

December 2008



## Happy Holidays!

*We want to wish all Ventana Ranch West Community Members a wonderful Holiday Season. We hope everyone takes the time to enjoy the Holiday with their families and friends.*

### Ventana Ranch West Board of Directors

Kevin Patton—President  
Howard Deboi—Vice President  
Jerry Kurz—Secretary/Treasurer

### Ventana Vista Board of Directors

Tracy Schroeder—President  
John Lowe—Vice President  
Charlotte Knutson—Secretary/Treasurer

## Postings Throughout the Community

The Board of Directors would like to remind everyone in the Ventana Ranch West Community that it is illegal to post any notice or advertisement whatsoever on a USPS Mailbox or on any street sign posts. Furthermore, it creates an unsightly appearance in our community, particularly

when no one removes any of these postings. The website is available for postings that are of a soliciting nature, particularly in the case of getting the word out about a lost pet. Ventana Ranch West Community Association Website: [www.ventanaranchwest.com](http://www.ventanaranchwest.com) If you do put up a sign of

some sort for a garage sale or perhaps balloons for a party, please remove everything promptly the same day once the event is over.



### Ventana Vista Gate Policy

Many homeowners have been inquiring about having the gates held open for various functions such as garage sales, birthday parties, holiday parties, etc. The Board of Directors of the Ventana Vista Sub-Association has decided to adopt the following policy for gate openings. All requests should be made at least one week in advance of the date to the Management Company.

- **Garage Sales** - Ventana Vista Owners may request the gates to be held open for a garage sale on the first Saturday of each month. Gates will be held open from 8 AM until 1 PM.
- **Open Houses** – Ventana Vista Owners and/or their real estate agents may request a hold open for an open house for a two hour window on any weekend.
- **Parties/Private Events** – Owners may request a temporary code to provide to their guests for a specific event that they are holding. The Management Company will provide a temporary gate code that will be valid only on the date of the event.

A general reminder to all Ventana Vista Owners is to not give out your personal gate codes to anyone other than family. There have been instances reported wherein vendors and delivery companies have been using gate codes. Abuse of a gate code may result in the code being deleted from the system.

## Ventana Ranch West Community Association Fine Policy

The Board of Directors has adopted a new fine policy for covenant violations that will be effective January 1, 2009. The policy is as follows:

First Violation—**Warning**

Second Repeat Violation—**\$25.00**

Third Repeat Violation—**\$50.00**

Fourth Repeat Violation—**\$100.00**

Fifth and Subsequent Repeat Violations—**\$250.00**

All Owners will have two weeks after receipt of a notice of violation in which they may contest the violation. All appeals must be made in writing and sent to the Management Company for review. Any fine remaining unpaid after 30 days from the date of the violation letter will bear interest at the rate of 18% per annum.

## Dog Waste

Some of the suggestions that we received last fall were for the installation of doggie waste stations in the community. The Board of Directors has taken the suggestions under advisement, and we are happy to say that we will be installing doggie waste stations in the large park, hopefully by the year's end. Remember, however, that it is a city ordinance to clean up after your pets. Please take care to do so, and keep Ventana Ranch West a clean, healthy, and beautiful community.



## Ventana Ranch West Community Association Trash Can Policy

It is the policy of the Ventana Ranch West Community Association that all garbage or trash containers shall be placed at the curb no earlier than twenty-four (24) hours prior to the scheduled pickup day and retrieved no later than twenty-four (24) hours after the scheduled pickup day.

Furthermore it is the policy of the Ventana Ranch West Community Association that all garbage or trash containers be

stored in a place least visible from the street as stated herein. The only acceptable locations for trash container storage are: 1) within the garage of the residence; 2) behind the privacy wall of the residence; 3) opposite the front entryway behind the furthest forward portion of the residence. Trash cans may not be stored on porches regardless of visibility.

In addition, the following City of Albuquerque policies regarding

trash must be strictly followed: 1) Bag your trash to prevent spills; 2) Do not overfill your container; 3) Make sure that the lid can be shut with ease; 4) Maximum capacity cannot exceed 150 lbs. or it cannot be serviced; 5) NO hazardous waste, NO electronics or computers, NO construction material, NO ashes, NO concrete, NO rocks, NO gravel, or like material.



## Quad/Off Road Vehicle Reminder

Please remember that it is illegal to operate quads or other off road vehicles on any of the Ventana Ranch West Community streets or walkways. The Board of Directors is aggressively working to install barricades to discourage the use of these vehicles in our community. Please report any incidents that you may notice to the Management Company.

## Elections

The Ventana Ranch West Community Association Annual Meeting will be coming up soon. A date has not yet been set, but anyone wishing to consider running for the Board of Directors should submit his name, address, e-mail address (if applicable) along with a short bio to the Management Company, Carol Rickert and Associates. The deadline for submissions will be the February 12, 2009 meeting of the Board of Directors. Applications will be accepted at this meeting as well.



## Meetings

The Ventana Ranch West Community Association Board of Directors currently meets monthly on the second Thursday of each month. Meetings are being held at 6:00 PM at the West Campus of the Ventana Ranch Elementary School. The Ventana Vista Sub Association Board of Directors currently meets quarterly. The next Ventana Vista meeting is

scheduled for Monday, March 2, 2009 at 6:00 PM at the Taylor Ranch Community Center. All Boards of Directors meetings are open to any Homeowner in the community. The dates and times of meetings will be posted on the website, [www.ventanaranchwest.com](http://www.ventanaranchwest.com), about one week in advance of all meetings.

## Street Light Update

PNM is waiting to get a replacement street light from the manufacturer for the missing light at the intersection of Irving and Ventana Ridge. Please notify the Management Company if you notice any street lights that are not working so that they can be addressed.



## Ventana Vista Parking

We have noticed a marked improvement in Ventana Vista with respect to on-street parking. Thanks to everyone who has complied. Unfortunately there still are a few problem vehicles that continue to park on the street. As you know, there is no on-street parking permitted in Ventana Vista at any time whatsoever. The exception is for guest parking, which is limited to seven days. We do not want to have to tow a vehicle to force compliance with the policy, however after 3 warnings, vehicles will be towed without further notice. Please make sure that you do not park your vehicle(s) on the street. Also, if you are renting your home, it is your obligation to inform your tenants of this policy. We thank you in advance for your cooperation.



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