:)	–	–	–				
(Lost) Children	0	0	0				
(Lost) Pets	0	1	1				

Security Contact Numbers:

- In the event of a true emergency (a crime in progress or a life-threatening situation) call **911** immediately. Residents should then follow up immediately with a call to G4S Security Patrol at **(505) 485-5658**.
- For urgent, but non-emergency situations (a suspicious person or vehicle, an annoying salesperson, a loud party, an animal complaint, etc.), call the G4S Security Patrol at **(505) 485-5658**.
- For routine calls (such as notifying G4S of vacation dates, etc.) you should also call the Security Patrol at: **(505) 485-5658**, or go to www.highdesertliving.net, click on *Community Safety* and then *Safety Tips* to see contact numbers.



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High Desert Dermatology Welcomes Niki Manole Ninopoulos, PA-C

Niki Manole Ninopoulos was born and raised in Albuquerque, New Mexico. She graduated Magna Cum Laude from the University of New Mexico with a Bachelor of Science in Psychology and Spanish and a minor in Biology. After graduating, Niki worked as a Research Scientist at the University of New Mexico's Center on Alcoholism, Substance Abuse, and Addictions while simultaneously shadowing and learning from a few of Albuquerque's great physicians. She was then given the opportunity to continue her medical education through the University of New Mexico Physician Assistant Program where she received her Master of Science in Physician Assistant Studies. She was also awarded the UNM PA program award of excellence.



Niki Manole
Ninopoulos, PA

Niki's first encounter with Dr. Carey was many years ago. As a young woman, Niki struggled with acne and was a patient of Dr. Carey's. Her passion for dermatology grew after seeing what a profound difference he had on her life. She is honored to work alongside the great providers at High Desert Dermatology to deliver the same exceptional care she received as a patient.

When not at work, Niki enjoys spending time with her husband and young son. She is actively involved with the Greek community of Albuquerque and also enjoys baking and reading.

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Voting Member Elections — *from page 1*

Fletcher, Dave Williams, and Neil Wetsch.

Reg Rider, Sunset Ridge, is a retired USAF Brigadier General. He was born and raised in Oklahoma and Kansas and graduated from UNM with a Masters in Mechanical Engineering in 1973. He spent 27 years in the Air Force, flying B-52s and commanded at the squadron, group and wing levels. After the Air force he worked for three Defense Contractor companies in Washington, D.C. He and his wife moved to High Desert in 2005. He was elected to the High Desert Board of Directors in 2008 and later served as its president.

Ray Berg retired as a research engineer from Sandia National Laboratories in 2005, He and his wife Thea moved to High Desert in 2001 and they spent years trekking throughout the world until Ray had a hiking accident in 2015. Ray was a member of the Board of Directors from 2005-2010 and president for five of those years. He has served on numerous committees.

Scott Fletcher is retired after a working as president and CEO for an aviation division. Prior to moving to New Mexico, he lived in Tulsa, Ok. where he was president of a homeowners associa-

tion with 240 houses. He has worked extensively with non-profit organizations both in leadership roles and as a member.



**Board Director
Camille
Singaraju**

Camille Singaraju, appointed in November by the board to fill the term vacated by Clay Wright, is a Santa Fe native. She holds a masters degree in pathology and spent a career in hospital and emergency management. She and her husband moved to High Desert in 2015 where she has spent many volunteer hours on the Wildland Fire Prevention Working Group for High Desert.

Robin Troy was reelected October 29 to the board. She is originally from Hobbs, N.M. and worked for 20 years in medical management and outside sales for 15 years. Robin has taught Bible and life skills classes for a number of years and served on the Board of Love, Inc. She and her husband moved to High Desert three years ago. She had volunteered on the Welcome Committee before agreeing to fill a vacant slot on the Board vacated by Brett Rayman who moved to Georgia.

Dave Williams, a retired Naval officer, and his wife moved to Pinon Point in 2002, serving on the Board of Directors for one year before moving in 2016 to Manila where he served as a U.S. diplomat for two years. He retired from New Mexico Tech as a security research center administrator prior to accepting the diplomatic post. He was reelected again to the Board in 2019.

Neil Wetsch retired after 30 years spent as a financial advisor for Merrill Lynch. He moved to Desert Mountain in 2016. He ran for the board in 2019, he said, to help assure that the community maintains its integrity, values and ambiance.



**Board Director
Neil Wetsch**



**Board Director
Scott Fletcher**



**Board Director
Dave Williams**

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Crime in Albuquerque

By Dr. Janet Brierley, Crime Prevention Liaison



Dr. Janet Brierley

The photograph you see on the right is taken from actual footage recorded at 4 a.m. on the security camera at a home in one of our gated villages. The homeowner ran out and disturbed the man but despite a rapid response from the police and G4S, the man managed to escape apprehension. Most readers will find it shocking to see this act of attempted burglary in progress and want to prevent it occurring at their homes.



A homeowner's video captured this attempted vehicle break-in.

5. Lock the door between the garage and the house.



6. Remove identifying paperwork, especially the registration and insurance, from the glovebox. Why do this? Imagine you are parked at church and your car is broken into. With those documents in hand, the thief knows where you live and roughly how much time they have to go and

There are several lessons to be learned.

1. Park your vehicle in the garage if at all possible. In some cases, size limitations prevent this, but frequently it's because the garage is too full of stored items for a car to fit in there. It might be a time to consider what is more valuable; the old exercise bike or your car?

2. Living in a neighborhood with a security patrol and even in a gated village does not stop these crimes from occurring. It may add an extra layer of protection, but you must still take precautions to reduce your risk.

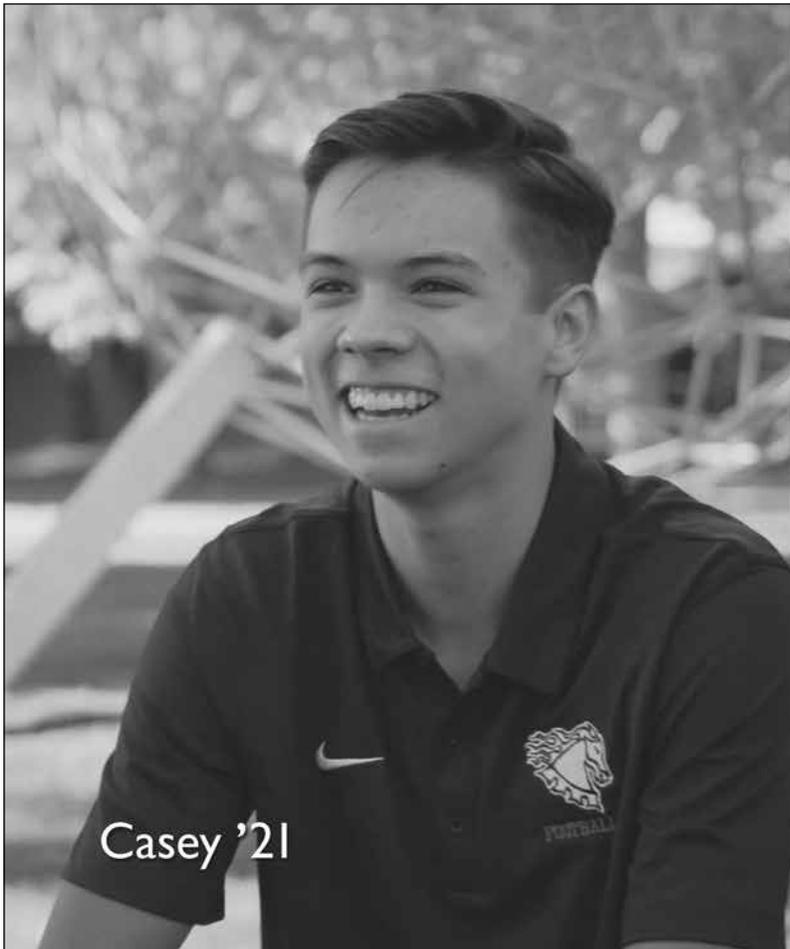
3. Remove everything from view in your vehicle before leaving it. This includes gym bags, shopping bags, briefcases, items of clothing, and especially your garage door opener. If the criminal gets hold of the latter, then you may find an unwelcome visitor inside your house.

4. If you park outside and have a "Homelink" style garage door opener, lock the garage door that it controls.

rob your house.

7. For the same reason, relabel the 'home' directions in your satellite navigation system. It presents the ideal opportunity to a thief wanting easy directions to your house.

According to police reports, in High Desert there is a greater risk of thieves attacking our vehicles than our homes. In addition to targeting autos parked in driveways, there has been a recent crime spree occurring in broad daylight against cars parked at High Desert Park. Get into the habit of performing the simple steps outlined above and it will help to protect your car or truck.



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High Desert Treasurer's Report: 1st Quarter Fiscal Year 2020-21



Tom Murdock

*By Tom Murdock
Treasurer, Board of Directors*

For the first quarter of the 2020 - 2021 fiscal year, the Master Association had an income of \$313,389.72 which was \$3,401.00 (1.1%) less than initially budgeted. Mandated transfer to reserves of \$19,152.50 resulted in a net income of \$294,237.22. Expenses totaled \$337,377.97 and were \$31,717.49 (10.4%) over budget, resulting in an operating net loss of \$43,140.75.

Gated Villages

The Gated Villages had a combined income of \$84,076.89. Expenses of \$73,303.47 and reserve contributions of \$24,813.50 totaled \$98,116.97 which yields a combined gated village operating net loss of \$14,040.

Reserve Accounts

The Association reserve accounts remain healthy and fully funded as mandated in the current reserve study. The Master Association had a balance of \$720,160.36 in its reserve checking and CD accounts. The Arroyo Reserve account balance was \$107,548.72. The gated villages had a combined reserve checking and CD balance of \$1,154,447.37.

Other

As of September 30, 2020, the High Desert Residential Owners Association had cash assets of \$2,803,562.30.

Overdue Accounts

As of September 30, 2020, 90 owners had accounts receivable balances totaling \$108,260.87 which is a delinquency rate of 8.7%. Of note is the fact that the top seven delinquent owners (those owing \$2,000 or more) account for 76.9% of the total receivables.

The Association continues to remain well-positioned to meet all of its financial requirements and obligations.

• See more Treasurer's Reports on page 11 •

Reserve Account Balances

HDROA Reserve Account Balances as of 30 September 2020

Master	720,160.36
Arroyo	107,548.72
Canyons	198,050.21
Chaco Compound	57,521.36
Desert Mountain	271,148.69
Enclave	126,418.58
Legends	124,376.33
Trillium	262,378.20
Wilderness Canon	12,905.02
Wilderness Compound	101,649.00
Total	1,982,156.47



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HDROA Income/Expense Report Year-to-Date as of September 30, 2020

INCOME	
HOMEOOWNER ASSESSMENTS	\$ 292,140.00
COST SHARING - ALTEZZA	20,669.49
ASSESSMENT INTEREST	0.00
ASSESSMENT LATE FEES	0.00
LEGAL/COLLECTION FEES	335.00
GATE REMOTES	-
INTEREST INCOME	951.23
UNREALIZED GAIN/LOSS	-756.00
RECOVERY OF BAD DEBT	-
PENALTIES/FINES	50.00
OTHER INCOME	0.00
INCOME	313,389.72
TRANSFER TO RESERVES	-19,152.50
Total INCOME	294,237.22
EXPENSES	
ADMINISTRATIVE	
ADMINISTRATIVE SUPPORT PR	\$19,478.82
BANK CHARGES	\$50.00
INSURANCE	\$4,525.57
LIEN/COLLECTION COSTS	\$175.00
OPERATIONAL SUPPORT	(\$6,317.90)
BOARD/VOTING MEMBER MEETINGS	\$603.45
OFFICE EXPENSE	\$242.71
POSTAGE	\$0.00
PRINTING	\$884.28
MAILINGS	\$988.58
BILLING STATEMENTS	\$2,288.74
RESERVE STUDY	\$0.00
COMMON AREA	
STREET REPAIR & MAINTENANCE	\$0.00
LANDSCAPE	
LANDSCAPE MAINTENANCE	\$46,598.78
LANDSCAPE REPLACEMENT	\$4,482.22
LANDSCAPE OTHER	\$13,965.50
ARROYO & POND MAINTENANCE	\$5,736.80
EROSION CONTROL	\$4,678.88
IRRIGATION REPAIR & MAINTENANCE	\$11,502.02
PET CLEANUP	\$7,365.72
TRAIL MAINTENANCE	\$2,852.21
LANDSCAPE PROJECTS - MASTER PLAN	\$0.00
PROFESSIONAL FEES	
ACCOUNTING/TAX PREP FEES	\$4,315.00
CONSULTING	\$17,241.23
LEGAL FEES - COLLECTION/SMALL CLAIMS	\$4,831.61
LEGAL - GENERAL SERVICES	\$15,231.78
ASSOCIATION MANAGEMENT	\$35,980.62
SECURITY SERVICES	\$54,604.61
SECURITY - APD	\$7,480.00
TAXES/OTHER EXPENSES	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$0.00
COMMUNITY EVENTS	\$0.00
WELCOME COMMITTEE	\$0.00
WEBSITE	\$4,568.90
GATE & GUARDHOUSE MAINTENANCE	\$0.00
SIGN/ENTRY MAINTENANCE	\$922.32
WALL REPAIR & MAINTENANCE	\$37,181.82
SNOW REMOVAL	\$0.00
LOCKS & KEYS	\$0.00
SECURITY CAMERA SERVICE	\$0.00
MISCELLANEOUS	\$147.27
HDROA OFFICE	\$2,333.10
TAXES - CORPORATE	\$4,620.00
UTILITIES	
ELECTRICITY	\$786.69
TELEPHONE	\$255.00
WATER/SEWER	\$26,776.64
Total EXPENSE	337,377.97
OPERATING NET INCOME	-\$ 43,140.75

High Desert Treasurer's Reports



Gated Villages Income/Expense Report Year-to-Date as of September 30, 2020

Canyons	
INCOME	\$ 7,413.34
TRANSFER TO RESERVES	(1,875.00)
EXPENSES	2,819.88
OPERATING NET INCOME (LOSS)	2,718.46
Chaco Compound	
INCOME	\$ 9,909.95
TRANSFER TO RESERVES	(1,750.00)
EXPENSES	3,810.31
OPERATING NET INCOME (LOSS)	4,349.64
Desert Mountain	
INCOME	\$ 29,791.21
TRANSFER TO RESERVES	(10,341.75)
EXPENSES	25,181.30
OPERATING NET INCOME (LOSS)	(5,731.84)
The Enclave	
INCOME	\$ 7,327.64
TRANSFER TO RESERVES	(2,550.00)
EXPENSES	5,897.41
OPERATING NET INCOME (LOSS)	(1,119.77)
Trillium	
INCOME	\$ 12,750.19
TRANSFER TO RESERVES	(3,822.00)
EXPENSES	17,612.65
OPERATING NET INCOME (LOSS)	(8,684.46)
Wilderness Compound	
INCOME	\$ 4,135.93
TRANSFER TO RESERVES	(925.00)
EXPENSES	5,485.96
OPERATING NET INCOME (LOSS)	(2,275.03)
The Legends	
INCOME	\$ 8,928.77
TRANSFER TO RESERVES	(2,184.75)
EXPENSES	8,091.41
OPERATING NET INCOME (LOSS)	(1,347.39)
Wilderness Canon	
INCOME	\$ 3,819.86
TRANSFER TO RESERVES	(1,365.00)
EXPENSES	4,404.55
OPERATING NET INCOME (LOSS)	(1,949.69)
Total Gated Villages Income	\$ 84,076.89
Total Transfer to Reserves	(24,813.50)
Total Gated Villages Expenses	73,303.47
Total Operating Net Income	(\$ 14,040.08)



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Board Adds Wording on Political Signs to Sign Policy

- **Two Signs Only Per Household**
- **Signs No Bigger Than 3 Feet By 3 Feet**
- **Must Remove Signs 3 days After Election**

At its October meeting, members of the Board of Directors passed a change to the sign policy in High Desert to focus specifically on political signs.

Beginning January 1, 2021, residents can post no more than two campaign signs on their lot and put them up no more than 45 days prior to an election. The sign dimensions are limited to three feet by three feet, or nine square feet. The signs must be removed within three days of the election.

The Board specified that political signs must be located in the front yard facing the street. Political signs cannot be located on the sidewalk or at the rear of the lot facing open spaces or streets. Banners, flags, balloons, or similar items are not allowed.

The Board addressed the political sign issue following numerous requests from homeowners asking for clarity on signs posted during city and national elections



“Other items such as holiday decorations, and realtors’ and home security signs are subject to limitations in the governing documents, so now the political ones are similarly limited,” said Dr. Janet Brierley, Board Director at the time of the sign policy change.

To see the complete Sign Policy, go to the High Desert website at www.highdesertliving.net and click (at the top) on Governing Documents and then on Policies. Scroll to Sign Policies and click to open.

Do you know how much money it will take you to retire comfortably —and more importantly stay comfortable through retirement? Come in today to find your number.

“Cash is king.” We have all heard that saying. Well, if it were only that easy. But some take it as gospel. This little saying can cause more pain, suffering, and loss of wealth than almost anything else. If it were that easy, all Economics Departments at all universities would become obsolete. This is the classic heavyweight war. I would say fight but just like you and me, countries have to deal with this economic Catch-22, too. And, like you and me, a country’s prosperity depends on its economic decisions. It’s cruel but true.



Steve Lynch
Certified Financial Planner

Let’s look at the positive side of “cash is king.” Having cash in one’s pocket makes us all feel good; maybe even like a big shot. That’s not bad. Right? If there is an emergency, you have cash. You are able to reduce stress. So, I should leave all my money in cash? Well, hold on there.

Let’s look at the bad side of “cash is king.” When I say this, I mean when you take your cash and don’t invest it. Paper money is/was a great, great invention. Just think, we do not have to carry around pigs or any other commodity (the barter system) anymore. But just remember, if you have a jar of money and watch it for a year or longer, it will not multiply (grow).

Some might say, “But, I still have the money.” And an Economist would say, “but that money will buy less and less as time goes on.” Inflation kills the king (i.e., cash is king). Governments get involved because they are always protecting liquidity. Remember 2008 when our government stepped in to shore up the “cash is king” markets? This is good because this allows you and me (and countries) to invest. Countries know that if there is no investment, there is no future.

So, how can I help you? Well, I’d tell you not to be concerned about today; be willing to forgo something today for a better tomorrow. As your advisor, I’d be laser-focused on building a beautiful, elegant, diversified portfolio for you. Now of course if you do this, you could end up with a ridiculous amount of wealth. But be careful, some take it too far and they become cheap (meaning that they end up watching their pennies to the point it becomes an obsession.) That’s not good.

Think about this. If a person or country had a pile of cash (I don’t care how big) and it is stagnant (not growing), then counting your pennies is the eventual next step. What you worried about (running out of money) is probably going to happen for this generation or the next. I think that’s a sad way to live. You can’t cheat! It is ok to save but it is not ok to hoard cash. You need to invest that cash. If you cheat, you only cheat yourself. Follow the Economics.

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New Fees Set For NCC Requests

The High Desert Board of Directors voted in October to more clearly define deposits, or fees, paid by prospective home builders and the amounts that might be retained or returned to builders. Those fees cover all the phases that the New Construction Committee monitors during the entire building process, including the engineer's report and city permits. In the past, a significant portion of the fee could be returned to the builder after construction was completed. Since the changeover recently from an all-volunteer homeowner committee to one chaired by Rob Montoya, High Desert's hired construction professional, costs have increased and less money may be returned. The Board wants builders and home buyers (of new construction) to recognize that there will now be additional expenses incurred during the NCC's oversight of their home construction, meaning less of the deposit will be returned, as compared to the past. The board agreed that if the deposit is depleted to 50% of the initial amount, then the builder must bring the deposit back up to the full amount again.

The Board also addressed extensive renovation requests made to the Modifications Committee (such as major additions) that are, by necessity, referred to the NCC. As the community ages, there will be an inevitable increase in homeowners wanting to make major changes to their homes, including additions. Significant modifications that are deemed outside of the purview of the Modifications Committee (MC), and therefore referred to the NCC, will require a fee to be paid by the homeowner. This fee may be partially refundable. It will be based upon the size of the project and estimated construction and professional costs.

Harrison Jones Elected New Chair of Voting Member Group in October

Harrison Jones, Voting Member for Pinion Point, was elected as Chair of the Voting Member group at its quarterly meeting in October. Harrison has been a Voting Member or Alternate for Trillium and Pinion Point for more than five years. He replaces Caroline Enos who served as Voting Member Chair for many years and decided to step down this fall.

Harrison is a retired solar physicist, mostly with NASA's Goddard Space Flight Center and also, as an emeritus scientist with the National Solar Observatory in Tucson, AZ. "Early in my career, I was stationed for several years in Albuquerque, a city we have always liked and regretted leaving," he said. "We chose to return to Albuquerque from Tucson in 2014 to escape Arizona heat and be near to our vacation home in the Jemez Mountains. We knew of and liked High Desert through visiting friends who lived here for many years." They bought a house in Trillium and later moved to Pinon Point. Harrison served on an informal committee to improve communications between Voting Members and the Board.

"I look forward to representing residents and Voting Members with the new board and want to thank departing Board members for years of dedicated volunteer service," he said. "They have collectively invested enormous time and effort to keep our community a place where people want to live."



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Check Out the New High Desert Website: www.highdesertliving.net

The High Desert Website Committee, headed by homeowners Tom Murdock and Bill Freer and Mary Martin, launched a new look for the High Desert website this fall with drop-down menus and increased security augmented by new photographs, articles and links. The address is the same: www.highdesertliving.net.

Tom Murdock, former Board Treasurer and President, spearheaded the effort to redesign the 15-year-old website with emphasis on an updated cross platform design and security protocol.

It took months of behind-the-scenes efforts with hundreds of hours of work from volunteers to produce the fully responsive new website (viewable from computer and mobile devices, too). Susan Camp and Janet Brierley, Communications Chair during the development, were also part of the team that redesigned and launched the new site.

“We believe it will become a tool that is increasingly used by residents for finding out what’s happening around our community and locating vital information.” Bill said. “Throughout the new website you’ll see current news and informational articles, all complemented by beautiful photographs of nature and recreational activities around High Desert.”

At the top of the Home page, there's a menu of six key categories:

High Desert Living; Villages; Documents and Forms; News; Contacts; Login (only for management and Voting Members). Each category, if clicked on, leads to a page with more subcategory options. Or you can glide down the drop-down menus that help you select a desired subcategory directly.

The group drew up a final design and then worked with Studio X in Santa Fe to program the new site. The committee worked with Kyle Langan, President and developer of Studio X. “He’s very thorough and very detailed,” said Bill.

Janet St. John, resident of Desert Mountain, will be writing content for the site. She will be working closely with the new Communications Chair selected by the board later this month.

“The previous website served us well for many years,” said Bill. “But we felt the color scheme was outdated and it didn’t reflect the joy of living in our community. We also felt the styles of webpages and overall website technology have changed over the years and wanted our new site to reflect that.”

The new site has information and images related to the community and its natural setting, including articles on history, residents’ photographs, even advice about gardening and the plants native to our part of the country. There is a new category called, “New to High Desert.” Here, new residents will be able to find answers to the numerous questions that arise when entering a residential owners association with its accompanying rules and regulations.

Bill noted that the new site has fillable pdf forms for printing and mailing plus online forms that will not need downloading. Owners can fill out these forms and submit them online and they will be received by the appropriate party.

Board Extends Leeco’s Contract For One Year: June 3, 2021-2022

By Lynn Claffy, Contracts Committee Chair

As the chairperson of the Contracts Committee, I asked the Board at their October meeting for input on the upcoming expiration of our landscape maintenance contract with Leeco.



Lynn Claffy

The three-year contract with Leeco began July 1, 2018, and will expire June 30, 2021.

The Association has two choices. First, the contract allows for a total of three one-year extensions, if we so desire and if the vendor agrees.

Alternatively, the Contracts Committee can use the next six to nine months to issue a Request for Proposal (“RFP”) to local landscape vendors.

The RFP process for any of our major contracts is extensive and requires many steps. These steps include: defining a Statement of Work that describes the desired work to be done; establishing a vendor list; writing a Request for Proposal that includes a schedule of events; submitting the RFP to vendors; answering vendors’ written questions; scheduling on-site visits with vendors who wish to see the property; giving vendors one month to submit their proposal; contacting the references provided by the vendors; evaluating the vendors’ proposals, including a cost analysis; interviewing the final vendors; making a decision within the Contracts Committee as to its final recommended vendor; obtaining Board approval of the selected vendor; having the vendor and its management staff meet with the Board; negotiating the terms, conditions and pricing of the contract; and finally obtaining signatures on the final contract from our Board President and the vendor’s president.

The Board’s decision regarding the Leeco contract was to extend the contract for one year.

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It's Time to Trim Back Those Bushes Growing Into the Sidewalk or Street!

Are your bushes trying to escape your property? Have your shrubs grown so big that they're almost in the street? Are walkers having to push them out of the way as they go past?

It may be time to rein them in for everyone's safety. These days more and more people are out walking on many High Desert streets, including those without sidewalks. Your overgrown and out-of-control shrubs may be blocking both walkers' and drivers' line of sight. Don't put it off. Hire someone or get out your pruners or saw and take back control.

There are no sidewalks in the Estate and Premier villages in High Desert. Owners of homes in the Estate and Premier villages are responsible for maintaining their landscaping to keep the street clear of shrubs and obstructions at the edge of the lot that meets the street. Owners are reminded to keep shrubs and other plant growth off of the asphalt road and the concrete apron that lines the road between asphalt and landscaping.

The asphalt road and the concrete apron are city-maintained assets. But, under City ordinance, owners of abutting lands are responsible for maintaining the landscaping along roadways, including removing vegetation that might obstruct the road. Plants may intrude no more than four inches onto the roadway. (City ordinance 9-8-4 and 9-8-5.)

Keeping bushes and shrubs off the street and from blocking intersections is also an owner responsibility under the High Desert Declaration of Covenants, Conditions and Restrictions (CC&Rs). Section 5.2 states that each owner "shall keep all shrubs, trees, grass, plantings and landscaping of every kind located anywhere

City Ordinance: Plants may intrude no more than four inches onto the roadway.

on his Unit (including setback areas, easements and Common Areas within the boundaries of the Unit), neatly trimmed and properly cultivated, and consistent with the Community-Wide Standard and the Guidelines for Sustainability. Such maintenance shall also include, but not be limited to, promptly removing dead trees, plant material, and weeds, and removing encroachment by trees, shrubs or other plant material located on the Unit onto property that is not part of the Unit, including sidewalks, streets, other Units, or the Common Area."

In the early days of High Desert, the original developers performed maintenance of landscaping along the streets as a part of their efforts to sell the lots. But now these lots belong to individuals. Since every lot in the Estate and Premier villages extends to the street (and maybe to more than one street), the private lot owner is the one responsible to maintain the landscaping along the city street.

Now is a good time to police your lot and cut back or remove any unruly vegetation that encroaches onto the concrete apron and the asphalt street. Pay particular attention to the backside of your lot if it extends to a street behind your house. ***All edges of the lot are your responsibility.*** Owners who do not trim back their landscaping will be given notice to fix the problem and enforcement actions will be authorized.

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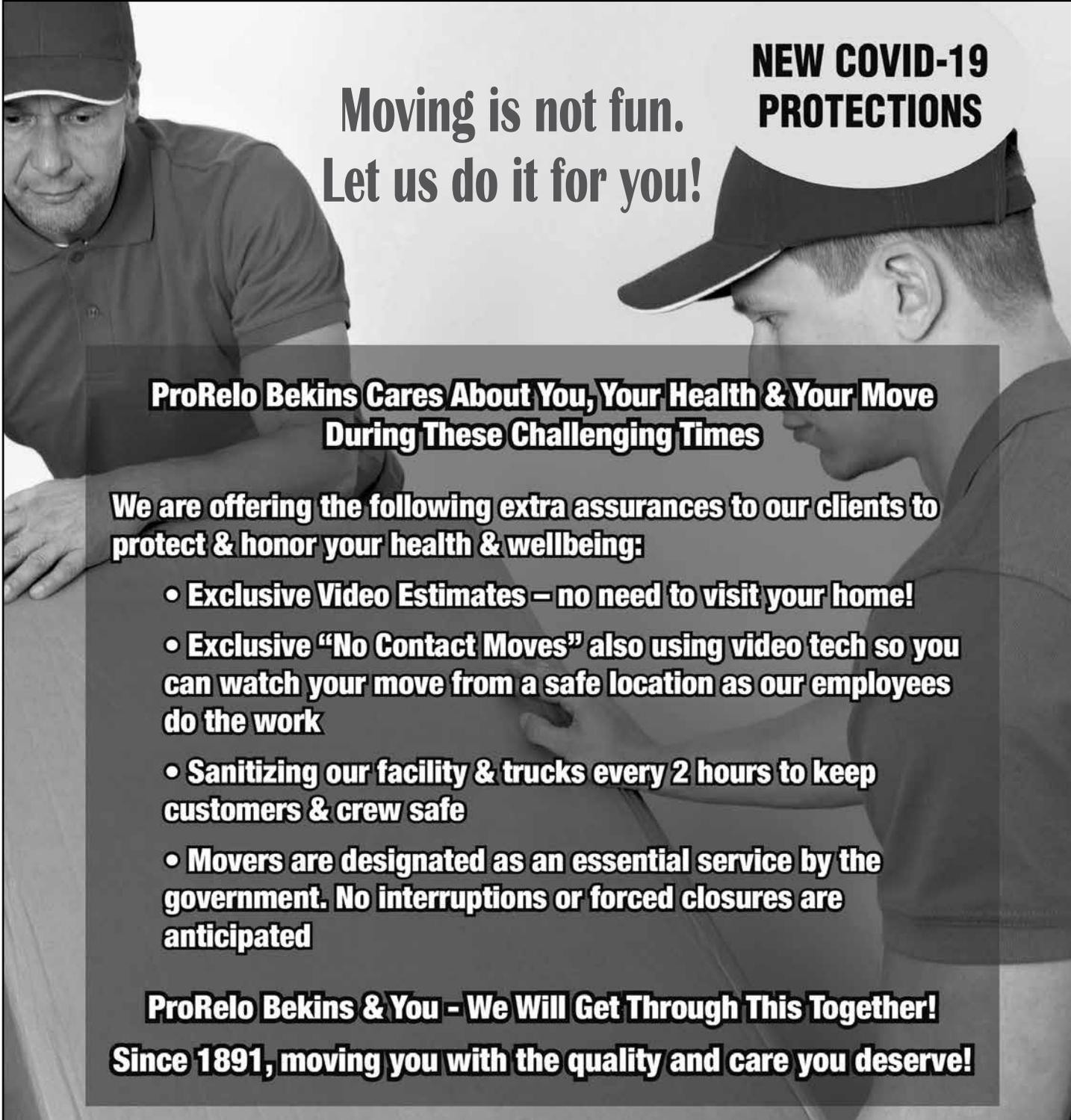
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High Desert Volunteers Spruce Up Tramway During Successful Adopt-a-Highway Event October 10, 2020

By Michele Lesher, Tramway Cleanup Project Chair

On Saturday October 10, 2020 from 10 a.m. to 12 p.m., eleven High Desert residents joined me for our revived Adopt-a-Highway cleanup of mile markers 9 and 10 of Tramway Blvd. (east and west sides and the median).

We started at Albertsons with half of the volunteers working south from Academy to the bridge at Bear Canyon and the other half working north to the bridge at Simms Park Road.

We accumulated 18 full bags of trash and some large pieces of lumber and other construction materials. New Mexico Department of Transportation picked up our bags on Tuesday along with other bags I saw on Tramway all the way down to Candelaria.

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

- Susan Camp (Desert Highlands)
- Robert Lind (Chaco Compound)
- Kitty Smith (Chaco Compound)
- Charlotte Trone (Desert Mountain)
- Goeff Schuster (Sunset Ridge)
- Meghan List (Chamisa Trail)
- Steve Hartig (Overlook)
- Julie Hartig (Overlook)
- Sandy Jacoby (Overlook)

- Ralph Jacoby (Overlook)
- Jake Lesher (Overlook)

To keep our adoption active, we are committed to holding a formal event twice per year. I am thinking our next event will be sometime in April 2021. Watch the High Desert website for future dates.

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High Desert Resident Was One of the First Women To Serve in U.S. Navy: —Son-in-Law Recounts Dorothy Blanchard's Adventures 1943-1952

The following article was written for the Apache Plume by Wilderness Cañon resident, Bomi Parakh, about his mother-in-law Dorothy Jensen Blanchard, now age 97. Bomi, his wife Linda, and Dorothy moved to High Desert last year.

By Bomi Parakh, Wilderness Cañon

On a warm August morning in 1943, a young woman from Milltown, New Jersey boarded a train to New York City. "All aboard!" the conductor yelled. As the train pulled out of the station, she noticed a tear in her father's eye. Louis Theodore Jensen was sad to see his daughter go, but proud that his "Dart" was leaving to serve her country. Dorothy, as she was known to others, remembers the wonderful posters inviting young women to join the Navy; "Join the WAVES," the posters said. "Your country needs you now."

On her short trip to New York City, and then to Hunter College in the Bronx, Dorothy couldn't have imagined that in a few short weeks, she would find herself in full naval uniform, looking much like the smiling, attractive, young women in the posters she admired.

A student dorm at Hunter College had been hurriedly converted to a modest residence for incoming WAVES. It would soon house some 20 nervous female applicants, from near and far, all wanting to become WAVES. Bunk beds, muster at the crack of dawn, beds to be made taut enough to bounce coins off, surprise inspections, marching in formation, tours of duty in the "spud-locker," and one shared bathroom; there was no hint of any of this in those glamorous posters inviting women to become WAVES. The training proved too demanding for some; others didn't make the grade. But not Dorothy. Once she decided to do something, there was no going back....just the kind of person the military was looking for during the war.

Top One Percentile

Within a few weeks, Dorothy was told she had successfully completed her training at Hunter College in the top one percentile. There was no need for more training.

Eleanor Roosevelt had been instrumental in creating the WAVES. It was only fitting that the First Lady would grace Dorothy's platoon with a graduation salute.

Ceremonies aside, the country was at war; there was a job to be done. Allied merchant ships had to be routed, watched and protected along "safe conduct" routes in the Atlantic. A



Chief Petty Officer Dorothy served as private secretary to Admiral Burke



Dorothy, a brand new WAVE, 1943

large wall-map decorated the naval intelligence office and showed the location of each merchant ship in transit. While others in her class were shuffled off to Stillwater for more training, Dorothy was asked to report for duty on Monday morning at the Merchant Shipping Intelligence Office.

In the little town of Milltown, life pretty much revolved around church and family. The Great Depression had emphasized the importance of these two institutions. Now, the little girl from Milltown was becoming part of a new and larger family of the armed services. Before long, she was appointed private secretary to Admiral Arleigh A. Burke, U.S. Navy, handling all official naval correspondence, including top secret documents. "Loose lips sink ships," they said during the war and Dorothy took note. Dorothy's work gave her a front row seat when the National Security Act of 1947 was passed, and when the Air Force was created. Admiral Burke, or as he was known in the Navy, "31-Knot Burke," was a central figure in the birth of the U.S. Air Force. It was a painful birth; the Navy had its aircraft carriers and the army had its Army Air Corps. Now, they had to be reassembled and reassembled. Dorothy was a witness to the transition.

Pioneering Woman

Working for Admiral Burke, Dorothy began to realize that there were fewer limits on what she could achieve compared to her dear mother, Anna Genevieve Jensen. Like other pioneering women in the military, Dorothy was blazing a trail for other women to follow. These women would transform themselves, and in the process, they were transforming a nation.

In 1949, President Truman named John F. Floberg as Assistant Secretary of the Navy for Air. Secretary Floberg was a supporter of Admiral Rickover's proposal to create a nuclear navy. Eight years her senior, Floberg graduated from the U.S. Armed Forces training center in atomic weapons at Sandia National Laboratories at Kirtland Air Force Base in Albuquerque, New Mexico. Dorothy was becoming Floberg's right-hand for administrative duties. She edited speeches, and toured naval installations from Tunisia to Bermuda, Morocco to Scotland, and France to Newfoundland. Little did she know then, that later in life, she would move to Albuquerque, not far from the Kirtland Air Force Base where Secretary Floberg served.

A Fateful Day...

Valentine's Day 1950 was a fateful day. It was raining hard. At a bus stop in Washington DC, Dorothy was waiting in her military issue raincoat. Two sailors heading to West Potomac Park asked if

(Continued on page 21)

Dorothy Blanchard — From page 20

she needed a ride. The Nash they drove looked like a turtle. Dorothy would never accept a ride from strangers. But these were Navy men and she had learned to trust that family. She accepted the ride. One of the sailors was an aerographer. There was some polite chatter. They dropped Dorothy off at the women's barracks.



Dorothy today in High Desert, age 97

She thought nothing of that day; she had an important job in the Navy. The U.S. military had gained a commanding presence in the high seas. Dorothy felt at home in the Pentagon, and was working with officers just a few levels below the president of the United States. Unbeknownst to her, during the car ride months earlier, she had made a lasting impression on the aerographer in the Nash. He had been trying to locate Dorothy; it took him six months, but his persistence (and naval intelligence, he joked) paid off. The shy aerographer decided to follow his instincts and his heart to Dorothy's doorstep. A little more than a year after they met, Dorothy Josephine Jensen and Earl Harrison Blanchard were married at a local church. It was a simple ceremony...just a few witnesses and the reverend. The length of a marriage, they say, is inversely proportional to the amount spent on the wedding. Dot and Doc were married for life.

In 1952, the Naval Hospital in Bethesda, Maryland saw Holly-

wood legend Shirley Temple give birth to her son. In an adjoining room, Dorothy gave birth to a six-and-a-half pound baby girl. As was customary in those days, Dorothy had to leave the Navy when Linda was born. But Dorothy never really left the Navy. They say, "You can take the gal out of the Navy, but you can't take the Navy out of the gal." She promptly joined her husband in his naval tours of duty and meteorological adventures...first to London, then to Hawaii, and back to the U.S. mainland.

A Special Place

The Navy will always have a special place in her heart. Dorothy is quick to point out that some of the first cruise missiles against ISIS strongholds in Syria and Iraq were fired from the USS Arleigh Burke, a destroyer named after her mentor and hero. If she were a little younger (she is 97 now), she says she would go to war and serve her country all over again. Her friends and family believe it. They know she's part of the "Greatest Generation." She has fond memories of being in the military. These days it shows every time she gets a call from the Veterans Administration, the USAA or NFCU customer service representatives. "Is this Chief Blanchard?" they ask...and a smile spreads across her face.

After their service in the military, Doc and Dot settled in Chapel Hill, North Carolina. Doc went to college on the GI Bill, and Dot got a job at the University of North Carolina at Chapel Hill. Yogi Berra said, "You have to give one hundred percent in the first half of the game. If that isn't enough, in the second half, you have to give what's left." Dorothy Jensen Blanchard did that.

Dorothy is fond of saying, "God gives us memories so we have roses in December." One rose in that bouquet has "Navy" stamped all over it.

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Homeowners: Please Remember to Take Down Past Holiday Decorations

By Melachi McCoy, Compliance Coordinator HOAMCO

After having served as your Compliance Coordinator over the last few months, I've been pleasantly surprised with your fantastic communication and responsiveness to compliance letters. It makes my job more fluid and efficient when homeowners are responsive and eager to resolve compliance issues. It also helps you maintain a great-looking and well-maintained Residential Owners Association.



Melachi McCoy

With the changing seasons, it is common to see a shift in the types of violation letters that are issued, and with winter right around the corner there will be particular items that I will be addressing more often. Item #1 is political signs. The Association requires that homeowners remove all political signs three days following an election.

Item #2 is holiday lights and decorations. We are reminding all homeowners to remove Halloween, Thanksgiving and holiday items within a couple of weeks following the particular holiday that you chose to celebrate.

Item #3 concerns stored items, including trash bins. Please note that all these items should be stored out of view, behind a gate, in your garage or in another storage area out of public view.

Item #4 is about parking your RV, trailer or camper. If you need to load or unload your RV/mobile home/trailer/camper, please be aware that in most villages you are allowed 48 hours or less to park the vehicle. In most of our gated villages, parking on the street is discouraged, so when you are able, please park these vehicles

in your driveway. Either way, such vehicles should not be stored within the Association for more than 48 hours.

Aside from these items of concern, I want to encourage everyone to stay safe, wear masks and keep your distance. I'm always happy to see homeowner in the field while I'm out on inspections. Considering the pandemic and necessary safety measures, we will have to continue to do so at a distance, and continue to handle your concerns via email or by phone.

Also along the lines of safety, for our gated villages, I would like to encourage everyone again to be vigilant in using your individual remotes and codes to access your village. Following another vehicle into the village is strongly discouraged. G4S is at your service 24/7 and happy to address issues that have to do with gate security.

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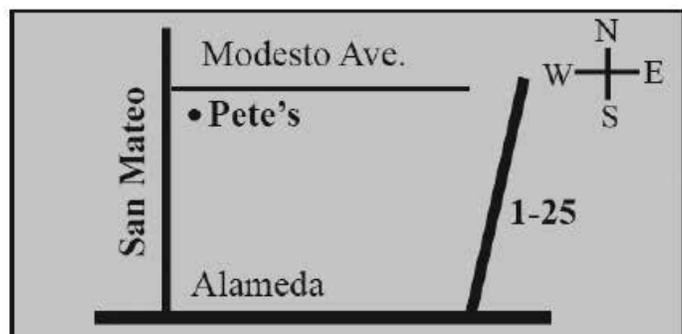
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All About Trees

By Margo Murdock
High Desert Resident



Margo Murdock

In terms of both cost and time trees are by far the largest investment in our landscapes which is why I chose them as the topic for this article.

A key fact, proven by research, is that the smaller the tree container size when purchased the faster and more easily it adapts to a new environment. And the tree costs less because the grower and retail nurseries have less time invested in the tree and

because the smaller container size can be planted more easily (less weight). In the landscape world, labor is the primary cost.

Tree Physiology

There are several points about trees that we need to understand because they grow very differently than humans. First, trees cannot move from where they germinate or where you locate them so a bad placement will kill the tree in the long run.

Next, trees make their own food. Energy in trees comes from leaf production – leaves are the food factory. Nutrients to grow leaves comes from the soil and must be in liquid form. Trees prefer organic food. Trees have a vascular system that brings the diluted nutrients from the roots to the leaves (or needles). Sunlight on the leaves helps make chlorophyll which provides sugars that are returned to help expand the root system – necessary to support the tree and to gather even more nutrients as the tree grows.

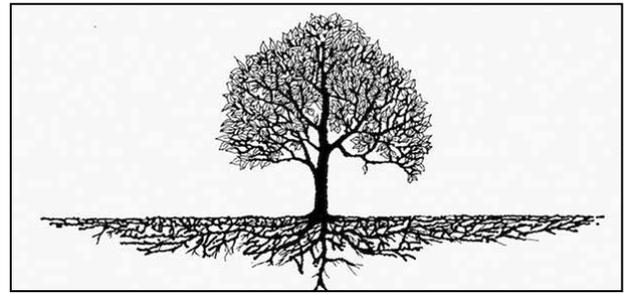
Trees have large diameter roots for transport and smaller networked roots for absorbing the diluted nutrients. The absorbing roots need to be outside the tree's canopy so they can catch rainfall. The roots are also used to keep the tree upright, so wind doesn't blow it over. The root system is larger than the leaf/branch system. Most roots are from 1-3 feet deep with the majority of those in the top 6-12 inches. Compacting the surface soil reduces the ability of tree roots to get oxygen, necessary for tree life.

Unlike humans with a wound, in trees a wounded area is sealed off and not healed (the wound is compartmentalized) and is no longer used by the tree. The vascular system must be modified to go around the wound. Sometimes when part of a tree is unused, it may drop it on the ground. Note that when a tree is young the lower branches are critical to help grow the tree. The tree will drop them when they are no longer needed or get shaded out.

The way trees adapt to wind is to use the leaves to create turbulence to reduce or baffle the force. Over-pruning prevents this from happening. Every leaf is important, for both food and for reducing wind force.

Deciduous trees respond to winter by dropping leaves and spending more time growing the root system using stored energy. Evergreen trees also drop needles with the older inner needles turning brown. This process is slower than in deciduous trees so it's not as noticeable.

When stressed by natural events or by human damage, a tree will switch from growth mode to defense mode. This takes energy. Stresses might include drought, pruning, ice, burlap or plastic netting left on the roots at planting, rope left on the trunk, or holes from tacked up signs on the trunk. Insects can sense a tree's stress and may attack the tree. Diseases may take advantage of an open wound or may travel inside an insect passing into a tree from the



insect's mouth parts. The longer a tree is under stress the shorter the life of the tree.

Considerations for Tree Selection

The starting point in tree selection is determining the desirable features you want. Is it shade, fall color, flowers, wildlife attraction, or design interest? Remember that for every feature you like there may be a downside – flowers may drop debris on a pathway or near an entrance, attracted wildlife may include squirrels, rabbits, or deer which can do other damage in your landscape.

You can select native trees or non-native trees. The advantage of native trees is that they have adapted to our alkaline soil, poor soil organics (rocky, sandy with less nitrogen), wild temperature swings, reduced availability of water through rainfall, lower humidity, high winds, and the effects of higher altitude with more intense sun for more hours. You also need a tree that can handle our hottest and coldest temperatures. We are in USDA zone 7 which represents a range of temperatures that reflect how cold it gets in our winter. Numbered zones that are higher than 7 may cause a tree to die here because the tree wants to grow in a warmer place. Look for a zone 7 or lower number on the tree label for a more cold tolerant tree.

You can choose a single-trunked tree or a multiple-trunked tree. Single-trunked trees should be pruned for good structure while they are still in the container or when first planted. Look online to see how to do this (Ed Gilman's website is good at hort.ifas.ufl.edu). Choose between deciduous or evergreen – evergreen is good for winter and wind/cold protection, deciduous is good for summer shade, flowers, and maybe fall color. Evergreen trees are dangerous in a fire because of the resins; deciduous trees have dead leaves in the fall which may also catch fire and will look messier the larger the leaf.

Always check the mature tree's diameter and height. You want to know how big the tree will grow and whether it will fit in the location you have in mind. The diameter includes root growth. A desert willow is listed as 20 feet x 25 feet so give it space that's 20 feet tall and 25 feet in diameter. A space less than 25 feet will not support the tree – especially the roots which may grow under your house. It may also rub off your stucco and make noise as it bangs on your walls in the wind as it gets older.

While still at the nursery check the edge of the container to see if the roots are circling the pot and look for broken branches. Containers with circling roots will require you to shave them off parallel to the edge of the container with a root pruning saw before planting – otherwise the tree will strangle itself as it grows. The strangling takes about seven years before the tree dies. Broken

(Continued on page 25)

All About Trees — From Page 24

branches will need to be pruned cleanly, but the cause of the breakage may be the nursery. It shows a lack of care. Also, do the wobble test on the trunk. Grab the trunk at chest height and pull it towards you. If the trunk wobbles, the tree is planted too deeply in the container and the roots have not taken hold. Choose another tree if you can. If you cannot, then before planting clear all the excess soil above the topmost root and plant with the root barely exposed.

Considerations for Planting

The location you have in mind for planting needs to be able to support the tree – so knowing the mature size is critical. In many areas of Albuquerque, you see large ponderosas or cottonwoods planted in a small front yard. The tree roots are under the driveway, house, sidewalk, and in the neighbor's yards. The branches hang over the roof, sidewalk, and street. Height also needs to be checked to see if the tree will grow into the house, hit power lines, or leave debris on the roof. The diameter needs to be checked to keep the tree from suffocating in the lack of space – also known as “tree in a box.”

Absorbing roots need oxygen, so loosened soil is important to reduce compaction caused by construction equipment, stacked building materials, and pathways. The location also needs to be appropriate for the tree. Is this an understory tree in its native habitat (trees and shrubs growing between the canopy and the forest floor)? If yes, place it on the north side or northeast corner of the house and provide a ground cover underneath to keep its roots cooler. Consider other location factors like reflective surfaces nearby (walls, walkways, patios), hard surfaces that hold tree debris, or walkways and streets nearby that trees can hang over and

impede both people and cars. Picture the full-grown tree in the space and see what the tree affects. Will it cover windows, reducing visibility needed for your security? Will it move fire into the house from hanging over the roof or bring fire into your landscape by hanging over the wall?

When planting, dig the hole wider than the container and plant the tree so that the topmost root is visible, but barely exposed. For more information about planting check out our new website for my past articles, especially the one titled “Planting – Pretty Basic.” Provide a good wood chip mulch to help with moisture evaporation and to moderate soil temperatures in summer and winter.

Care

In our climate, watering is critical. You should not have to go more than 2-3 feet deep. To determine how deeply you have watered first apply water, wait a day for the water to percolate, poke a piece of rebar or a long screwdriver into the ground and where it stops is how deeply you watered. Another trick is to put other plants in the growing footprint of the tree. When you water them you also water the tree although this may not be deep enough. Also, be sure to water all around the tree from the drip line and out. Soaker hoses work well, although they may clog after a year or two if your water is hard.

If you have used a wood chip mulch, the natural breakdown of the wood at the surface of the soil provides not only beneficial soil organisms, but also provides nutrients to the soil. Just replenish the mulch every 3-4 years. No additional fertilizer is needed. If leaves turn yellow in between the ribs, add an iron formula (FeED-Dha iron) to the soil and water it in. The tree wants a more acid soil than we have.

Finally consider pruning. Remember that pruning is done for people's happiness and usually because the tree has outgrown its space – the tree does not need it. In nature, the tree prunes itself and does very little of it. Pruning removes leaves and create wounds which lessens the ability of the tree to feed itself and requires it to switch energy to defense so the wound can be compartmentalized. Excellent pruning information is also available on Ed Gilman's website (University of Florida). The best time to prune is just before growth slows down in late summer and early fall. However it is hard to see the tree structure with all the leaves still on so most people prune in late winter. Unfortunately, the cut sends out a signal to grow so the tree responds quickly to put back what you just cut off by growing from a nearby bud. Dead wood can be removed at any time. When you prune off a branch be sure to leave the branch collar – flush cuts are often fatal to a tree.

Successful for Me

I have had the most success with three trees that I planted: a Gambel oak, a fragrant ash, and a dwarf Austrian pine. The oak and ash I purchased in 3-gallon containers and they pretty much grew into their locations. The oak which I thought was a shrub type oak has greatly exceeded the size I wanted, becoming a single trunk tree – not the multi-trunked version I thought I was getting. The fragrant ash is happy where I placed it and so am I. The dwarf Austrian pine is in the front yard. I planted it with a ring of prostrate sumac underneath and it has grown to a lovely size. I also have had success with a New Mexico olive tree that gets extra water from the drainage swale and shade from the two-story house next door. Natively it is an understory tree in the bosque. My primary failures all relate to placement – the trees have grown bigger than the location I placed them in. Do better than I have is my best advice!



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High Desert Committee & Project Contact Information

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

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

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

- High Desert residents can contact their elected Voting Members for specific answers to questions concerning their villages. Village Voting Member contact information can be found online at: www.highdesertliving.net. At the top, click on "Villages" and choose the village from the dropdown menu. Residents can also call the office at 505-314-5862 to learn their village representative. High Desert Committee chairperson contacts are below.

- **Crime Prevention Liaison:**

Position Open

- **Welcome Committee Co-Chairs:**

Amy & Bill Stein: (404) 987-5254: alsypula@gmail.com

Robin Troy; 505-967-5119; TRY_RBN@YAHOO.COM

- **Voting Member Chairperson**

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

- **Gated Villages Committee:**

Kitty Smith: 505-821-1790; kitty.h.smith@gmail.com

- **Tramway Cleanup Project:**

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

- **Landscape Advisory Committee Chair:**

Position Open

- **Communications Committee Chair:**

Position Open

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Are you leaving on vacation or business and would like G4S 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 G4S directly at (505) 485-5658.

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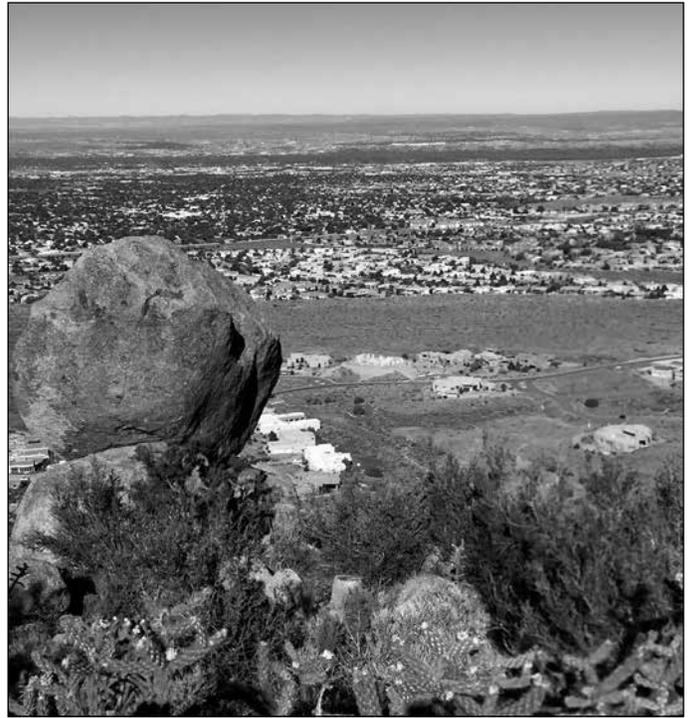
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*Contact information for Board Members can
be obtained through HOAMCO.*



Wilderness Cañon resident, Bomi Parakh, took this photo of High Desert just above the large boulder visible to houses below.

Management

- **HOAMCO:**
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After-hours emergency maintenance phone contact:
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- **Community Association Manager:**
Lynnette Rodriguez:
High Desert Northeast Heights Office
(505) 314-5862
Fax: (928)-776-0050
highdesertmanager@hoamco.com
- **High Desert Office (Northeast Heights):**
10555 Montgomery Boulevard NE
Building 1, Suite 100
(505) 314-5862 Fax: (928)-776-0050
- **G4S:**
Security Patrol: **505) 485-5658**
(See page 5 for details on calls.)
- **High Desert Apache Plume Newsletter:**
Rebecca Murphy: Editor,
(505) 377-7227; EEnews@outlook.com or
CommunicationsCommittee@hoamco.com

Board & Committee Meetings

- **Nov. 19, Dec. 17, Jan. 21, Feb. 18, at 4 p.m.**
Modifications Committee Meeting
Location: Zoom meeting
- **Nov. 17, Dec. 15, Jan. 19, Feb. 16, at 2 p.m.**
Board of Directors Meeting
Location: Zoom meeting
- **Thursday, January 28, 2021 at 6:30 p.m.**
Voting Members Quarterly Meeting
Location: Zoom meeting
- **Meeting dates to be announced**
Landscape Advisory Committee Meeting
Location: Zoom meeting
• All Committee meetings will be held virtually

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

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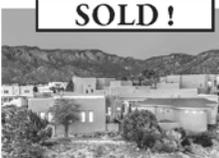
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HIGH DESERT MARKET UPDATE PAST YEAR 11/2019 TO 11/2020

<p>LARGER HIGH DESERT ESTATE HOMES SALES ACTIVITY</p> <p>10 for sale average asking price \$1,553,000 at \$296.28 per sf</p> <p>6 pending average asking price \$1,048,133 at \$250.06 per sf</p> <p>24 sold this past year to date average sold price \$985,379 at \$231.56 per sf</p>	<p>HIGH DESERT HOME SALES ACTIVITY</p> <p>6 for sale average asking price \$540,816 at \$ 231.19 at per sf</p> <p>2 pending average asking price \$495,000 at \$202.17 per sf</p> <p>24 sold this past year to date average sold price \$503,231 at \$214.29 per sf</p>
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