



Your Homeowners News

NEWS AND EVENTS

Annual Meeting: Wet but Good

By Marilyn Smith, President



Sunday, May 2, was soggy. But the rain was only dripping casually (versus pouring down), so the Board of Directors went ahead and convened the 2010 Annual Meeting of The Meadows on Rio

Grande Homeowners Association as scheduled – in Dulcinea Park. As it turns out, we had an informative and productive get-together despite the less-than-perfect weather.

The Annual Meeting is required by our bylaws and has four basic functions:

- to approve the minutes of the last Annual Meeting
- to report the year's business
- to adopt a budget for next year, and
- to nominate homeowners to be directors of our association.

So that's what we did. First, homeowners approved the minutes of the previous Annual Meeting. Next, various board members presented information about the past year's activities and accomplishments. These included:

- Ongoing maintenance of the association's common areas, landscaping and irrigation system
- Accrual of contingency funds for Phase II of the major maintenance of our common walls, which can now be scheduled for late summer.
- Quarterly publication of this newsletter and operation of the association's website, meadowsonriogrande.org.
- Approval by the Architectural Review Committee (ARC) of six Requests for Design Approval submitted by homeowners.
- Completion of a revision of the ARC's Compliance Policy (please see related story, page 2).

The meeting also included a report by the Architectural Review Committee on its activities as well as information about an ongoing legal dispute between two homeowners that has involved the Homeowners Association.

Homeowners then heard the Treasurer's Report and approved next year's operating budget of \$21,800. The Treasurer recognized the Thomas Village Neighborhood Association for its generous contribution of \$1,300 towards our ongoing landscape effort.

Election of New Board Members

We bade goodbye to two fine board members, Gene Finch and his daughter Susan Finch (also a homeowner), and thanked them for their efforts on behalf of the association. Then homeowners voted to the Board two more of their neighbors – Carol Adler and Charles White – to fill Gene's and Susan's vacated positions. The group also re-nominated Gene Vance to the Board and appointed Jim Nelson, whose term had expired, to fill Gene Finch's unexpired term.

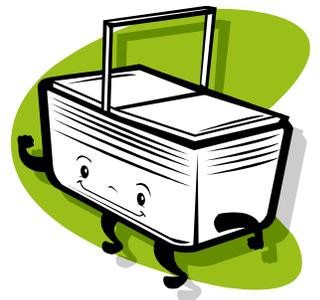
We were all a bit waterlogged by the close of the agenda, but the meeting had been productive. The Board thanks everyone who turned out despite the weather or sent a proxy.

We're looking forward to another productive year, thanks to your support!

Happy Summer!

The Board of Directors of the Meadows on Rio Grande Homeowners

Association hopes you are enjoying a safe and enjoyable summer season. Please call on us if we can be of assistance to you. You'll find contact information for each of us on page 2 of this publication.





Homeowners Association Board Members

Marilyn Smith, President	244-8346	msmith8659@comcast.net
Stann Sandoval, Vice President	228-3611	stann.wendy@yahoo.com
Jim Nelson, Treasurer	246-8515	nelson2308@comcast.net
Alvan Romero, Secretary	242-6663	aromero8@comcast.net
Murl Moore	764-8489	murlmoore@comcast.net
Kent Morrison, ARC chairman	242-6541	lkm@unm.edu
Gene Vance	244-9046	gene@vancefirm.com
Charles White	242-1558	charleswhite@steinbom.com
Carol Adler	243-9565	cadler@cnm.edu

The Meadows on Rio Grande

ARCHITECTURAL REVIEW

ARC's Compliance Policy is Changing

The Architectural Review Committee's Compliance Policy sets forth penalties for homeowners who proceed with modifications to the exterior of their homes without getting prior approval from the ARC. (ARC approval of exterior modifications is provided in the original Protective Covenants of the Meadows on Rio Grande Homeowners Association as well as the Amendments to the Protective Covenants.)

In April, the ARC revised its Compliance Policy to improve the committee's ability to maintain the beauty and value of our community. The revisions were announced at the Annual Meeting on May 2 and adopted on May 12 by unanimous vote of the Board of Directors.

While the language of the policy was extensively modified, for homeowners the most significant change increases the continuing fine for failure to obtain ARC approval for modifications to \$100 per month. These revisions will go into effect September 1, 2010. The new policy follows:

Text of the Revised ARC Compliance Policy Effective September 1, 2010

"The Meadows on Rio Grande Homeowners Association (MRGHA) requires homeowners obtain approval for modifications to a home's exterior to ensure that these modifications do not violate the neighborhood covenants. Approval is obtained by first submitting a Request for Design Approval (RDA) to the Architectural Review Committee (ARC). The ARC will review the RDA and grant written approval if it finds that the requested changes are in compliance with the covenants.

"If an owner makes material and visible alterations to the exterior of his/her home or property in the Meadows on Rio Grande Subdivision without first submitting an RDA and obtaining approval from the Architectural Review Committee for the changes to the exterior of the home or lot:

"The Association may assess a fine of \$200 for failure to obtain approval for the modifications. The ARC will provide written notification to the homeowner(s) of a violation and the homeowner(s) upon receipt will have a 10-day "grace period" in which to resolve the situation by furnishing a completed Request for Design Approval

The most significant change to the policy increases the continuing fine for failure to obtain ARC approval for modifications to \$100 per month.

"When the RDA is submitted, the ARC will review it for compliance. If the RDA is found to be in compliance and was submitted within the grace period, then no fine will be assessed. However, if the RDA is not in compliance and material and visible alterations have been made to the exterior of the property, then violation(s) may exist. In the event that a violation or violations exist because the homeowner(s) failed to obtain approval from the ARC, then:

"The MRGHA may assess an additional fine of \$100/month until the violation(s) has (have) been resolved. Assessed fines will commence at the time that the MRGHA is made aware of the violation(s). Normally, violations are reported to the board via e-mail, although other written forms of notification will be accepted.

"If an RDA is not submitted after the ARC notifies the homeowner(s) of a violation, then the \$200 fine will not be removed and the MRGHA may assess an additional fine of \$100/month until the violation(s) has (have) been resolved. This compliance policy will go into effect September 1, 2010."

WORKING ON OUR BEHALF

Meet Your Newest Board Members



Carol Adler and her husband, Bob, have been Meadows homeowners since 2001. They were joined a few years ago by their dogs, Disney and Elle. Carol is CNM's executive director of human resources and previously held HR positions with PNM, University Hospital

and the City of Santa Fe. She enjoys running and playing golf in her spare time.

Charles White and his wife, Linda, have lived in the Meadows since November 2008, although they owned their lot here since 2000. Charles is a North Valley native (he was born at the old St. Joseph's Hospital) who graduated from Valley High School and the University of New Mexico, which he attended on a baseball scholarship. He's a devoted Yankees fan, although he also likes the Giants – so be forewarned about baseball conversations with Charles!

Our new board member began working for Albuquerque Public Schools in his teen years, delivering books to schools in the summer. He would go on to become a teacher and a counselor before serving for seven years as principal at Wilson Junior High. Charles continued to advance at APS and was the district's deputy superintendent upon his retirement in 1990.



Charles and Linda then spent three years in Boise, Idaho, where Charles served as the chief of appeals for the Idaho Department of Employment. But New Mexico wanted him back, and when the Las Cruces Public Schools made its recruitment pitch, Charles said yes. He and Linda worked for the Las Cruces schools until their retirements in 2005 and 2006, respectively. At the end of the couple's impressive careers, Charles had given 42 years of service to New Mexico public education, retiring as deputy superintendent for the Las Cruces system, while Linda had devoted 23 years to her work as a school counselor.

FINANCIAL REPORT

A New Fiscal Year

By Jim Nelson, Treasurer

The operating year for the Meadows on Rio Grande Homeowners Association runs from May 1 to April 30. Therefore, we completed our 2009/2010 operating year on April 30, and now we are into our 2010/2011 operating year. To keep you informed, we mailed a copy of the 2010/2011 operating budget and a financial report through March 31, 2010, to homeowners earlier this year. As always, our greatest expense is the maintenance of the landscaping for our common spaces.

The invoices for the annual assessment of \$200 for the 2010/2011 operating year were mailed in early May. To date, more than 85 percent of all Meadows households have responded with a payment.

Homeowners approved the 2010/2011 operating budget of \$21,800 at the May 2 Annual Meeting. We'll keep you informed about income and expenses in future issues of this newsletter.

Please mail outstanding assessments to:

Meadows on Rio Grande HOA
PO Box 7185
Albuquerque, NM 87194 -7185

Please Send Story Ideas, Photos

The staff of *Your Homeowners News* could use your ideas and photos. Do you know of a neighbor who has had an accomplishment? Have you photographed something out of the ordinary recently? Please share your ideas by contacting Dick Ruddy at ruddy@comcast.net. Thanks!



The Meadows on Rio Grande



QUARTERLY QUOTE

"Ah, summer, what power you have to make us suffer and like it."

— Russell Baker

Special thanks to Dick Ruddy for the beautiful photos.

A PIECE OF HISTORY

Albuquerque Real Estate, ca. 1915



Photo courtesy of The Albuquerque Museum

This was the real estate office of D.K.B. Sellers, located at 204 S. Second Street. Note that you could pick up a lot in the Perea Addition for \$75 to \$250. The Perea Addition was essentially what we know today as the Downtown neighborhood north of Central near 14th Street. Sellers, who was mayor of Albuquerque in the days before Clyde Tingley, would go on to develop the Nob Hill area.



Pickling the summer's bounty is a pastime for Meadows homeowner Mary Ruddy.

ARCHITECTURAL REVIEW

When the Livin's Easy ...

By Kent Morrison

Summertime and the livin' is easy, and our thoughts turn to doing some remodeling on our homes. As Meadows homeowners know, that means the Architectural Review Committee needs to approve



the plans for any changes to the exterior of our homes before we begin. We at the ARC are pleased to help you make sure that your plans for new construction (or modifications to the exterior of your home) satisfy the requirements of the Protective

Covenants for our neighborhood. This includes work on walls as well as changes to the exterior appearance of the home, such as color changes.

Before you start those changes, remember to submit a Request for Design Approval to the Board of Directors and get ARC approval before beginning your remodel. Forms can be obtained from our website: meadowsonriogrande.org.

The ARC thanks all who have submitted plans for approval. We look forward to working with those considering exterior renovations in the future. After all, we're all in this together and have the same goal, the preservation of our beautiful neighborhood.