Looking Back and Looking Forward

By Diana Garcia

As we spring forward, it helps to also look back to see how much was accomplished this year in the Meadows on Rio Grande. We completed several important projects: a new walking path, wall repairs, irrigation system renovations and a Mardi Gras Fun(d) Raiser. None of these projects would have succeeded without your support and the efforts of our Board of Directors.

Looking back: Why we are here

In 1993, our subdivision was platted and sold with a good deal of landscaping along Don Fernando, Don Quixote, Los Anayas and Rio Grande that needed watering

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Our Newly Renovated Irrigation System

By Mike Friggens, Landscape Committee

Our neighborhood is ready for spring this year – as it will be for years to come – thanks to a newly renovated, efficient, drip-irrigation system that is already serving just the right amount of water to our commons’ trees and shrubs!

As you already know, Heads Up landscaping service completed extensive renovation of our irrigation system back in October to support our trees and shrubs through this winter’s dry conditions and warm temperatures. The company began running the system each Wednesday in February while their maintenance crews were on site.

Kathryn McLane, our new Heads Up representative, tells us that the timers will be set to run three times per week during the growing season. We will be announcing the exact watering schedule so that neighbors and landscape committee members enjoying a walk through our beautiful, shared landscape will be able to check that the drippers are performing as advertised.

With the recent renovations, we now have the foundation for an efficiently maintained landscape here in the Meadows. Now we can rest assured that every plant we have is tended to – and that no water will

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Treasurer’s Report

Where We Stand
By John Woosley

The Meadows on Rio Grande Homeowners Association’s fiscal year starts on May 1. The following report provides the Association’s financial position, financial results and cash flow through February 28, 2014. Since the time period covered ends a few days before our March 2 Mardi Gras Fun(d) Raiser, this event is not reflected here but will be included in the final financial statement for the 2013-14 fiscal year. Please check the next issue of this newsletter for the year-end statement.

Note: “Assessments Earned” reflects the portion of the overall $26,160 homeowners’ dues attributable to the 10 months from May 2013 through February 2014.

To date, 105 homeowners have fully paid their dues. Two have made partial payments and two have not paid any portion of their dues for this year. Follow-up invoices for the unpaid dues have been sent by U.S. Mail and email. The Association has already filed a lien on one of the two properties for which dues have not been paid and is in the process of filing a lien on the other property. Both properties appear to be in foreclosure.

The Association is obligated to pay $8,560 per year for the next three years to Heads Up landscaping service for our irrigation upgrade, and this payment is separate from our monthly landscape maintenance charges. Proceeds from the Fun(d) Raiser will help – but it is critical that all homeowners promptly pay their dues so that we can fund the project without any dues increase.

As you read this report, please check your records and, if you are among the homeowners who have not paid this year’s assessment, please send it to Meadows on Rio Grande HOA, P.O. Box 7185, Albuquerque NM 87194-7185.

If you need a new invoice, please let me know. My contact information appears in the Homeowners Association Board listing in this newsletter.

Meadows on Rio Grande Homeowners Association
Statement of Income and Expenses and Cash Flow
May 1, 2013 through February 28, 2014

INCOME
Assessments earned $21,560.00
Late Fees 344.56
Transfer Fees on Property Sales 600.00
Claim Settlement 2,500.00
TVNA Contribution 1,520.00
Total Income 26,524.56

EXPENSES
Bank Charges 1.38
Insurance 3,104.00
Landscape Service 9,735.50
Newsletter printing 505.86
Postage 60.00
Repair and Maintenance: Irrigation Repair 789.23
Repair and Maintenance: Wall Repair 3,500.00
Water & Sewer 1,082.41
Welcome Basket 183.00
Total Expenses 18,961.38

Excess (Deficit) of Income over Expense $7,563.18

CASH FLOW STATEMENT
Beginning Cash Balance (on 5/1/13) $19,580.57
Cash Received 37,645.00
Expenses Paid -18,961.38
2014 Irrigation System Payment -8,560.00
Cash on Hand $29,704.19

BALANCE SHEET AS OF FEBRUARY 28, 2014

ASSETS
Cash in Bank $29,704.19
HOA Dues Receivable (Prepaid) -1,236.37
Reserve for unpaid dues -3,019.07
Transfer Fee Assessment 0.00
Irrigation System 34,240.00
Total Assets $59,688.75

LIABILITIES
Current Liabilities
Fun(d) Raiser Collections (as of 2-28-14) 6,865.00
Heads Up Irrigation System - Current 8,560.00
Total Current Liabilities 15,425.00
Heads Up Irrigation System - Long Term 17,120.00
Total Liabilities 32,545.00
Fund Balance 27,143.75
Total Liabilities and Fund Balance $59,688.75
**Financial Update**

**Our 2015 Budget**

By John Woosley, Treasurer

The covenants of the Meadows on Rio Grande Homeowners Association require that members (homeowners) be provided with a draft budget for the following fiscal year at least 30 days prior to the Annual Meeting, which is scheduled for Sunday, April 27, 2014. The budget that follows has been reviewed and approved by the Meadows Board of Directors for submission to the membership at large.

The budget shows the Board’s best estimate of the income we expect to collect and the expenses we expect to incur during the year that starts on May 1, 2014 and ends on April 30, 2015. We will be presenting it for your approval at the Annual Meeting. Please take this opportunity to review the budget and bring any questions you may have about next year’s financial plan to the meeting.

Meadows on Rio Grande Homeowners Association Budget
May 1, 2014 - April 30, 2015

**INCOME**

Annual Assessments $26,160.00
Delinquent Payment Assessment 120.00
TVNA Contribution 940.00
TOTAL INCOME $27,220.00

**EXPENSE**

Heads Up Monthly Charge (times 12) 11,940.00
Irrigation Maintenance 1,000.00
Insurance 1,570.00
Miscellaneous Contingency 1,480.00
Newsletter and Web Site 1,120.00
Postage 100.00
State filing fee 10.00
Water and Sewer 1,450.00
Welcome Baskets 200.00
TOTAL EXPENSE 18,870.00

Excess of Income over Expense 8,350.00
2015 Payment on Irrigation System Liability (see balance sheet in “Where We Stand” report) 8,560.00
Budgeted increase (decrease) in cash flow ($210.00)

**Santa Fe 2926**

**Restoring a Piece of History**

By Dick Ruddy

As you read this, a group of men is doing something absolutely remarkable, even extraordinary – and they’re doing it in our own backyard.

The men are volunteers restoring one of the most powerful railroad locomotives ever, Santa Fe 2926. “Restoring” in this case means that they are working to return it to full operational condition – not just making it look nice for the rest of us to admire.

With any luck, Engine 2926 will power up sometime in 2015 for the first time in nearly 60 years.

The volunteers are members of the New Mexico Steam Locomotive and Railroad Historical Society, and they come from all walks of life. The group includes doctors, scientists, engineers, machinists, welders, pipefitters, skilled tradesmen and others whose ambitious goal is to get their labor of love running by the fall of 2015.

In 1999, the locomotive and its “tender” – a special car that hauls the locomotive’s fuel – were purchased by the group for just one dollar from the City of Albuquerque. The only condition was that the entire purchase be removed from the City’s Coronado Park at I-40 and Second Street, where it rather sadly ended its days with very little notice. It now sits on a siding near Eighth Street and Haines, just south of I-40 and just east of 12th Street.

Engine 2926 began service in 1944, with the Atchison, Topeka and Santa Fe Railway using it for both fast freight and passenger service. Capable of speeds in excess of 90 miles per hour, the locomotive ran

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The Mardi Gras Fun(d) Raiser Really Was Fun!

Dear Neighbors,

At last year’s Annual Meeting, homeowners learned about a serious challenge facing the Meadows: The irrigation system for our shared landscaping would need to be renovated very soon, to the tune of $32,000 plus tax. I made the suggestion that we hold a Fun(d) Raiser so the whole neighborhood could join together, raise a portion of the needed funds and have some fun in the process. Before you could snap your fingers, I was voted onto the board and put in charge of the event.

I quickly saw how excited our neighbors were to come together when asked for their support. We settled on a Mardi Gras celebration that took place on March 2. Neighbors gathered to listen to great jazz, enjoy each other’s company and support our cause. We placed our bids on 30 silent auction items, which had been donated primarily by local businesses. We enjoyed Old Town’s Church Street Cafe for two hours and still had time to get home to watch the Oscars.

I want to personally thank all those neighbors who donated money, bought tickets and even gave us silent auction items. I especially want to acknowledge the Meadows board members for coming together to enthusiastically support the event in various ways.

Thank you to all our neighborhoods: The Meadows, Thomas Village, Thomas Village Patio Homes, and Abby Jean. And thanks to TVNA’s Debbie Ridley for diving in to help plan the event and knock on neighbors’ doors to move tickets. The event raised enough money to defray one fourth of the cost of our irrigation system.

Sincerely,

Mary Lou Dobbs
Mardi Gras Fun(d) Raiser Committee

Please see financial results and Fun(d) Raiser contributors on the next page
Fun(d) Raiser Contributors

Thanks for Your Support!

To all Meadows and TVNA neighbors and friends who attended the Fun(d) Raiser, thank you! Your support raised needed funds that will help to pay for the renovation of our irrigation system.

We extend heartfelt thanks as well to the following companies and individuals, each of whom donated items for the silent auction or provided other generous assistance:

- Aaron Mayberry Plastic Surgery, Bath Brush and Beyond, Auto Glass Services, Betty’s Bath and Day Spa, Bookworks, Casa de Guadalupe (Santa Fe), Cashmere Rouge Spa, Church Street Cafe, Mary Lou Dobbs, Susan Finch, Flying Star, Nandy Stages Hale - Trio Salon, Heads Up Landscaping, Marcella's Chop House, Sue Milovina, Resolution Graphics, Carla and Jim Romero, Martha and Alan Romero, Dick Ruddy, Tami I. Sioux, Subway, Veronique Dunigan Jewelry, Village Pizza

Locomotive

Continued from page 3

countless trips through Albuquerque on its way from Los Angeles to Chicago until it was finally retired in 1956.

In the decade or more since its retrieval by visionary men (and women too, I presume), the once-great locomotive is beginning to be reborn. What the group has accomplished thus far is astonishing but can only be appreciated by a visit to the restoration service facility, which is an easy trip for Meadows residents.

The facility is open Wednesdays and Saturdays between 9:00 am and 2:00 pm, weather permitting. The address is 1833 Eighth Street NW. For more information about the project, Google Santa Fe 2926 Albuquerque. This will get you to a fine selection of YouTube videos about the project, plus lots of detailed information about the work already accomplished and plans for the future. Those plans, by the way, include passenger excursions for locals and tourists someday, perhaps even soon.

Steve Bradford, spokesman for the N.M. Steam Locomotive and Railroad Historical Society, explains the work currently underway to a group of visitors.

Meadows on Rio Grande Fun(d) Raiser

Tentative Financial Results as of March 3, 2014

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<td>Donations</td>
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<th>EXPENSES</th>
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Net Result from Event          | $8,374.52
President’s Column

Continued from page 1

and maintenance. Signs and an extensive perimeter wall were also erected. However, the original covenants did not provide a practical way to keep these assets up.

In addition, the developer did not provide an easy method for appointing new members to the Architectural Review Committee, which approves new construction and changes to existing structures.

Something had to be done, or our subdivision would have lost its beauty and its value.

In 2002, a group of residents formed a voluntary association to maintain the property. Though we tried to keep this effort voluntary, there just wasn’t enough financial support, and there still wasn’t a method to keep the Architectural Review Committee functioning. The only answer was to change the covenants.

In 2003, the board of the voluntary association held meetings and went door to door until they had the signatures of more than 75 percent of the lot owners. This percentage was needed to change the covenants and create an association that could legally maintain common areas, assess dues for expenses and bring some democracy to the appointment of the Architectural Review Committee. The result was the Meadows on Rio Grande Homeowners Association.

Were it not for the efforts of the people who made this happen, homeowners would have had to hire an outside company to manage our HOA – so you can imagine the savings passed on to all of us by having these volunteers take on this task.

Looking forward: The mission continues

For those of us serving on today’s board, the commitment is as strong as ever to maintain, enhance and protect our investment. We are continuing to build our neighborhood as a community and still seeking ways to keep our neighborhood not only lovely, but safe.

On page four of this newsletter, you can read Mary Lou Dobbs’ article on the success of the Mardi Gras Fun(d) Raiser. We hope that all who participated enjoyed themselves and appreciated the effort that went into organizing this event. Hopefully you got to meet some of the Board members at the event or as they went door to door selling tickets.

Thanks to the support we received for this event from Meadows homeowners, TVNA’s board and the residents of Thomas Village, Thomas Village Patio Homes and Abby Jean, we were able to raise funds to offset some of the cost of our recent irrigation system renovations. We greatly appreciate it!

Now it is time to look ahead at plans for keeping our momentum going. We invite you to hear what’s in the works and add your ideas at our Annual Meeting on April 27, 2014, at 2:00 pm at Dulcinea Park. Mark your calendars, and come hungry!

Landscape Committee Report

Continued from page 1

be wasted. Heads Up has provided scaled plans for the layout of our system as installed, plus a real understanding of the system’s operation and expectations for watering schedules moving forward for years to come. In the future, if issues with sickly plants should arise, a lack of water will not likely be the cause.

While we still owe the lion’s share of the renovation cost, your HOA board successfully negotiated a four-year payment arrangement with Heads Up – so we have a window of time in which to fund this obligation. Each payment will be for $8,560 including tax. We made the first payment last October and will follow with the remaining three in April of 2014, 2015 and 2016. Under normal circumstances it would be difficult to meet these payments without raising homeowners’ dues, but your support of our recent Mardi Gras Fun(d) Raiser really helped! (See separate story in this issue).

Please direct any HOA landscaping inquiries to Charles White or Mike Friggens. Our contact information appears in the Homeowners Association Board listing found in every issue of this newsletter.

Happy Spring!