



HIDDEN VALLEY DUCK POND

Hidden Valley News

NOVEMBER 2017

A word from Gene

by Gene Kippel

Hello Neighbors!

We live in a very special part of Albuquerque, a virtual oasis in the high desert of New Mexico. Many of us chose Hidden Valley as place to live because of the abundance of green grass and trees which are far less common in other parts of the city. It should be noted that the cost of water accounts for roughly half of our community's budget. It is incumbent on all of us to do what we can to use water judiciously.

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has rebate programs for replacing many items such as commodes, shower heads, washing machines etc. This information can be obtained at abcwua.com, the website of our water utility. Many of our residents do not use the internet so we will be putting out pertinent information in future newsletters as well. The rebates appear on our community water bill but we pass these rebates on to our homeowners.

Your Association is very careful with community water use but we depend

on our residents to be judicious with home water use.

I would also like to mention that we had a very successful Community Work Day on Saturday, October 14. Our volunteers repainted the pond bridge and the fence at the Clubhouse parking lot. Also, we cleaned up the weeds around the Hidden Valley sign at Four Hills Rd. and put paint primer on the new drywall at the Clubhouse. Many thanks to all the volunteers who participated.

Additionally, there are many volunteer projects planned for the future. Becoming involved as a volunteer is a terrific opportunity to meet and get to know your neighbors. Stay tuned in to future newsletters for future volunteer opportunities. If you have any special skills or interests please do not hesitate to contact a member of the Board of Directors.

Finally, I would like to encourage all of our members to attend the monthly meeting of the Board of Directors which is held on the 3rd Thursday of each month at 6 PM at the Clubhouse. This is an opportunity to learn about the functioning of your Association and to have any questions answered.

HIDDEN VALLEY COMMUNITY SERVICES ASSOCIATION

2017/2018 Board of Directors

Gene Kippel President

Mickey Pitschke Vice President

Wayne Plemons Communications Director-Secretary

Paul Boucher Treasurer

Leith Page Director

Mike Carroll Director

Tom Cassidy

Meetings of the HVCSA are on the 3rd Thursday of each month at 6:00 pm

For Clubhouse Rentals, Routine Maintenance, Work Orders, and Information Contact Our Property Manager:

Pamela Meyer – Sentry Management

505-323-7600 ext. 58505
pmeyer@sentrymgt.com

AFTER HOURS MAINTENANCE
 EMERGENCY PHONE #505-366-1227

Treasurer's Report

by Paul Boucher

Hello Fellow Members:
My name is Paul Boucher and the Board of Directors has elected me Treasurer of the Association. I would like to thank the Board for their confidence and trust in me to serve as Treasurer. I will do my best to ensure that the financial matters of the Association are well and faithfully carried out.



Hidden Valley BoD Contacts

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Nextdoor Hidden Valley

Website

by Walt Punke

Nextdoor Hidden Valley Website

“NDHV” is a readily available Internet communication resource for use by all members of Hidden Valley.

This website allows members of the HV community exclusive (currently 97 signed-on) one-on-one messaging or community-wide posting. One can designate messages that go to all HV participants as well as indicating all 20 nearby

‘Nextdoor’ neighborhoods having about 3330 participants. Thanks to Jackie Church for pioneering “NDHV” for our community.

See for yourself if you are not a participant by going to <https://hiddenvalleybernalillo.nextdoor.com> Access the website to set up an account (no cost!) or satisfy your curiosity about the service by clicking on the

informative links, ‘About’, ‘Manifesto’, ‘Neighborhoods’, etc. for HV information and system wide ‘Nextdoor’ coverage. If you decide to join the “NDHV” proceed with the sign-up process.

Following opening your account, please review the tool bar icons and click on the down arrow to the right of your name for additional information. Take time to read ‘community guidelines’ under this icon to be aware of restrictions.

The column of listed links in the left margin will provide access to broaden your understanding of “NDHV”. Note the various categories and other topics available for posting and reading posts. One can communicate one-on-one with a neighbor or post for all ND HV and/or other twenty Nextdoor neighborhoods. There are special guidelines for business listings.

NEXT DOOR HIDDEN VALLEY

<https://hiddenvalleybernalillo.nextdoor.com>

“Voices’ of Hidden Valley”

by Walt Punke

**‘Volunteers Organized in
Community Endeavors’**

The Hidden Valley Community Service Association, Inc. Board of Directors approved by motion, second, discussion and vote to approve the formation of a

committee called “Voices of Hidden Valley.

The board ratification occurred at the August, 21 regular BoD meeting following several months of communications with the group participants advocating such a committee. Roger Houser, spokesman for the group, presented the rationale for such a committee prior the discussion.

The concept of “Voices” is to work with the Board of Directors and Hidden Valley residents to improve communication, input and involvement in projects that will improve our community.

Please watch for postings announcing meetings of “Voices,” All HV community members and anyone wishing to share ideas or concerns is welcome to attend “Voices” meetings.

VOICES OF HIDDEN VALLEY

The Concept of “Voices of Hidden Valley” is to work with the Hidden Valley Board of Directors and Hidden Valley residents to improve communication, input and involvement in projects that will benefit our community.

This report serves to list projects and activities in which we are currently involved and to inform and enlist community volunteers in future endeavors. We ask the BoD to share this information with community residents via the Newsletter. Volunteers may call Colleen at 505-410-4204 or Deborah Angel at 505-382-3433 for further information.

- **Working with BoD to ascertain Clubhouse fire extinguishers are brought up to code.**
- **Donated money, material and labor to repair, texture, prime and paint the walls.**
 - **Future endeavors: (In Progress) Volunteers are needed to paint the walls in the Club House.**
- **Assisting with development of Hidden Valley Community Directory.**
- **Developing a list of activities for persons of all ages and abilities who would like to help keep our community clean and beautiful.**
- **Future endeavors: Volunteers who would like to plan, decorate and help host Social events should contact Deborah or Colleen to offer your ideas and assistance.**
- **We are forming a Welcoming Committee to greet new residents to the community and provide helpful information regarding our community.**
 - **Future Endeavors: Volunteers are needed to coordinate quarterly welcoming teas or coffees, print information, etc.**

he Voices of Hidden Valley welcomes Hidden Valley residents to join us in our meetings on the 2nd Thursday of each month at 6:00 pm at the club house for our 1-hour meetings. Our next meeting is November 9th Hope to see you there!

Services Available: *New Mexico Commission for the Blind*

by Mickey Pitschke

New Mexico Commission for the Blind schedules a visit to one's home by an employee to evaluate citizens with vision problems. During this visit, valuable tips are given for remaining in one's home. Also, talking watches, clocks and calculators are among the equipment given free if one qualifies for this service. (Phone: 505 841 8844)

New Mexico State Library for the Blind and Handicapped provides digital books. To enroll in this service, call 800 456 5515 or 505 476 9773 for information. All equipment is supplied free. A catalog of the many, many books available is sent every other month. Eight books can be ordered at one time. They come in a small plastic container to you and are returned to the Library by turning over the address card and returning the container by mail to the Library. All postage is free.

Don't forget that Senior Affairs offers free transportation to Seniors. Schedule: 505 764 6464 for information.

Happy to supply any further information you might want. Mickey Pitschke, 296-3750.

Good Morning Coffee Drinkers

by Julius Hein

Oh, the first cup of coffee really tastes great to many of us. Unfortunately, many people have been misled about drinking coffee. They often consider coffee drinking an unhealthy vice that they need to cut back on.

However, drinking that morning cup of coffee has been shown to have some pretty remarkable benefits.

I drink about 3 to 4 cups the morning and during the day. I find that coffee does something to me that I cannot explain. I did some

research and the findings are amazing:

1. 10 to 20 minutes after I drink my first cup of coffee, I feel more energized and more alert.
2. Coffee can also increase blood flow to the brain. I read that the more blood flows to and from the brain, the better your overall mental performance.
3. I did not know that coffee actually contains key nutrient that the body needs on a regular basis.
4. Research published in the Annals of Neurology stated that coffee drinkers showed a 32% lower risk for developing

Parkinson's disease than non-coffee drinkers.

5. Research published in the International Journal of Cardiology reported that moderate to heavy coffee consumption decreased the risk factor for coronary artery disease.

6. The American Journal of Clinical Nutrition noted that when subjects consumed coffee prior to eating a meal, there was a significant increase in fat oxidation rates. I searched the Internet for encouragement or discouragement for drinking coffee or not.

Here are some of the findings:

Pros:

- * Elevates mood and fights depression
- * Enhanced performance
- * Rich in nutrients and antioxidants
- * Quick to prepare
- * Readily available
- * Not habit forming

Cons:

- * May interfere with sleep if consumed before bedtime
- * Can lead to temporary increases in blood pressure levels
- * May become addictive if consumed in high doses.

My dear friends: enjoy your coffee in moderations.

East Gateway Coalition of Associations

by James Andrews

The East Gateway Coalition of Associations, whose membership consists of all homeowner and neighborhood associations in the geographic area of Albuquerque's City Council District 9, meets quarterly at the Manzano Mesa Multigenerational Center. Speakers usually include someone from the Albuquerque Police Department, the Bernalillo Sheriff's Department, political office holders, and other invited guests.

For our September meeting, the Coalition sponsored two forums for candidates running for the office of Mayor and City Council member representing District 9. Both were held at the Canyon Club, and questions were those submitted by members of the Coalition Associations. Ann estimated 160 people attended the forum for the Mayoral candidates, and much less for the City Council Candidate Forum, probably due to heavy storms.

Our meetings are relevant and informative, and Hidden Valley residents are encouraged to attend.

KUDOS

October 14 was our Hidden Valley next "community" clean up 10 people participated the bridge and fence were repainted, primer was applied to the club house repairs, pool furniture stored, 8 bags of weeds and trash removed from around the Hidden Valley sign. Thank you to: Mike Courtright, Roger Houser, Tom Cassidy, Wayne Plemons, Colleen Irvine, Helen Bell, Iris Tolliver, Jane Bergquist, Gene Kippel and Mike Carroll

A big thanks to Mike, Gene and Wayne for removing dead trees which has saved our community thousands of dollars in cost. Some trees are even too big for Mike...So we are batching groups of trees to be trimmed or removed if dead or a possible safety hazard by a tree removal service.

Ed Drobik for his knowledge and advice re the management of the pool, the ponds, and also for his help with dealing with our numerous water line leaks.

Tom Gugliotta for being our Webmaster for hiddenvalleyabq.org

Clubhouse Rental Fees

HV Board sponsored activities: No Fee

HV Board Committees: No Fee

HV Board approved Clubs comprised of Hidden Valley members ONLY that meet regularly whether weekly, biweekly or monthly, etc: No Fee. *

Other HV Board approved Clubs/organizations sponsored by resident members that meet regularly' (e.g. weekly, biweekly, monthly, etc) with attendance by non-members of the community: \$25 Fee. *

*Clubhouse Usage Form must be signed, but the usual charged damage deposit of \$ 100 (returned upon satisfactory inspection) is waived and not required.

Private events hosted by resident members with or without non-member guests: \$75 (full day) or \$60 fee (half-day), with \$100 damage deposit to be returned after satisfactory inspection of the clubhouse. (note: rental is for Clubhouse only and does not include pool or patio areas). Renters must also sign the Clubhouse Rental Form which indicates the damage deposit commitment.

RESIDENT GOOD NEIGHBOR GUIDELINES

SUMMARIZED FROM HVCSA GOVERNING DOCUMENTS

1. The speed limit on Hidden Valley streets is 15 MPH
2. Parking or driving of vehicles on non-paved area specifically grass, and gravel as well as on sidewalks and walkways is prohibited— primarily but not exclusively to prevent damage to the irrigation system
3. Parking on the street from 11:00 PM to 6:00 AM is prohibited
4. Resident parking/storage of vehicles in "Visitor Parking Only" spaces is prohibited
5. Approved resident vehicles include any conventional passenger vehicle or truck which bears no advertising
6. Vehicles parked in driveways may not overhang the sidewalk, gutter or street
7. Trash cans must be stored from Monday evening to Sunday evening in a location not visible from the street, from the Common Area or to your neighbors
8. Do not park on the street on trash collection day until after trash pick-up
9. Pets must be on a leash whenever outside your property and must be under your control at all times.
10. Residents are expected to pick up any animal deposits during a walk
11. Please observe the notices posted on the community dumpster
12. Burning of trash, leaves or other debris is prohibited
13. Signs of any type are prohibited on any lot unless approved by the Association except that realtor signs of no more than four square feet are permitted
14. Residents must accompany their guests at the pool at all times
15. Please observe all regulations posted at the pool
16. Changes to the exterior of your house or your landscaping require ARB approval.
Please refer to the Residential Architectural Guideline at hiddenvalleyabq.org
17. Do not wash your car in your driveway or add supplemental water to your lawn and allow water to run into the street. (the water utility will issue a fine for this)

Thank you for your cooperation HVCSA Board of Directors and your Neighbors

SENTRY MANAGEMENT – JOB DESCRIPTION

I have been asked to give an overview of the duties that I perform for Hidden Valley as well as those provided by Sentry Management on the corporate level. **Pam Myers**

MONTHLY BOD MEETINGS

- Assist Board president is creating agendas.
- Send agenda via blast email out to homeowners prior to Board meetings.
- Prepare detailed monthly management reports for Board.
- Put together Board Packet for each meeting which includes, agenda, minutes from previous meeting, financial summary, full financials, management report, Accounts Receivable Report, any homeowner concerns sent to me during the previous month that need to come before the Board, bids (if any), and any other items to be discussed.
- Take minutes and then send to Board president/secretary for review after each meeting.

ANNUAL MEETINGS

- Prepare Annual Meeting mailing, which for Hidden Valley is rather complicated! Make sure we have sized envelopes for the various documents, etc.
- Make sure to follow the dates required for getting

documents out, candidate forms, proxies, etc.

FINANCIALS

- Code all invoices with correct chart of account so as to apply to the Association's budget correctly.
- Create financial summary every month after review full financials for accuracy. Financials are prepared each month by accounting department at Sentry Management's home office.
- Review accounts receivable report every month. This includes requesting Intent to Lien letters and Claim of Lien letters to be sent to delinquent homeowners. Send delinquent accounts to attorney for collections when warranted.
- Request report from Association's law firm every month as to status of largest delinquencies and review with Board at Board meeting.
- Review Closings Report and report to Board any new homeowners.
- Create proposed annual budget for the upcoming fiscal year and present to Board for review.
- Pick up checks at clubhouse. I always pick up for the last time on the 6th of every month no matter what day of the week.

MAINTENANCE

- Work as liaison between Board and vendors

- Procure bids when necessary.
- Make sure that any new vendors have workman's comp and liability insurance.

INSURANCE

- Monitor Association's insurance.
- Make sure that renewals are sent in on a timely basis.
- Update insurance company as to any new amenities or "insurable interests".
- Liaison between Board and insurance broker.

PROPERTY VISITS

- Drive the community twice a month to look for covenant violations or other issues that might need to come to the Board's attention.

POOL

- Every year prior to pool opening, run an Accounts Receivable Report. We only activate pool cards to those homeowners in good standing and who have also filed out a pool usage agreement form.
- Deactivate cards at the end of pool season.
- Activate "911" pool phone before pool opens and deactivate when pool closes.

ARB

- Forward all ARB request forms to ARB.
- Keep record of requests and approvals.
- Assist ARB with whatever they may need – letters sent, etc