



# Ventana Ranch West Community Association

September 2008 Newsletter

## Managed By

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## Thank You

Thank you for being part of the Ventana Ranch West Community Association. We appreciate all you do to ensure that your community is a quality one. We hope you and your families have had a wonderful summer. As fall approaches, we wish all residents to feel that Ventana Ranch West is the place they call home. It is our intention to provide all residents with information regarding the community in this newsletter. Submissions or ideas for future newsletters may be emailed to michael@carolrickert.com.

Have a great Fall season!

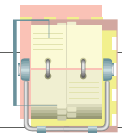
*Ventana Ranch West Homeowners Association*

## [www.ventanaranchwest.com](http://www.ventanaranchwest.com)

A reminder to all Ventana Ranch West residents that Ventana Ranch West is on the web. You can access [www.ventanaranchwest.com](http://www.ventanaranchwest.com) and view community financials, Covenants and Restrictions, and other information regarding your Association. You may also use the website to submit Design Review Requests.

If any resident does not have web access, they may always contact the Management Office at 323-7600 or come to the office at 4121 Eubank Blvd NE to obtain copies of the financials or governing documents for the community.

## Ventana Ranch West Contacts



Residents with questions, concerns, or requests regarding Ventana Ranch West Homeowners Association may contact the Management Office at 323-7600.

Michael Franciosi and Carol Rickert Asbury are the contacts for the Association and are able to help you with your needs including:

- Questions regarding your account and Homeowners Association Dues

- Concerns regarding landscaping or maintenance of the Association.
- General Questions regarding the Association Covenants
- Requests for Design Approval.

Feel free to contact either Michael or Carol. They look forward to assisting the residents of the community.

**Michael Franciosi**  
505-323-7600 X30  
michael@carolrickert.com (email)

**Carol Rickert Asbury**  
505-323-7600 X27  
carol@carolrickert.com (email)

## Tax Protest Period



We have received concerns from homeowners regarding the valuation of their homes and the subsequent increase in property tax as a result.

In order to protest the valuation of your home, once the Notice of Value of your home has been sent to you by the Bernalillo County Assessor's Office:

1. Ensure that you review the date on your valuation notice by which you must protest. This date is usually the end of April of the same year.
2. Follow the instructions for protesting the notice of value by the date indicated.

For more information regarding Tax Protests, go to [www.bernco.gov](http://www.bernco.gov) and click on A-Z Services then Assessor. By clicking on Questions and Answers, information regarding tax protests may be found. You may also call the County Assessor's Office at 222-3700.

## Ventana Vista Gate

Residents of Ventana Vista should be aware that the general gate code for entry has been removed. Residents having any questions or concerns about the gate may call 323-7600 and speak with Vanessa or email [gate@carolrickert.com](mailto:gate@carolrickert.com).



## Auto Debit

Residents of Ventana Ranch West who have their account set up to be debited automatically from their checking or savings account do not need to send payments each quarter in order to pay their Homeowners Association Dues.

If you have not set up Auto Debit through the Management Office and are interested in this program, please

contact 323-7600. Accounting will be more than happy to assist you with the process or answer any questions you have.

This is a great way to ensure that your Homeowners Association Dues are paid quarterly in a consistent manner with no effort on your part to remember the due date.

## Did You Know?

311 is a great resource for residents of the City of Albuquerque. 311 is a centralized service that can field requests for the following:

- Trash Can Repair or Replacement
- Graffiti Removal
- Violation of Animal Ordinances
- Report potholes (City Streets only, does not apply to Ventana Vista)
- Report unsafe City Drivers

For emergencies, please dial 911 or 242-COPS (for non-emergency police related matters)

## Weeds and Debris



We know that weeds are never fun, but a weed and debris-free lawn goes a long way toward ensuring that Ventana Ranch West remains a quality, uncluttered environment.

All residents should ensure that their front lawns and the gravel strips along their property between the sidewalk and curb are de-weeded regularly.

All debris should be re-

moved from the front yard and the gravel strips along your home.

Bagging all trash before placing it in a trash receptacle is a must in New Mexico as wind can blow trash through the neighborhood easily. If loose trash is placed in a trash can, the debris will spill during trash pickup and inevitably ends up in your neighbor's yard or in the common areas

within the community.

Appliances and similar large items will be picked up free of charge. Albuquerque residents may schedule a large item pick-up by dialing "311". Requests must be made at least 24 hours in advance.

Thanks for your cooperation in keeping Ventana Ranch West a great community!

## Pet Rules

We all love our pets. They're great to have around the Ventana Ranch West neighborhood! There are responsibilities that both the Homeowners Association and the City of Albuquerque hold all pet owners to.

### 9-2-4-7 ANIMAL NOISE

No person shall allow an Animal to persistently or continuously bark, howl or make noise common to its species to the extent that it causes a nuisance or as otherwise prohibited by this Chapter.

### 9-2-2-2 HOUSING AND RESTRAINT STANDARDS FOR MAMMALS AND BIRDS KEPT ON RESIDENTIAL PROPERTY

Chaining is prohibited as a means of outdoor confinement for more than one hour during any 24 hour period.

### 9-2-4-3 ANIMAL LIMITS AND RESTRICTIONS

*Animals At Large.* No Person shall cause or allow any Animal, other than Wild Animals not owned by any human, to be At Large whether or not it is accompanied by its Owner.

**All animal waste must be removed from the common areas of Ventana Ranch West.** No owner is allowed to leave animal waste anywhere but within their own back-

yard, and that must be removed regularly for the health of both animals and humans.

Violations of these ordinances may be reported by dialing 311. Barking Dog Complaints may be reported to: 768-1975.

Violations may be fined by either the City of Albuquerque and/or the Management Company.

We thank all residents for their cooperation in ensuring that animals are a welcome addition to the community.



## Emergency Phone



As a reminder to all residents, if an emergency within the Ventana Ranch West Community occurs after normal office hours, the emergency number, **366-1227**, may be called. The Emergency Number should be used for the following:

- **Water issues or flooding within the common areas.** Plumbing issues within individual homes should be addressed by the homeowner.
- Major damage or vandalism to common areas.
- Damage or malfunction of gate (Ventana Vista neighborhood only)

Any other issues that can wait until regular business hours should be addressed by calling the main number at 323-7600.

## Parking Reminders

All residents within Ventana Ranch West should adhere to the following parking restrictions. These restrictions have been put in place to ensure resident safety and to protect common area and other property within the community

All Homeowners are encouraged to park in their driveways or garages overnight. Parking on a lawn, side of a home, or on sidewalks is **prohibited** within the community.

Ventana Vista's Rules and Regulations prohibit parking on the street.

Parking the wrong way in the street is prohibited by City Ordinances.

Parking an inoperable vehicle within the community, except for garages, is prohibited by both the City of Albuquerque and the Ventana Ranch West Covenants, Conditions, and Restrictions.

All restrictions must be adhered to by homeowners, tenants and guests while within Ventana Ranch West. Violations of these restrictions may result in fines being applied to your account.



## Off Road Vehicles



All residents are reminded that it is illegal to ride off-road vehicles (ATVs, etc) on City streets, which include Ventana Ranch West. If any resident notes an off-road vehicle being driven through Ventana Ranch West, they may call 242-COPS and report the driver. Furthermore, no off-road vehicles are permitted on any Ventana Ranch West Pathways or Parks.

## Election Committee Members Needed

Hello from Election Headquarters at Ventana Ranch West: My name is Jerry Kurz, Chairman of the Election committee, and a Homeowner like you. We will be holding elections in the spring for our Board of Directors and need your help to get the best candidates for the job. Here is where you are key to the election success. We need people on this committee to oversee the election in our community. I ask for your help and request you submit

your name for consideration to be on the Election Committee. If you have any experience in this matter please include that information in your request. You may submit your request by filling out the attached form. Again, thank you in advance.

*Jerry Kurz*  
Election Committee Chairman

## Slow Down and Stop for Safety

A reminder to all residents that all speed limits and stop signs within the community should be obeyed for the safety of all residents and other drivers. Children live within our community and it is important to drive as if you were on a City street.

Stop at stop signs, drive within a safe speed limit, and watch for pedestrians at all times.



### 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  
Stacy Myers—Secretary/Treasurer