



Ventana Ranch West Community Association

Board of Directors:

Gerald Kurz - President
Michael Snobl - Vice President
Tracy Hill Schroeder - Treasurer
Charlotte L. Knutson - Secretary
Howard Deboi - Member

Managed by:

Carol Rickert and Associates
4121 Eubank Blvd NE
Albuquerque, NM 87111

505-323-7600
505-332-3323 (fax)
michael@carolrickert.com (email)
www.ventanaranchwest.com (web)

Please read the notices within this communication in full.

These are important communications that pertain to you and the Ventana Ranch West Community as a whole. If you have questions about any information contained within this notice, please contact Management.

Annual Meeting

The Annual Meeting of the Ventana Ranch West Community Association will be held on Monday, April 1, 2010 at 6:00 PM in the gymnasium of the Ventana Elementary School, 6801 Ventana Village NW. Please plan to attend.



Board of Director Elections

There will be an election for two open seats on the Board of Directors this spring. Again this year, Election Trust will be handling all aspects of the election, including the nominations. If you are interested in submitting your name for nomination, please go to the Ventana Ranch West Community Association website, www.ventanaranchwest.com, and click on the link for Nominations. If for some reason you do not have access to the internet, please contact Carol Rickert and Associates, our Management Company, and they can assist you in getting your nomination submitted. **All nominations must be submitted no later than February 15, 2010.** Once we have our nominations confirmed, ballots will be sent to all homeowners in Ventana Ranch West at the end of February. Voting can be done either by returning the paper ballot, or on-line. The last chance to cast your vote if you will not already have done so will be the annual meeting on April 1, 2010. Results will be available the following day and an announcement will be posted on the VRW website.

March Community Event

Thank you to all who came out for the event we held in the main park in November. It was so much fun. A special thanks to the Garcia family for bringing their hot air balloon. I would also like to thank Mayor Berry and City Councilor Dan Lewis for coming to meet our community and also to the Albuquerque Fire Department and Albuquerque Police Department for letting the children learn more about how you protect our community.

As your Public Relations person for the board, it is my vision that we create a better community for Ventana Ranch West. We are planning another day in park for March 27, 2010, and we need your

help. If you are interested in being a volunteer please contact Michael at our Management Company and let him know. You may reach him at 505-323-7600 or by e-mail at michael@carolrickert.com. I will contact anyone interested and let you know how you can help. We are planning to have games and an Easter egg hunt for the children. I would love to meet the parents of the children that participated in our last fun day in the park. As a matter of fact the board and I would love to meet everyone in this community so we can create a better environment for all who live here. Stay tuned for more updates on the fun even.

Tracy Schroeder,
Treasurer/Public Relations for
VRWCA





The 311 Citizen Contact Center is a centralized call center for the City of Albuquerque.

The following requests may be made through 311:

- Pet Complaints
- Graffiti Removal
- Trash can Repair/Replacement
- Abandoned Vehicles

For emergencies, please call 911. For non-emergency police calls, please telephone (505) 242-COPS.

PETS



Homeowners are reminded that owning a pet comes with an amount of responsibility. Please ensure that your animals are on a leash when walked, that all animal waste must be picked up by the owner and you are responsible for ensuring that your dog does not bark in a manner that is a nuisance to your neighbors. Barking dog complaints may be made through the City by calling 768-1975 or filling out the online form through www.cabq.gov/pets/noisy-animals

Landscaper's Corner



Weed Control

With cold weather and freezing temperatures why would one want to think about weeds? Well there some things that can be done about weeds NOW so that they don't come. You may have noticed the Hilltop Crew spraying in the last couple of months or so. We were spraying pre-emergent on the landscaping so that the weeds don't come up as bad during the winter and spring. That puts us at an advantage when they start cropping up early next year. Our crew is licensed by the NMDA and trained to do this work and always apply the product according to label instructions. We always keep public safety and the environment in mind.

You might want to do the same thing to your yard. Go to the garden center and see what is available--they should be able to help you out with a product suitable to your particular need.

Contrary to popular belief, pre-emergent weed killers don't destroy weeds and their seeds. They simply stop them from growing. Some seeds are known to last fifty years, so if the herbicide isn't applied each year, the weed will grow. The big question for pre-emergent weed killers is when to apply them. Pre-emergent herbicides only work if they are applied to your lawn or landscaping rocks before the weed's growth period,

but if applied too early, weather will dilute the herbicide and the weed will grow unencumbered. According to garden experts from many regions of the USA, the two dates to remember are March/April and September/October. Those are the two periods of the year around which pre-emergent should be applied so that they activate before seasonal weeds make an appearance.

There are two application dates because generally there are two types of weeds, winter weeds and summer weeds. This is especially true in regions that don't completely freeze over in the winter. The summer weed date is March/April, because that is usually when average soil temperatures reach above 50 degrees. Major summer weeds like crabgrass or clover will only emerge once the soil is consistently over this temperature. In warmer areas, the date will probably be earlier. The September/October period is the time to catch weeds as they set new seed. This fall application will limit any late fall growth and hopefully begin weeding work for next year. If you use a pre-emergent herbicide, keeping these two dates in mind can help you get a head start in weed control. ALWAYS FOLLOW DIRECTIONS ON THE LABEL--- MORE IS NOT NECESSARILY BETTER!

PID Tax



As you are probably aware the homes within Ventana Ranch West are subject to a PID (Public Improvement District) Tax. This tax lasts until 2033. Some of you may or may not have been given a Notice of Imposition of Bond Levy. Nonetheless, one of our Ventana Ranch West homeowners, Malcolm Merenda, has been researching the PID Tax from the

standpoint of a lack of disclosure and is more than willing to share his information and fight with other concerned homeowners. He has agreed to allow us to give his contact information. Anyone wishing to speak to Mr. Merenda regarding the matter should contact him at: 505-892-9073 or 505-553-5479.

School Bus Stops



Some of you may or may not know that there are school bus stops within Ventana Ranch West that are located either on or adjacent to homeowners' properties. We have had several reports of school children destroying homeowners' landscaping rock. Please urge your children to be respectful of other people's property, and in turn to report anything to you if they witness other children abusing or destroying property. Children waiting for the school bus should wait on the sidewalk if possible, and never in anyone's yard or driveway.

Charlotte's and/or Jerry's information can go here on this page

Ventana Ranch West Community Association

c/o Carol Rickert and Associates

4121 Eubank Blvd NE

Albuquerque, NM 87111