

Ventana Ranch West Community Association

September 2009

VENTANA RANCH West

www.ventanaranchwest.com

Board of Directors

Gerald Kurz - President

Michael Snobl - Vice President

Tracy Hill Schroeder - Treasurer

Charlotte Knutson - Secretary

Howard Deboi - Member

Managed By:

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Fall 2009

We would like to wish all Ventana Ranch West residents a wonderful fall season. Please review the information in this newsletter as it contains information regarding upcoming events, changes to Design Review Guidelines, and other important information that you need to know.

We look forward to the upcoming holiday season and hope all residents enjoy the community of Ventana Ranch West and continue to keep it a great place to live.



Fall Field Day

The Ventana Ranch West Community Association is planning a Fall Field Day. The tentative date and time is Sunday, November 2, 2009 from 1PM - 5PM. Further details will be posted on the website when plans are finalized. This is a great way to get to know your neighbors and introduce yourself or your business to the community. We hope to see you all out in the park for our field day.

Website



We hope that everyone is continuing to use the Ventana Ranch West Community Association website. It is easy to remember: www.ventanaranchwest.com. On the website you can find answers to many questions, including those related to our community finances. One item you may be interested in is looking at our 2009 Operating Budget. We get lots of questions about how our Homeowners Association Dues are being spent, and viewing the

budget is a good way to see a breakdown. Another fact to consider is that Ventana Ranch West Community Association dues currently are \$60.00 per quarter. On the whole, according to our management company, dues for communities with similar responsibilities and amenities average about \$90.00 per quarter, so our dues are relatively low in comparison to other communities in the Albuquerque area.

311

The City of Albuquerque offers residents a great resource in the 311 Citizen Contact Center. Simply by dialing 311 you can report graffiti, an abandoned vehicle, missing street signs, and a variety of concerns. The response time is excellent, often within 24 hours. The 311 Citizen Contact Center is staffed by a very knowledgeable and courteous staff, and it is a great asset to the City.

Political Signs and Posters

As you may know, the Covenants, Conditions, and Restrictions in Ventana Ranch West prohibit displaying political signs within our yards. If you wish to display a political sign, you may put a sign in your window; however, it must be removed no later than the first Friday after the election.

Holiday Decorations

Summer has somehow managed to pass and we are soon approaching the fall and winter seasons. We are pleased that so many homeowners in Ventana Ranch West take pride in decorating their homes for the various holidays. We would like

to remind everyone however of the Holiday Decorations Policy: **Holiday Decorations may not be displayed earlier than 30 days prior to any given holiday, and must be removed no later than 30 days after the holiday.**



Design Review Committee

The Design Review Committee has worked diligently to revise and clarify some of the items in the Design Review Handbook. A new booklet has been printed for all owners and enclosed with this newsletter. The Design Review Handbook along with Design Review Request forms are also available on line at the Ventana Ranch West Community

Association website, www.ventanaranchwest.com.

The Design Review Committee would also like to remind all homeowners that it is necessary to submit a Design Review Request form for any alterations to a home or lot. This also includes the installation of storm doors.



REWARD!

There has been a noticeable increase in the amount of vandalism within the Ventana Ranch West Community in recent months, which has resulted in the Ventana Ranch West Community Association's having to either repair or replace common elements within the community. Therefore, effective September 1, 2009, the Board of Directors of the Ventana Ranch West Community Association will offer a cash reward of two hundred fifty dollars (\$250.00) to any resident of the Ventana Ranch West Community who provides information leading to an arrest and conviction of anyone committing an act of vandalism or otherwise causing the destruction of any common elements or property within the Ventana Ranch West Community Association. You may call Carol Rickert & Associates at 505-323-7600 to report any information regarding any acts of vandalism. Also please remember if you witness a serious crime to report it immediately to 911. The Albuquerque Police Department also has a non-emergency number, 242-COPS (2677).

*Board of Director
Corner*

Community – What it Means

Hello. I hope all had pleasant and safe summer, whether on vacation away from New Mexico or right here at home. Remember the saying there is no I in TEAM? Well the new buzz word should be Community which includes the letter I which should mean I am responsible for my property and I will help my neighbors. If you have not introduced yourself to your neighbors you are missing out on a wealth of support and of course meeting and making new friends. Knowing your neighbors talking to them and subsequently watching out for them and their properties are what bonds a community. The letter T still can mean TEAM as we need to join together to support the community, whether in committees or joining the Board of Directors Team.

I have been riding around in our community and with the help of the homeowners mentioned here have made an impact on the community. The people mentioned came over to where I was pulling weeds at several repossessed homes and Mr. George Bonsall and Mr. Steve Winters pitched in and helped to get rid of the weeds making the surrounding properties look great. You can help us by taking pictures or getting license plate numbers which will help apprehend persons who commit vandalism in our community. The Homeowners Association is offering a \$250 reward for information leading to the arrest and conviction of any individual (s) committing a crime in our community.

I would like to welcome Mr. Howard DeBoi to the Board of Directors, filling the last vacancy which existed on the Board. Howard brings a wealth of knowledge to our community as you shall see in the near future. Please go to our Web Site <http://www.ventanaranchwest.com> where you can see our Budget, Policies, Governing Documents, plus a wealth of other information concerning our community. If you have any questions, call Carol Rickert & Associates at 505-323-7600. In closing I would like to say the Board of Directors have made significant improvements in the way this Association operates along with the appearance of our community. We are dedicated to the benevolence of the community and maintaining a safe environment for our residents.



*Jerry Kurz,
President*

Hello Neighbors:

Let me introduce myself. My name is Howard DeBoi, your newest member to the Ventana Ranch West Board of Directors. Although I have served on the BOD in the past, as your Vice President, I find the new opportunity to serve a challenging and productive one.

Having held various positions in HOA's for near 30 years, from California to North Carolina and now here in New Mexico, I feel I bring a collection of experiences and education that will hopefully be of value to this your community. I chose to return to the board in an effort to assist in the everyday operations, which can be overwhelming from time to time in a community of this size.

You too can become involved even without volunteering for any board position or committee. Through our ears, eyes, nose, and touch we can all assist the BOD in its effort to maintain the safety and security of this community. Listen to what is happening, see what is happening, be aware of foul smells, smoke, chemicals, and yes reach out and touch someone. Get to know your neighbors shake their hand and become friends.

When something out of the ordinary is upsetting or of concern don't hesitate to call 242-2677 for non emergency police help or 311 for the City of Albuquerque, which includes animal control. It will be a pleasure to serve you in the months to come.

*Thank you,
Howard DeBoi*

Posters and Signs

It is against the rules of the Ventana Ranch West Community as well as against the law to post any signs or fliers on mailboxes, light posts, street signs, and other areas within the community. The Board of Directors has set aside a portion of the Ventana Ranch West website for any homeowner or tenant to post

information regarding lost or found pets, yard sales, and the likes. Please take advantage of this and refrain from placing posters throughout the community. Aside from being against the rules, it creates an unsightly look to our community, and leads to added trash and litter in the community.



Online Payments

As we reported in the last news letter, Carol Rickert and Associates is now accepting credit card payment for dues. There is a link on the Ventana Ranch West website as well as the Carol Rickert and Associates website.

www.ventanaranchwest.com
www.carolrickert.com

Board of Director Elections

There will be two seats on the Ventana Ranch West Community Association Board of Directors that will expire this spring. Anyone wishing to run for the two open seats should contact the Carol Rickert and Associates no later than December 31, 2009. Please be prepared to submit a brief bio and statement as to why you would like to serve on the Board of Directors.

Seasonal Events around Albuquerque

New Mexico State Fair

September 11-27, 2009

Albuquerque Balloon Fiesta

October 3-11, 2009

Weems Artfest

November 13, 14, 15
 Held at NM Fairgrounds

New Mexico Symphony

Halloween Pops

Saturday, October 24, 2009

A Very Merry Pops

Saturday, December 12, 2009

Popejoy Hall

Pennies for the Homeless High Tea and Fashion Show

November 8, 2009

Hotel Albuquerque

Rio Grande Arts and Crafts Festival

October and November

Go to www.riograndefestivals.com for dates and times

December Holiday Events around Albuquerque:

<http://www.cabq.gov/fun/winter>

Luminaria Tour

Twinkle Light Parade

Nob Hill Shop and Stroll