



Board of Directors

Jerry Kurz – President
Michael Snobl – Vice President
Tracy Hill Schroeder – Treasurer
Charlotte Knutson - Secretary

Ventana Vista Board of Directors

Rosario Vega-Lynn – President
John Lowe – Vice President
Karen Adams – Secretary/Treasurer

Managed by:
Carol Rickert and Associates
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Board of Directors Vacancy

There is currently a vacancy on the Ventana Ranch West Board of Directors. The position open is for a seat that would be up for re-election in the Spring of 2010. Any owners who would like to be considered to fill this vacancy should contact Carol Rickert & Associates at 505-323-7600.

President's Message



The Board and I would like to thank all those who took part in our first election in April of this year. We have a lot to do in our community and have hit the ground running. We have hired an Auditing Company to perform an audit for 2008 to place our financials up to speed. Our next order is a Reserve Study for both Ventana Ranch West and Ventana Vista which should go out for bids in the near future. This study will provide data on how much we need to contribute to a Reserve Fund for both communities. These funds are used to cover replacement and repair costs on items that the city does not address. In Ventana Vista's case it would be used to repair roads, sidewalks, lights, and gates in the future.

As I drive through our communities I am impressed with a majority of properties whose owners are either busy or have maintained their properties in an outstanding manner. Your Board of Directors is committed to keeping our community beautiful and property values high. We are family oriented and have children of our own and appreciate the role of parenting in the community. The future will bring a steady stream of improvements which you will be part of.

I must talk about the few in the community who do not maintain their property and also about some who cause vandalism to our resources. We are dedicated to prosecute anyone who is caught vandalizing any structure, appliances, foliage or signs in our community. For maintenance concerns we will send out letters first to those who fail to maintain their property such as sweeping the gravel strewn about the sidewalk and property hoping to have the resident clean up. If this fails we will actively pursue actions including fines to have the owner comply.

We, the community, need volunteers to help with committees (Design Review Committee, Election Committee and an Entertainment Committee). This requires some work but the rewards are many, and it is a vital element of being part of our community. This is our community. Lets join together and keep this one of the best places in which to live and play.

Jerry Kurz

Ventana Ranch West Board of Directors President

FAQs

We have just posted a link to Frequently Asked Questions (FAQs) on the website. We hope that this will provide our homeowners and their tenants with the answers to many of the questions that we hear most often.



Have an Idea?

We would like to know about it! Any ideas that you have that can improve the Ventana Ranch West Community are welcomed. We can't promise that we will implement each and every idea, but we would very much like to have your input. Please follow the "contact us" link on the website.

Website

As you are probably aware, the Ventana Ranch West Community Association has a website, www.ventanaranchwest.com. We would like the website to be the primary source for information that pertains to our community, and hope that all of our homeowners or their tenants use the website on a regular basis as a way to stay informed. Among the resources available on the website are: all Governing Documents that pertain to our community; a list of all Board of Directors Resolutions and Policies; financial information for our community; minutes of Board of

Directors meetings; the Design Review Committee (DRC) Handbook and forms to complete to submit a request to the DRC.

We would also like our website to be a place where information regarding things that are happening in our community can be posted. Everything from lost and found pets to garage sales. If you haven't already taken a look at the website, please log on and take a few moments to look around.



Email Addresses



The Ventana Ranch West Community Association would like to have as many owners' e-mail addresses as possible in order to help in our efforts to get information out to the community. These e-mail addresses would enable us to notify a large group of Ventana Ranch West residents quickly and inexpensively when there were important issues within Ventana Ranch West. In turn we would also be able to send out

information regarding lost and found pets, garage sales, reminders, and other pertinent items.

If you would like to be included on a group e-mail list for Ventana Ranch West, please send your e-mail address to:

ventanaranchwest@gmail.com

Preferred Vendor List

The Board of Directors of the Ventana Ranch West Community Association would like to include on the website an area that lists some recommended vendors. If you have a landscaper, electrician, plumber, etc., that you like and for whom you would like to provide some contact information, let us know, and we will include it on the website. This list will not be an actual endorsement by the Ventana Ranch West Community Association or Carol Rickert and Associates, but rather a resource for some suggested contractors and vendors with which our homeowners have had a positive experience.

Design Review Committee (DRC) Requests



Per Article 4.2 (c) of the Declaration: *“No improvement shall be constructed or installed on any lot without the prior written approval of the Design Review Committee. No, addition, alteration, repair, change, or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, or any part of a lot, or any improvements located thereon, from their appearance on the date this Declaration is recorded shall be made or done without the prior written approval of the Design Review Committee. Any Owner desiring the approval of the Design Review Committee for the construction, installation, addition, alteration, repair, change or replacement of any improvement shall submit to the Design Review Committee a written request for approval specifying in detail the nature and extent of the addition, alteration, repair, change, or other work which the Owner desires to perform.”* DRC requests are also necessary for landscaping changes and additions, particularly with respect to the front yards of your property, as well as any storm or security doors. Please make certain that you obtain approval prior to commencing with any work. Failure to obtain the necessary approval could result in fines being assessed to your account.

The form for DRC requests may be found on-line on our website. Please take the time to provide all necessary details and measurements as well as necessary letters of permission from neighbors if required. If you have any questions regarding filling out your requests, please contact Carol Rickert and Associates, and someone will be happy to assist you. Requests will not be submitted to the DRC until they are complete; therefore any incomplete applications will unnecessarily delay your getting approval. We have attached a sample application on the website for your reference.

Gravel Sweeping

Part of the maintenance tasks for all homeowners is to keep the gravel neat and tidy around their homes. Please take a minute or two to sweep up the gravel from either the sidewalks or street around your home and return it to the yards. Not only does this make our community look better, it also is a safety issue, as loose gravel can easily be thrown into the air by a passing vehicle and cause an injury. Loose gravel on the sidewalks can also be a hazard for pedestrians and children. Failure to maintain the gravel around your property can result in being assessed Covenant Violation Fines. Please attend to the gravel so that no one has to receive a letter or fines.

We also ask that you observe the City of Albuquerque Parking Ordinances and **do not park any vehicle on the curb areas**. In addition to being in violation of City Code, this is the primary cause of our landscaping rocks getting scattered about the streets and sidewalks. Any vehicle that is parked on the streets in Ventana Ranch West (except for Ventana Vista which has no on-street parking) must be parked so that all 4 wheels are on the street. Please be conscientious and park your vehicle properly.



Vandalism

Unfortunately the Ventana Ranch West Community Association has experienced some recent vandalism. This has ranged from removal of street signs to destruction of playground equipment. So far this year the costs associated with these acts have totaled several thousand dollars. Please be aware that any acts of vandalism that are witnessed will be prosecuted to the fullest extent of the law. If you should witness an act of vandalism, please contact the Albuquerque Police Department immediately.

Paying your Community Association Dues

As you know, the dues for Ventana Ranch West Community Association are assessed quarterly on January 1, April 1, July 1, and October 1. Each quarter's dues must be paid by the 30th of the month to avoid a late fee penalty; therefore January's dues must be received by January 30, April dues must be received by April 30, and so on. You may send your payments to:

**Ventana Ranch West
Community Association
c/o Carol Rickert and Associates
4121 Eubank Blvd. NE
Albuquerque, NM 87111**

You may also set up a recurring ACH debit with Carol Rickert and Associates, wherein your dues will automatically be deducted from your checking account each quarter. The form for this may be found on the website.

Carol Rickert and Associates is now also accepting credit card payments. They hope to be adding an on-line link on the Ventana Ranch West website for credit card payments in the next few months as well.



Community Event:

The Board of Directors is currently making plans to have a community event in the park sometime in September. Plans are still being worked out, but we hope to have a really fun event. We do however need some volunteers to help with our Entertainment Committee.



Please let us know if you would be interested in helping. Look for details about our Fall Community Event on our website in the near future.

Dogs



If a dog is exhibiting frequent and prolonged barking on a daily basis there is something you can do. Among the circumstances that the city looks for are: 1) Is the barking unprovoked? 2) Does the dog bark continuously for **at least** 10 minutes?

- Speak with your neighbor if possible. They may be completely unaware of the problem, or not realize that it is affecting the people around them.
- If that doesn't work, then you will have to get the city involved. Go online to and file a barking dog complaint. Have all of your facts together - the times, dates and length of the barking session.
- The covenants also address this and a violation letter and subsequently a fine can also be imposed by the Association.

Also, please be mindful of keeping your dog on a leash. Not only is it required by city ordinance, but also could lead to costly vet bills and potential lawsuits. If you spot someone not adhering to this law, please document proof and call the city.

And lastly, a word about picking up after your dogs: There are Doggie Waste Stations installed in both large parks, and we are working on installing some additional ones in other areas of the community. **It is a City of Albuquerque ordinance that you must clean up after your dogs.** Please be conscientious and make sure that you clean up after your dogs, not only in the common areas, but also in other homeowners' yards.