

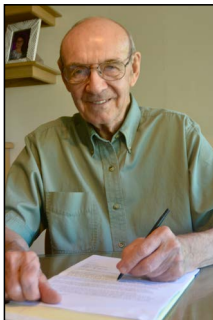


## Your Homeowners News



### MESSAGE FROM THE PRESIDENT

By Jim Nelson, President



Ahh fall, that time of the year that emphasizes the beauty of our common areas, as the trees and bushes turn to red and yellow hues. A drive on Don Fernando Road at early morning's sunrise or evening's sunset highlights this coloring.

Your HOA is responsible for approximately 3.8 acres of commons area, and the necessary maintenance is a major expense. We recently made the final payment for the improved irrigation system, and the completion of this obligation will allow funding for repairs and partial resurfacing of perimeter masonry walls. Our community is located on expansive clay soil which from season to season results in periodic ground movement which creates cracks in the masonry walls.

You ask, how is this maintenance accomplished? Let me explain. A committee of three members selected by the board prepares construction documents suitable for competitive bids including a contract for the work. As construction proceeds the committee provides oversight.

Future repairs will be accomplished on small segments of the wall system. The committee will inspect the remaining perimeter walls and contract for repairs and resurfacing as needed. This work is limited to the exterior surface of the perimeter walls, as the maintenance of the interior surface is the responsibility of

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### WRITE YOUR MEMOIR IN JUST SIX WORDS

If you'd like to try a new way of looking at your life story and what matters most to you right now, consider writing your memoir in six words. Historically this writing format began when Ernest Hemingway was challenged to write a short story in six words. His response was: "For sale: baby shoes, never worn." In 2006, Smith Magazine revived this idea by asking its online readers to send in their own six word memoirs. To learn more about this type of writing visit [www.sixwordmemoirs.com](http://www.sixwordmemoirs.com).

How does this process work? Begin by jotting down as many words as you can that describe you, including things you like, don't like, personal qualities and roles you play in your life. Do this in no more than three minutes. Circle two or three words that stand out to you, then pick one and free write about it for a couple of minutes. Avoid editing your writing in any way. Next, develop your six word phrase. Be as spontaneous as possible. In preparation for this article, I followed the process I've given to you. My six word memoir is: Grandma sings, plays, protects, cherishes Ava.

As you begin to think about what you want 2017 to hold for you, use the process to write your six word resolution.

I welcome your comments and feedback. Warm wishes for hope, peace, joy and love this holiday season and in the new year.

Susan Smith Pierce  
Newsletter Committee Chair  
505-268-4545  
[spierce.swfgc@gmail.com](mailto:spierce.swfgc@gmail.com)

## TREASURER'S REPORT

### Where We Stand

By Mike Friggens, Treasurer & Landscape Committee Chair



The Association's fiscal condition remains healthy despite delinquent Annual Assessments from 6 of 109 households. Of these 2 households owe for this year only (one is a house on the market), 2 for 2-3 years overdue assessments and 2 for many years. Liens are filed for the 4 chronic overdue properties. Our \$240 per household annual MORGHOA Assessments are a legally binding

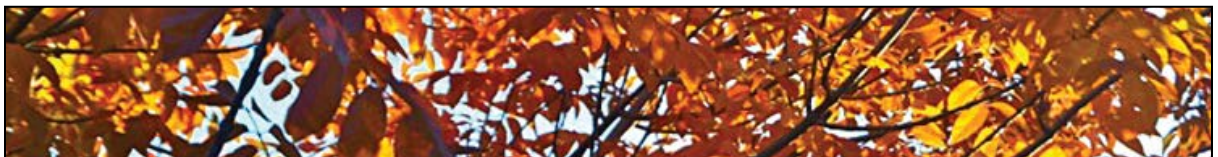
obligation. The late fees charged are established in our CC&Rs (Covenants, Conditions and Restrictions) and are also binding.

To the majority of our neighbors who pay their mandatory assessments on time, thank you!! Just look at the work on the front wall as another example of where your reasonable contribution goes each year.

The insurance claim for the stolen signage amounted to \$1490.42. We have had 2 irrigation repairs, one initiated only because we noticed high water usage. As Landscape Chair and Treasurer, I am working with Heads Up in order to more carefully monitor the variables gallons used, irrigation system settings and water cost as we move forward.

| Meadows on Rio Grande Homeowners Association |                    |                    |
|--|--------------------|--------------------|
| Balance Sheet                                |                    |                    |
| April 30 2016 and October 31 2016            |                    |                    |
|  | 30-Apr-16          | 31-Oct-16          |
| <b>ASSETS</b>                                |                    |                    |
| <b>Cash and Bank Accounts</b>                |                    |                    |
| Bank of America Checking                     | \$18,108.47        | \$25,579.32        |
| <b>Other Assets</b>                          |                    |                    |
| HOA Dues Assessments                         | 0                  | -10,900.00         |
| HOA Dues Receivable                          | -4,916.75          | 8,029.16           |
| Irrigation System                            | 34,240.00          | 34,240.00          |
| Irrigation System Depreciation               | -6,847.96          | -8,559.94          |
| Reserve for Uncollected Assessments          | -5,081.31          | -7,301.16          |
| <b>TOTAL Other Assets</b>                    | <b>\$17,393.98</b> | <b>\$15,508.06</b> |
| <b>TOTAL ASSETS</b>                          | <b>\$35,502.45</b> | <b>\$41,087.38</b> |
| <b>LIABILITIES &amp; EQUITY</b>              |                    |                    |
| <b>LIABILITIES</b>                           |                    |                    |
| Heads Up Irrigation System                   | 0                  | 0                  |
| <b>TOTAL LIABILITIES</b>                     | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>EQUITY</b>                                | <b>\$35,502.45</b> | <b>\$41,087.38</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>        | <b>\$35,502.45</b> | <b>\$41,087.38</b> |

| Meadows on Rio Grande Homeowners Association |                    |                    |
|--|--------------------|--------------------|
| Income Statement                             |                    |                    |
|  | FY2016             | FY2017             |
| <b>INCOME</b>                                |                    |                    |
| Assessment - Late Fee                        | \$874.83           | \$852.31           |
| Assessments - Regular                        | 26,160.00          | 15,260.00          |
| Claim settlement                             | 0                  | 1,490.42           |
| Transfer Fee                                 | 1,200.00           | 600                |
| <b>TOTAL INCOME</b>                          | <b>\$28,234.83</b> | <b>\$18,202.73</b> |
| <b>EXPENSES</b>                              |                    |                    |
| Decorative Plaques                           | 106.72             | 0                  |
| Depreciation                                 | 3,423.96           | 1711.98            |
| Insurance:HOA Insurance                      | 1,796.00           | 0                  |
| Newsletter printing                          | 792.48             | 214.27             |
| Postage                                      | 146.09             | 80.36              |
| Repair and Maintenance                       |                    |                    |
| Landscape Repair                             | 0                  | 721.11             |
| Landscape Service                            | 23,387.18          | 6,159.48           |
| Wall Repair                                  | 3,267.07           | 0                  |
| Taxes  | 0                  | 20                 |
| Uncollected Dues                             | 941.94             | 2,219.85           |
| Water & Sewer                                | 1,565.51           | 1,399.00           |
| Welcome Basket                               | 177.26             | 91.75              |
| <b>TOTAL EXPENSES</b>                        | <b>\$35,604.21</b> | <b>\$12,617.80</b> |
| <b>OVERALL TOTAL</b>                         | <b>-\$7,369.38</b> | <b>\$5,584.93</b>  |



# The Meadows on Rio Grande

## LANDSCAPE COMMITTEE REPORT

By Mike Friggens, Landscape Committee

Greetings neighbors and happy fall! There is little to report on the common area landscape. Jim Nelson talked about the wall work along Rio Grande, so I will briefly comment on the plantings. Heads Up continues to look after our landscape as the leaves fall. Shrubs were trimmed recently, especially those which were blocking the view and causing a safety hazard at Via Cadiz & Don Fernando. We realized, as perhaps many of you did as well, the we had greatly increased water usage this past summer. Heads Up looked into it and found 2 zone valves which had stuck open, allowing those zones to water whenever the system called for water at any zone. We have since seen the water usage go down, but not conclusively. It was a dry and relatively hot summer. Hopefully we can convince Heads up to keep us informed when the watering schedules change so we can keep a more detailed understanding of our water use. This is something we will keep an eye on going into spring/summer 2017 as water usage should drop dramatically during the winter.

Our next target for landscape improvement will come in the spring when we change the plantings in front of the north facing Meadows signage. Until then it is steady as she goes barring any unforeseen issues. Best wishes for the holidays!!

Please direct any MORGHOA Landscaping inquires to Mike Friggens (259-9077).



## CANDIDATE FOR APS SCHOOL BOARD

By Charles White

I'm Charles White, your neighbor in the Meadows; and I'm a candidate for the APS Board of Education (nonpartisan) in next February's election. I'm running for the Board for two major reasons: 1) I believe everyone should do his or her part in making the community a better place; and 2) I'm not happy with some of the recent decisions the current Board has made. Specifically, I don't believe in paying off a superintendent to leave. If an employer has done the work necessary to hire a good employee, and then put in the effort to help that employee do the work required, then an employee who doesn't fulfill the job requirements should be terminated—simple as that.

I've been your neighbor here in the Meadows for eight years and have served on the HOA Board of Directors for six years. I was born and raised in the North Valley and attended MacArthur, Garfield, Washington, and Valley High School. My UNM degree was made possible by a baseball scholarship, and I'll admit to being a lifelong New York Yankees fan (I hope that doesn't cost me your vote).

My working career included 42 years in NM public education, as a teacher, counselor, principal, director of employee relations, and deputy superintendent. Additionally, I've worked as a realtor, as an administrative law judge, and in the NM Air National Guard. Among my goals for the Albuquerque Public Schools are these: Restore trust and transparency in the Board's work. I'm especially concerned that the Board carefully oversee the District's \$1.3 billion budget. I want to redirect resources to emphasize grades K-3, when kids are like sponges, learning everything that's available to them.

We need to be sure that there are sufficient adults in those early grades to provide the assistance children need; we can't wait until they're in middle or high school and then try to teach them to read. Many of our children come from poverty situations, and their parents may lack the time or knowledge to prepare them for school. But I believe that high absentee rates, high dropout rates, and low graduation rates all would be alleviated if we do our work in the early grades. Other situations that I think need to be changed or modified: the high number of required tests, letter grades for schools, and teacher evaluations weighted heavily by test scores (many states use test scores for 9 to 25 per cent of evaluations, not 50 per cent).

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# The Meadows on Rio Grande

## Message from the President

*Continued from page 1*

the individual homeowner.

Current wall repair work began in early November on the masonry wall installed adjacent to Rio Grande Blvd. This work consists of repairing cracks in the masonry and resurfacing to provide a uniform color and textured surface. This project should be finished as this newsletter goes to press.

So continue to enjoy our landscaping that provides such a pleasant entrance to our community. Best wishes for this upcoming holiday season as we proceed into a new year!

### YOUR NEWSLETTER TEAM

Dick Ruddy, Photos

Susan Smith Pierce, Newsletter Editor

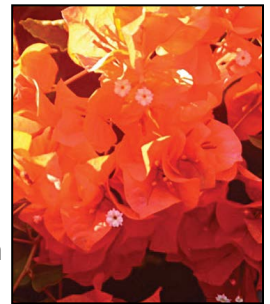
Ann Gleason, Design/Layout



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### HOMEOWNERS ASSOCIATION BOARD

|  |              |                           |
|--|--------------|---------------------------|
| Jim Nelson, President                                | 246-8515     | nelson2308@comcast.net    |
| Kay Ready, Vice President & ARC Member               | 242-5367     | kkreadyk@netscape.net     |
| Sue Milovina, Secretary & ARC Chair                  | 639-3625     | suedraw@gmail.com         |
| Mike Friggens, Treasurer & Landscape Committee Chair | 259-9077     | mikefriggens@gmail.com    |
| Renzo Del Frate, ARC Member                          | 243-0617     | delfrate@hotmail.com      |
| Terry Price, Landscape Committee Member              | 242-3093     | terryandsarah@q.com       |
| Susan Smith Pierce, Newsletter Committee Chair       | 268-4545     | spierce.swfgc@gmail.com   |
| Rick McKelvey, ARC Committee Member                  | 512-876-4465 | rick.mckelvey50@gmail.com |
| Mary Lou Dobbs, TVNA Liaison                         | 243-0617     | mldobbs@comcast.net       |



## Candidate for APS School Board

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I want to be certain that salary schedules are equitable, improve the compensation to all employees, and hold down administrative costs. Low employee morale must be addressed. Technology in our schools is inadequate and needs to be upgraded. These are just some of the concerns I've heard as I've visited the principals of almost all of the schools in our District 3. I still need to hear more from you, my neighbors. What are issues that you see to improve the education of our kids? Even if you don't have kids in APS, you know that all of Albuquerque is affected by the quality of our education system; and, closer to home, our property values are affected as well.

You can reach me at [charleswwhite.educator@gmail.com](mailto:charleswwhite.educator@gmail.com) or 242-1558. I'd welcome your comments or offers to volunteer for me. Communication or contributions can also be addressed to PO Box 6873, ABQ 87193-6873. My website will soon be available.

Thank you for your consideration. I'd appreciate your vote on February 7, 2017. This is a nonpartisan election.