President’s Report

by Norm Naes, Vice-President for Chris Schatzman

The 2017 Board members participated in a training/orientation meeting on February 11th. The training focused on reviewing HOA governing documents including Articles of Incorporation, Bylaws, CC&R’s, Association policies, and Rules and Regulations.

Further, the general roles and responsibilities of board and committee members were discussed. The Code of Conduct and Conflict of Interest documents were reviewed and discussed to ensure that Board members act in a manner consistent with the objectives defined for Rancho Viejo South Community Association. Other discussion points were committee liaison roles, board meeting procedures, 2017 goals & priorities for the Board and committees, as well as D&O insurance policy coverage.

As this new board is challenged to address new and existing HOA services cost increases, the board reaffirmed its fiduciary duty associated with these challenges.
Manager’s Report - April 2017
by Vince Montoya

Happy Spring to all. It’s hard to believe that spring is already upon us. In the years past this is typically the time of year where things really start to get busy in the community and this year will be no different.

We will be continuing with our Pavement Preservation Program on the west side of the property in early spring. Please watch for community announcements regarding road closures and work schedules.

I have also been working with our Infrastructure Committee to address the maintenance needs on our walking trails which are scheduled for next year.

The HOA will have a complete financial audit performed for the 2016 fiscal year and I anticipate this being completed by mid to late summer.

As a reminder, please have your gutters, canales and downspouts cleaned out from the fall and winter debris. Standing water on your roof is never a good thing and may also create some liability issues with your insurance carrier should you need to file a claim.

Our new website is up and running so expect to see some new and exciting changes. I will be working with our Communications Committee to get the website organized and simple to use. One important change to the website is the amount of information that will be provided to our residents. Our current website had been loaded with information to the point, perhaps, of being overwhelming. Although some information will not be posted on the website it does not mean that you will not have access to these documents. Since our conversion to our new management software most of this information will be accessible through your own individual account portal. I will be sending out information on your individual portal in the near future.

Therefore, documents such as our community governing documents, community charter, financials and other information will not need to be posted and should allow for a more user friendly website.

If you have not signed up for our website, please do. Email blasts are one of our primary forms of communication with our residents and the most efficient method to get important or urgent information out. We currently have 84% of our residents signed up. I realize that there are still some of you that prefer not to deal with emails and if this is your preference, please let me know so that I can make sure you get information via other means.

Vince Montoya
Community Manager
Rancho Viejo South
FirewiseUSA Community-Wide Event

The 4th Rancho Viejo FirewiseUSA Community Day event will take place Saturday, May 6th.

The planning committee met on March 17th to discuss and finalize plans for this community event. New Committee members are Lisa Marcato (La Entrada newsletter Editor) and Laura Corbin, Board Secretary and Communications Committee team member.

The first annual FirewiseUSA event was held on April 26, 2014 in conjunction with honoring Earth Day. Fifty-three hard-working residents attended. Last year’s event was attended by 82 volunteers. Participation has grown each year. Let’s make 2017 the best-attended event yet!

Sponsored by the national Fire Prevention Association, FirewiseUSA was founded in 2002 as a national program to educate communities to actively work together in reducing their wildfire risks and protecting their homes from the threat of wildfires. Since 2002, FirewiseUSA has grown to more than 1,300 communities nationwide who continue to meet their annual requirements to maintain national certification.

On a local level, Rancho Viejo has a low fire risk rating, but we need to be vigilant in clearing our yards of collected debris, and looking out for potential fire risks in our neighborhoods.

In 2014, Rancho Viejo became the first community in Santa Fe County to earn National Recognition as a FirewiseUSA community.

Sign-up begins at the entrance to the Village Market at 10:00AM. There will be coffee and sweets available. Pick up your t-shirt, gloves and trash bags. Our neighborhoods cleanup is 10:00-Noon. Cleanup ends at noon. We encourage all of our VOLUNTEERS to join us at noon for free pizza, ice cream and drinks at Plaza Park. There will be announcements and speakers, including Ed Moreno District 5 County Commissioner, presentation of the FirewiseUSA plaque, and announcement of winners of the raffle prizes. See you there!

Any questions: Call Annie McGovern @ 471-1088 or anniemcgovern@aol.com

Rancho Viejo South Board of Directors

President: Chris Shatzman
chrisschatzmanrvs@gmail.com

Vice-Pres: Norm Naes
nnaes46@gmail.com

Secretary: Laura Corbin
lauracorbinrvsouth@gmail.com

Treasurer: Teri Buhl
rvsabodir@gmail.com

Director: Tom Justus
tjustus356@gmail.com

Director: James M. Kerr
jimkerrboard@gmail.com

Director: Jorden Nye
jordennye@comcast.net

SPECIAL UPCOMING DATES

APRIL
16th Easter
22nd National Jelly Bean Day
30th National Honesty Day

MAY
6th FirewiseUSA Event
14th Mother’s Day
17th BOARD MEETING
29th Memorial Day
Community Reminders

ARE YOU SIGNED UP FOR OUR COMMUNITY WEBSITE?

If not, it’s time! It’s quick, easy and will provide you with important community information throughout the year, as well as allow you to view your account information and many other items of interest - at any time.

Simply log in to our website at www.ranchoviejosouth.org request a login, fill out a bit of information, and that’s all there is to it.

Community volunteers are the backbone of any successful Homeowner Association. Please support your community and volunteer for a committee. We need your HELP!

NOW THAT SPRING IS HERE...........
by Susan Young

Here are good tips, some old and some new that we need to remember now that spring is upon us.

- When going to the mailbox, lock your doors, even if you think you're going to be gone for only a few minutes.

- Don't leave your garage door open, not only is it a violation of our covenants, it is an open invitation for criminal activity. We had a robbery here in Rancho Viejo by a person who walked through an open garage door and into the house.

- If you are traveling, tell your neighbors that you'll be gone, and cancel your newspaper. A newspaper that is left in the front yard for days screams that no one is home.

- Call the Sheriff (986-2400) if you see anything suspicious or strange. They want you to call them, better to be safe than sorry.

Just some good reminders that will help keep our neighborhood safe!

Please pick up after your pets and keep them leashed at all times
DID YOU KNOW?.....

County Recycling Specifics

What does the recycling triangle-shaped designation number mean for me as I recycle?

~ The triangles designate the 'resin identification code' universally used to identify the type of resin (or polymer or plastic) used in the production of the plastic product. These codes were developed by the plastics industry to facilitate recycling in 1988. The triangle specification is voluntary for plastic manufacturers, but has become relatively standard on certain plastics sold globally.

~ Codes do not guarantee recyclability, nor do they indicate safety or toxicity. Basic information is provided below on the toxicity and safety of each plastic type, based on the research, experience and practice of the precautionary principle.

~ If using plastics for food or drink, triangle plastic numbers 2, 4, and 5 are OK for limited use.

~ Triangles to AVOID:
  1 (PET/PETE or polyester), 3 (PVC/Polyvinyl chloride), 6 (PS/Polystyrene) and 7 (polycarbonate).

General questions you may have about recyclable products within Santa Fe County:

This information from Jeff Spillers, SF County Recycling Center @ 992-3025

~ Is Saran wrap and plastic newspaper bags recyclable? NO

~ Is the thin foil wrapper from a breakfast or energy bar recyclable? NO

~ Even if there is a triangle designation on any form of Styrofoam, it is absolutely NOT RECYCLABLE, ever.

An informative Manatee County, FL website provides general, comprehensive recycling information:


Information about the plastic triangle descriptions was obtained from an excellent website:

https://www.lifewithoutplastic.com/store/common_plastics_no_1_to_no_7

GIVE ME SOME SPACE.......!

SPACING between cans is extremely important! The trash hauler needs at least 3 feet between cans so that the mechanical arm can lift and place into trucks.

DO NOT THROW GLASS IN RECYCLE BIN!

Are You A Wise Consumer?
Laura Corbin

Think big-picture when grocery shopping. Consider the packaging that comes with the food product you are purchasing. Can you purchase cheese at the deli counter which comes in a plastic bag, or a plastic package instead of pre-sliced and placed atop a tray of styrofoam (which is not ever recyclable, despite the triangle rating?) Will you consider purchasing produce in its naked stack atop all the rest of the lettuce, instead in a clear, plastic clam-shell container? Can the potatoes, limes, squash, avocado’s you purchase go straight into your cart instead of using a plastic bag to take them home in? Might you purchase pasta, rice, beans, nuts in bulk instead of packaged in more plastic, which adds to the cost of the item? These items can be stored in glass canning jars which are air-tight and a very effective form of storage. Could you utilize the glass jars for food storage, which we no longer recycle?

In addition, your paperbacks and magazines are gladly recycled at the local libraries. The closest library to Rancho Viejo is the Santa Fe Public Library-Southside @ 6599 Jaguar Drive. www.santafelibrary.org. You can even donate CD’s and books as they have a small book store which sells the books you donate to raise funds for this library location. Just a few thoughts and suggestions to even reduce our recycling load, if this is an option for you to consider. Send your recycling thoughts, suggestions, questions and ideas to RoundUp Editor, donnanaes@gmail.com, if you would like them to be considered for the next newsletter edition. Thank You.
NEW EMERGENCY SERVICES ENHANCEMENT

Smart911 in Santa Fe County

Public safety officials in Santa Fe County have introduced a new emergency services enhancement that could help save lives, Smart911. Smart911 is a free service that allows individuals to create a Safety Profile for their household. The profile can include any information residents may want 9-1-1 call takers and first responders to have in the event of an emergency. If 9-1-1 is dialed, their Safety Profile will immediately display on the call taker’s screen saving critical seconds and even minutes in response to the emergency.

“The Smart911 platform saves critical time in an emergency when seconds can be the difference between life and death,” said Pablo Sedillo III, Public Safety Director. “The additional information provided in a Smart911 Safety Profile enables us to know exactly where we are going and what assistance is necessary. Those details can help us respond faster and more efficiently.”

Smart911 allows individuals to create a Safety Profile for their household and will only display if 9-1-1 is dialed. When a citizen makes an emergency call, their Safety Profile is automatically displayed to the 9-1-1 call taker, allowing them to send the correct response teams to the location with the accurate information. Responders can now be aware of many details they would not have known previously. Fire crews can arrive at a house fire knowing how many people live in the home and the location of bedrooms. Emergency Medical Services (EMS) can be advised of allergies or specific medical conditions and police can have the photo of a missing child in seconds rather than minutes or hours.

“Smart911 fills in the gaps that occur in 9-1-1 calls from mobile phones,” said Ken Martinez, Regional Emergency Communications Center (RECC) Director. “Mobile phones provide very little information to the 9-1-1 call taker. We aren't able to see an exact location. With Smart911, we can utilize additional information in the Safety Profile to locate the caller and send help as soon as possible.”

With Smart911, citizens can link both home and work addresses to mobile phones, which can be passed on to responders in the field for a more detailed, rapid response. Additional information including pets in the home, vehicle details in the event of an accident, or emergency contacts can be included in a Safety Profile. All information is optional and the citizen has the ability to decide what details they would like to provide.

Citizens are encouraged to create their Safety Profile with Smart911 today to have their information immediately available to 9-1-1 and to receive emergency notifications. Smart911 is private and secure, is only used for emergency responses, and only made available to the 9-1-1 system in the event of an emergency call.

For more information, please contact the Regional Emergency Communications (RECC) non-emergency line at (505) 428-3720 or visit www.smart911.com.

EMERGENCY- 911

| SF County Non-Emergency | (505) 428-3720 |
| SF Animal Control       | (505) 955-2701 |
| Poison Control          | 1-800-222-1222 |
| HOAMCO’s On Call Manager| 1-844-744-4316 |
Communications Committee: Donna Naes, Editor/Chair
[Laura Corbin, Vince Montoya]

As we skip merrily along into spring you will notice many changes going into effect within this newsletter. We have finally managed to change format and move to an all-electronic version. Those who have requested will still have access to a printed copy, everyone (that we have email addresses for) will receive a copy in their email, and it will also be posted within the ‘new website’ when FULL ACCESS is available for everyone.

So, in the background (spare time) our team is doing some research on ‘history, here on the ranch’. Does anyone out there know how the name of the street ‘Johnson Mesa’ came about? Any specific historic information you can share - or, for that matter, any other street names, historic information or photos will be greatly appreciated.

Townhome Committee: David Nelson, Acting Chair

The Townhome Committee past-Chair Carolyn Brown has stepped down after five years of wonderful guidance and great leadership on townhome maintenance and other matters. She will be greatly missed, and we take this opportunity to extend our heartfelt thanks. We owe her much for her efforts on our behalf.

Also, I take this opportunity to thank Vince Montoya for his steady hand, trustworthy guidance and constant and reliable assistance he provides townhome residents. He is the engine that allows the community to operate in the smooth manner we have become accustomed.

Major repair projects for the townhomes within the Association have been completed, and we continue to service minor repairs in accordance with priorities and established process. We report healthy operating and reserve account balances and strong assessment collections.

Townhome owners are responsible for cleaning and maintaining their canales and downspouts. Damages or leaks as a result of blocked canales or downspouts will not be the responsibility of the HOA.

We are in need of volunteers to serve on the Committee, so if interested please contact Dave Nelson at dnelson.santafe@gmail.com or Vince Montoya at vmontoya@hoamco.com."

Budget and Finance Committee : Paul Keaton, Chair
[Teri Buhl - Treasurer, Marcia Kaplan, Carol Thompson, Carol Wirt]

Board Votes to Retain Law Firm to Assist with Collecting Past Due Amounts
By Marcia Kaplan

At its March 18, 2017 meeting, the Board voted to retain the services of the Carpenter Hazlewood law firm to assist with collecting past due amounts owed to the HOA. The Board took this action to continue to keep our HOA’s finances sound. The board acted on the recommendation of the Budget and Finance Committee, which reviewed proposals to provide these services and references from other HOAs. In most cases, Carpenter Hazlewood’s fees will be paid from the funds it collects from homeowners.

This is the final notice for homeowners who have an outstanding balance with the Association. Please contact Vince Montoya, our community manager, at 473-3896 or via email to make payment arrangements by April 28, 2017. Once Carpenter Hazlewood begins working on collecting past due amounts, homeowners must communicate with the law firm directly and will be liable for any additional fees and costs charged by the firm.
Landscape Committee : Bill Trujillo, Chair
[Kevin Gorges, Norm Naes, Jorden Nye, Glen Smerage]

The Landscape Committee has had seven long-lasting meetings concerning the gradual limitations of irrigation throughout the community over a 3- to 4-year period of time. Some options being considered are:

- Plans for replacing park turf, trees, shrubs and ground cover/perennials with xeric plants acclimated to low water or drought conditions.
- Reducing the size of Plaza and El Cuero Parks turf and therefore less water use by designing the addition of zeroscape concepts, picnic tables, portals and smaller play areas.
- Developing a water budget using a maximum of 5 million gallons initially, followed by 2 million gallons, then 1 million and then only rain water in subsequent years. Assuming the potential for drought conditions in any year, the community may be asked to provide supplemental irrigation to the trees in front of their homes and to the many pocket parks identified in the Adopt-A-Park Program.
- Capping irrigation lines where plants like perennials, which have a finite life no longer exist or where trees or shrubs have been eliminated.
- Reducing landscaping services like mowing, the setting of timing on irrigation controllers, the cleaning and replacement of filters and emitters, and irrigation pipe maintenance and repair which all could reduce our landscaping maintenance contract costs.

Design Review Committee : Susan Young, Chair
[Barbara Butera, Tom Justus, Carol Thompson, Laura Trujillo]

What About Swing Sets, Trampolines, Etc...?

- All swing sets, trampolines and play equipment must be approved by the DRC prior to installation.
- Any wooden play equipment must be painted to match the color of the body of the house or maintained with a clear, non-colored wood preservative.
- There are size restrictions: Sets that are higher than 8 feet (not including the canopy and supporting structure) are not allowed. Platforms must not be higher than 5 feet from the ground.
- Swing sets, trampolines and other play equipment must be located 5 feet from adjacent party walls. They may also require additional landscaping to screen them from public and neighboring views.
- Any awnings must be kept in good condition. Residents are required to sign an ‘awning’ maintenance agreement with the HOA.

Please let the DRC know if you have any questions.

Infrastructure Committee :
[Tom Justus, Vince Montoya, Norm Naes]

The last phase of the Pavement Preservation Program street crack-fill and seal-coat is in process and will be completed by the end of May. The Board reviewed contract proposals from two paving companies that we previously used over the past two years. The Board authorized the HOA management to award the contract to R.L. Leeder. Once the logistics for this work are completed the manager will provide the community with the planned dates for executing the work.

The next major project for the Infrastructure committee will be the repair and seal coating of the trails in RVS. For those community members who use these trails, they are very much aware of the need for pavement repair. With that said the Board and HOA manager would like to encourage community members to volunteer to be a part of the Infrastructure Committee. The committee at this time is very member deficient. Currently, we are in the process of evaluating the damage to the trails by walking them and documenting the pavement crack and patch requirements. Because we are short of committee members, the HOA manager and two board members are walking the miles of trails. In an effort to expedite the data collection we could use some volunteers.
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RVS – ROUND UP 2017 | Issue 2
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State Farm
Letters to the Editor:

Trail Cutting
Glen Smerage

It is obvious that several residents who walk trails of Rancho Viejo do trail cuts. A trail cut occurs when people continually change from one trail to another without walking to the actual intersection of the two trails. Trail cuts lead to unnecessary ruts and erosion on the land. For environmentally sensitive hikers, trail cuts have long been ‘no, nos’.

Two very obvious trail cuts in RV are located near two trail intersections south of the intersection of Saddleback Mesa and Cebolla Mesa streets.

If you are a trail cutter, please stop that practice in Rancho Viejo and elsewhere. Thank you.

Why I Support Recycling
Jorden Nye

When I moved to New Mexico and Rancho Viejo 11 years ago I was very surprised that there was no ‘curb side’ recycling. This was especially perplexing considering the progressive reputation of the Santa Fe region. One reason for my surprise was because where I lived in Northern Virginia we had already been putting our recycled trash out front every week for several years. The positive environmental aspects of recycling our trash are well documented and convincing. But more than anything, I see recycling as something that I should do simply as a member of my community – my neighborhood, County, State and Country. There are many things we do for the public good, such as paying taxes to support public education, and many of us don’t even have children, but it’s simply one of our obligations as a member of society.

Yes, there were places in the County where one could drop off trash to be recycled. But I suspect that there were only a small number of people who went out of their way to do so. Now, no one has any excuse for not recycling because everyone has been provided with a recycling trash bin to fill with recyclables every two weeks. You now just have to make a minimal effort to roll the trash bin out to have it picked up. I have been especially surprised that since I have been paying more serious attention to what is recyclable, that almost two thirds of my trash qualifies to be placed in the recycle bin.

Yes, we each have to pay more in our HOA fees to pay for the new County mandated curb side recycling, but I think the positives to our greater community far outweigh the additional cost.

NEIGHBORHOOD WATCH LOCAL CONTACTS

Carol Thompson, Area Coordinator Rancho Viejo South
Home: 471-9044
Cell: 603-0833
Email: carolath@msn.com

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