



Photo by Dick Ruddy

Your

Homeowners News

The Meadows on Rio Grande

News and Events

Introducing Your Architectural Review Committee

The Architectural Review Committee (ARC) is a group of volunteers whose role is to help homeowners comply with our subdivision's Protective Covenants when they wish to build new, or modify existing, structures on their property. The committee has been designated by the Meadows on Rio Grande Homeowners Association Board of Directors to represent the Board in this key area.

Why the Standards?

The Protective Covenant restrictions placed upon the development of Meadows subdivision property benefit each and every landowner. The restrictions set standards that create – and maintain – the unique qualities of our community. These standards protect the value of everyone's property.

How the Review Process Works

Before undertaking any of the property changes listed below, all Meadows homeowners should complete and submit the **Request for Design Approval** form to the ARC chairperson for review by the committee. (The Request for Design Approval form was mailed to homeowners in June and can also be obtained at www.meadowsonriogrande.org)

Changes that require advance review and approval include:

- Any project that changes the exterior appearance of the property.
- This includes periodic maintenance projects that change the exterior appearance of the home, such as a change in the color of stucco or trim.
- Minor landscaping projects **do not** require ARC approval, but major landscaping projects do.

The turnaround time for review by the committee will not exceed 30 days.

Questions or Concerns?

Please feel free to contact any of our volunteer ARC committee members (see top of next column).

Architectural Review Committee

Susan Finch, Chair
764-8262
sfinch64@comcast.net

Pete Jett
243-9757
jjett22@comcast.net

Jim Tilghman
243-8667
tilghman@lobo.net

Tom Wilber
884-7314
twilber@nca-architects.com

*The Board of Directors extends its great thanks to fellow volunteer Board member **Gerry Barr**, who put many hours of effort into the formation and launch of*

Your Association is Now Online

Tired of scrounging through your things for that dog-eared copy of the Meadows Association bylaws? Now you can visit www.meadowsonriogrande.org for our bylaws and more. Created at no cost to the Association by one of our volunteer Board members, the new Web site contains:

- The basic governing documents of our Association, including the original 1993 covenants, the 2003 covenant amendments and the Association bylaws.
- Architectural Review Committee information, including a downloadable copy of the form to submit for prior review of proposed property changes.
- A list of members of the Board of Directors and a direct email link for correspondence.
- Historical information about the Association.

We created meadowsonriogrande.org for the convenience of our homeowners. If you have suggestions for making the site even more helpful, please share your ideas with one of our Board members.

The Meadows on Rio Grande



Photo by Dick Ruddy

Homeowners Association Board Members

Cindy Lewis, President	243-9150	riocl@msn.com
Gerry Barr	242-5367	gwbarr115@comcast.net
Mary Lou Dobbs	343-0617	mldobbs@comcast.net
Susan Finch	764-8262	sfinch64@comcast.net
Jim (Pete) Jett	243-9757	jjett22@comcast.net
Jim Nelson, Treasurer	246-8515	nelson2308@comcast.net
Dick Ruddy	242-3093	rruddy@comcast.net
Peggy Tilghman, Vice President	243-8667	peggyt@lobo.net
Gene Vance, Secretary	244-9046	gene@vancefirm.com

Meadows Living



Photo by Dick Ruddy

Why We Love Debbi

By Mary Lou Dobbs

You might not know her by name. But if you've lived in the Meadows for any time at all, you probably know Debbi Dimas, our dedicated postal carrier.

Debbi cares about people, and it shows. She waves hello as she makes her daily rounds, delivering our mail promptly and accurately. She sweats the details on our behalf.

A couple of weeks ago, I was waiting for a box of my mother's applesauce cookies to arrive from Indiana. I figured I'd find a pink slip in my door one day, telling me to pick the cookies up at the Post Office. But Debbi made sure to tuck the box safely by my inside door, saving me the trip.

This caring touch is typical of the service Debbi provides. Next time you see her, be sure and say thanks.

Those Darn Pavement Weeds

By Peggy Tilghman

Are weeds popping up in pavement cracks and crevices? Try this: Pick once, then apply "Ortho Ground Clear Complete Vegetation Killer for Driveways, Sidewalks, Gravel Paths, and Patios" between street and sidewalk, and in cracks in driveways. **Do not apply this product anywhere else.** You probably won't have to weed those areas the rest of the summer. Apply in the morning on a hot day. **CAUTION: Use with care around children and pets.**

From the President

A Wall Damage Update, and More

By Cindy Lewis, President

By now you know about the recent traffic accident that caused damage to the wall at our subdivision entrance. A motorist lost control while turning onto Don Fernando Road, striking the wall. We're working with the motorist's insurance adjustor to handle the claim, and looking forward to having our subdivision entrance restored to its full beauty.

Getting Greener

Speaking of beauty, have you noticed the extra trees and shrubs along our subdivision entrance? They were provided by the City of Albuquerque, thanks to neighborhood improvement funding we received last Spring. Please join me in giving great thanks to Meadows Board Member **Jim Nelson**, who developed the application, and to **Councilwoman Debbie O'Malley**, whose office was instrumental in shepherding the application to its successful conclusion.

Save Sept. 30 for TVNA Picnic

Hope to see you at the Annual Thomas Village Neighborhood Association (TVNA) Pot-luck Picnic on Sunday, Sept. 6, from 4-6 pm at Dulcinea Park. It'll be lots of fun!

Parking Reminder

Covenants for the Meadows on Rio Grande subdivision prohibit the parking of boats, trailers, horse trailers, campers, motor homes and other such vehicles. Parking such vehicles in open view of others is allowed only for periods of 48 hours or less. Thank you for helping to keep The Meadows attractive by observing these covenants.



WANT UNLIMITED GROWTH POTENTIAL?	Index Annuities Designed for the Affluent Safe: Principal / Interest / Guarantee
	<ul style="list-style-type: none"> • Qualified Money Rollovers • Create Predator-Protected Assets • Lifetime Income: Peace of Mind
Executive	Benefit Strategies <small>INC.</small>
Mary Lou Dobbs	www.mldobbs.com • 505.343.0617

This newsletter issue sponsored by Meadows homeowner M.L. Dobbs



Photo by Dick Ruddy

Quarterly Quote

"For fast-acting relief, try slowing down."

— Lily Tomlin (1939 –)

Special thanks to Dick Ruddy for the beautiful photos and to Denise Davis for printing this newsletter.

The Meadows on Rio Grande

Financial Report

Here's How We're Doing

By Jim Nelson, Treasurer

On behalf of your Board of Directors, thanks to those property owners who have paid their annual assessment of \$200 for the Meadows on Rio Grande Homeowners Association. The funds you provide will allow your association to continue maintaining and beautifying our shared spaces.

Payment of Assessments

As of July 30, 90 families—about 83 percent of all Meadows homeowners—have paid all or part of the May 2007-April 2008 assessment. A second notice invoice will be mailed in October to those who have not yet paid.

Here's where we stand as of July 30, 2007

Year-to-date income: \$18,330 (84% of budget)
Year-to-date expenses (May, June, July): \$5,436 (25% of budget) plus a transfer of funds to the wall maintenance fund.

The year-to-date expenses includes payment in full of our Association's annual insurance premium.

Wall Maintenance Reserve Fund

Besides paying our monthly landscaping fees and utilities, the Association is depositing a portion of your assessments into a long-term fund established to maintain the common-area stucco walls. We anticipate that the eventual cost of repairs to the wall will be significant, which is why this special reserve was established.

Property Liens Filed

In accordance with the policies of the Association, claimant liens have been filed and recorded against properties that have a history of non-payment of assessments. The purpose of a lien is to ensure that the Association will eventually receive full payment of assessments. For a property to be sold or refinanced, any liens recorded against the property must be removed. This process of collecting assessments may result in some delay before recovery, but it does ensure that all property owners contribute equally to the maintenance of our neighborhood.

Around the Neighborhood

Taste the Difference LOCAL Makes

By Peggy Tilghman, President-Elect

For an outdoor culinary adventure close to home, visit the Los Ranchos Growers Market, now in its 15th year.

The Growers Market takes place every Saturday, May through October, from 7-11 a.m. at the Los Ranchos de Albuquerque City Hall, 6718 Rio Grande Blvd. NW (next to the fire station). In October, the event runs from 8-11 a.m., and Winter Market runs every second Saturday of the month beginning in November, 10 a.m.—Noon.

Everything sold at the Market must be homegrown, homemade, or handcrafted. You'll find fresh produce (much of it grown here in the Valley), fabulous baked goods, smoked salmon, fresh bouquets, jams, cheeses, pasta, eggs, breads, pastries, arts and crafts and more. And you can start the day with a homemade burrito or cinnamon roll and coffee! For more information, contact Sue Brawley at 890-2799 or sbrawley@qwest.net.

Change Your World

By Denise Davis, Former Meadows Board Member

Recently I had the chance to visit with a staff member at nearby Duranes Elementary School, and what she shared filled me with awe.

Duranes is a MicroSociety® School, part of a nationwide movement to create a relevant microcosm of real life right inside the school. In the program, young entrepreneurs learn to produce goods and services, elect officials, arbitrate disputes, earn wages, pay taxes and more.

I was so impressed with the program's potential to engage and empower disadvantaged youth that I've decided to raise funds for MicroSociety® teacher training. Duranes is just \$5,000 shy of the \$22,000 needed to keep the program going at full speed.

I invite you to join me in this great cause. For more info, go to www.microsociety.org — or contact me to discuss the program at 872-0957 or dadavis@facplanassoc.com.