

Happenings

February 2017

From the President

Happy New Year!

2016 is behind us, and 2017 is ahead. Let's plan to make it the best year yet!!

There are some exciting activities planned for 2017: seminars, Town Hall meetings, Coffee Shops in the Clubhouse, community parties, committee rejuvenation, and more!!

Check out our "social" website: www.hiddenvalleyabq.org . We are working with Tom Gugliotta, our webmaster, on a new "Happenings" Page to share the fun things our neighbors do together. If you have a contribution, please send to Leith Page or Alicia Pruitt.

The Calendar of Events on Page 6 of this Newsletter and the soon-to-be added "Happenings" page of the www.hiddenvalleyabq.org website will fill up soon!! Watch for events added frequently.

We can't do it without YOU!!! Consider volunteering for the Community Advisory Committee, or look for the "sub-committees" that this committee will establish. If something piques your interest, we welcome you to be more involved in our Association. Years ago, more than a third of our Association members were active daily in our neighborhood. Let's surpass that this year!!!

As always, please contact any member of the Board if you have any suggestions, or if you want to help make Hidden Valley an even better place to call home!!

Alicia Pruitt

252-7868 – alicia@snapruitt.com

By the Numbers: Members present at Board Meetings
January: 5

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TREASURY NOTES

BY ALICIA PRUITT

2017 was a great year for Hidden Valley. We were under budget and did not use our reserves for the first time in three years!!!

Aggressive work on our Accounts Receivable (“arrears”) by Sentry and Turner Law is paying off. Four owners have cleared their accounts, five very large accounts have reduced their burden and are continuing to pay, and, in spite of seven accounts that continue to be in arrears, we have started 2017 with a much easier Accounts

Receivable report to read! With a lot of luck from the weather, fewer than expected infrastructure repairs, and some contract renegotiations, we were underbudget in more areas than not. The only areas in which we “overspent” were utilities, printing/copies, and postage. Our Miscellaneous Contingency held sufficient funds to cover these overages. How can we lessen our use on utilities? First, if you are renting the club house, make sure you do not prop the doors open or

adjust the temperature on the thermostat. Our Clubhouse Coordinator or a member of the Board can adjust the temperature upon request. That way, we know we need to reverse the changes after the rental. Next, practice water conservation. Ideas on this will be discussed in our seminar - “Water Wiser.” See the announcement on Page 3!

Congratulations on a good year, and here’s looking forward to a great 2017!!!

What am I spending \$180 a month for???

	Community/ Total Budget	Each Owner’s Annual General Assessment	My \$180/month
Grounds Maintenance	\$97,950	\$579.59	\$48.30
Pool/Clubhouse Maintenance	\$7,750	\$45.86	\$3.82
Utilities (gas, electricity, water)	\$160,350	\$948.82	\$79.07
Administration	\$42,160	\$249.47	\$20.79
Reserves	\$29,203	\$172.80	\$14.40
Contingency	\$27,627	\$163.46	\$13.62
TOTAL 2017 Budget	\$365,040	\$2,160.00	\$180.00

During the June Special Meeting of Members, one thing was clear - the community - YOU - wanted to get to be more involved in the decisions our Board of Directors makes.

Where are you? We only have seven volunteers for the new Community Advisory Committee that serves this purpose. This committee will also renew other fun sub-committees our HOA used to enjoy: Community Relations, Landscape/Gardening, Pool/Clubhouse, to name a few.

If you are interested in being a part of our HOA, please contact Pam at Sentry or a Board Member.

**VOLUNTEERS
STILL
NEEDED!!!**

Contact Us!!!

For Clubhouse Rentals, Routine Maintenance Work Orders, and Information, contact our

Community Manager:

Pamela Meyer
Sentry Management
(505)323-7600 ext. 58505
pmeyer@sentrymgt.com

**AFTER HOURS MAINTENANCE
EMERGENCY NUMBER
366-1227**

**2016/2017 Hidden Valley
Board of Directors**

Alicia Pruitt—President/Treasurer
252-7868 - alicia@snapruitt.com

Linda Mawhorter – Vice President
299-0065 – btsgrad@gmail.com

Leith Page—Secretary
842-1863

Mike Carroll – Director
294-3152 – mcarroll03@comcast.net

Gene Kippel – Director
401-4900 – ejkip@aol.com

Appeals Board
Allan Knighten
Steve Pruitt
Deborah Angel

Architectural Review Board
Tom Cassidy
Roger Hauser
Wayne Plemons
Isabel Reno
Bob Sanchez



A three-year comparison of water use and costs has been completed. It is a "mixed bag." Confounding our issues is the increased water rates in the middle of 2015!!

Over the past two years, we have tried several methods to keep our water use within budget. What we have learned is....the Water Authority will get its money one way or the other!!

There will be a seminar on Saturday, March 25 at 1PM at the Club House where details of our water use and billing, and topics such as xeriscaping, rain collection, and other Water Wiser ideas will be shared!

Join us for information, questions, and refreshments!!!

HOA HA-HA

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"Everyone here? Good. Meeting topic: Setting world record for shortest meeting. All in favor say aye. Ayes have it. Meeting over."



It is up to our dog owners/walkers to pick up their dogs' droppings!!

If you notice a neighbor or stranger without a bag, consider giving them one of yours!!

ALL dogs must be on a leash when off the owner's property.



Policy Resolution #7 makes it a fineable violation for unleashed walking and droppings left behind.



Neighbors Helping Neighbors

Spring is coming – do you know someone who needs help with yard work? Repairs? Give them a hand, or notify a member of the Board of Directors. A group of neighbors can make short work of most projects!!

Do you have a neighbor who doesn't get around well anymore? Offer to take them to the store, to lunch....

Do you have equipment, supplies, items that you don't use anymore (or hope not to)?? Let a member of the Board of Directors know...if we hear of a neighbor in need, we can connect you!

Do you have a neighbor who doesn't have a computer and might miss an e-mailed notice? Or do you enjoy the color copies of the newsletter on www.hiddenvalleyabq.org? Print it off and take them a color copy!

**IF YOU SEE VANDALISM, SUSPICIOUS PERSONS, OR OTHER ACTUAL OR POTENTIAL CRIMINAL ACTIVITY:
CALL 242-COPS (242-2677)**

You may not see police respond as quickly as you would like, but attention to our area will only increase if calls from our area indicate we have a problem!!

No calls? NO PROBLEMS!! Police concentrate their efforts on areas with reported crimes. The more calls, the more attention!! The only way we will get more patrols by APD is if we have a need. Calls logged by their dispatch records are the measure of need.

PLEASE BE AWARE PLEASE CALL



Have you seen Robert Everett working at our pond? He is our pond contractor. He works between 10 and 12 hours a week on our pond. He removes debris, brushes the pond bottom to keep it clear of algae, and adds chemicals and water as needed. During big algae blooms, he skims the surface of the pond. At each visit, he clears the pump intake and monitors the pump's function. Twice a year, he lubricates the pump bearings.

We are VERY lucky to have him! Stop by the pond sometime while he is working and say "HI" and thank him for the great job he does making our pond a Hidden Valley jewel!!!!



Ask Ms. Parking Person

Ms. Parking Person politely says:

DID YOU KNOW that **YOUR CAR WILL BE TOWED** (at homeowner expense) for:

- repeat parking on the street between 11:00 pm and 6:00 am (after an initial warning)??
- parking on grass, gravel or any part of Common Area (except street)??

DID YOU KNOW that, after an initial warning, **you will be fined \$100** for:

- a vehicle with an expired registration/license plate that is parked anywhere in Hidden Valley, except for a closed garage??
- a vehicle parked on grass or gravel of an owner's lot??

Thank You and Welcome to the TEAM!!!

Community Advisory Committee

Deborah Angel – Green Valley
 Laura Harrison – Meadow Green
 Roger Houser – Hackberry
 Bob Sanchez – Sagewood
 Isabel Reno – Meadow Green
 Steve Pruitt – Chaco Cliff Trail
 Roz Shaw – Nandina Lane

- a vehicle parked on the street on Trash Pick-Up Day??
- a vehicle parked in a driveway that blocks the sidewalk or overhangs into the street??
- parking an RV, boat or trailer anywhere in Hidden Valley??
- parking a vehicle bearing advertising anywhere in Hidden Valley??

Please note, all these rules are designed for the overall care and upkeep of our neighborhood, so that it continues to look beautiful and prosperous!!

Ms. Parking Person thanks you kindly for your cooperation, as she does not like callouses on her hands from filling out and pasting green stickers. She also does not like to strain her eyes and cause wrinkles by peering at expiration dates on license plates. This makes her very grumpy (just ask Phil!).

Please call Ms. Parking Person (Linda Mawhorter) at 299-0065 if you have a situation that you feel might warrant special consideration (don't worry, she's very nice in person or on the phone!). She is always willing to answer your questions.



**Wow! The Busy Bees have still been at it!
Thanks to these neighbors for their volunteer
work in our community!!!**

*Steve Pruitt and Mike Carroll removed the dead
yucca by the "Hidden Valley" sign at our
neighborhood entrance. It will be replaced when
seasonally appropriate.*

*Mike Carroll removed branches that fell/broke
from a tree along the north arroyo.*

*Steve Pruitt straightened a street sign that had
been knocked askew by a vehicle that jumped
the curb.*

*Phil Davis and Linda Mawhorter helped a
neighbor by moving a dishwasher waiting to be
picked up by the City.*

*Steve Pruitt helped a neighbor by cutting dead
trees from her yard and trimming shrubs and
tree limbs.*

*Gene Kippel and Phil Davis – once again –
painted the "Visitor Only" parking places on
Meadow Green.*

*Steve Pruitt repaired and replaced several "NO
TRESPASSING" signs that have been vandalized.*

*Mike Carroll, Phil Davis, and Gene Kippel
removed a damaged shrub from Hackberry*

*Please keep your "Neighborhood Watch" eyes
open for people vandalizing our volunteers'
HARD WORK!!!*

**Coming Up! Mark your
Calendars!**

**All events at the Clubhouse
unless otherwise noted**

**Third Monday of every month at 6PM
Board of Directors Meeting**

March 25 1PM:
"Water Wiser" Seminar

April 22 9AM 'til done
Community Work Day

June 5: Candidates for Board of Directors and
Appeals Board, START YOUR
PETITIONS!

June 26: Petitions for BoD/Appeals Board
Candidates *DUE IN SENTRY'S OFFICE*
by 5PM (*do NOT use clubhouse mail
slot – it is not a time-sensitive pick-up
point!!!*)

July 17 5PM – 9PM
Annual Meeting, Election, and
S ummer S izzler Community
Party

December 9 4PM to 6PM:
Jingle and Mingle Community
Holiday Party

Considering:

- *Meet & Greets/Coffee shops*
- *TOWN Hall Meetings*
- *October BOO-Fest*

*calendar will be posted on the
www.hiddenvallejabq.org website!*



Our Pool Contractor Is Max Gurule.

You may not see him working because he is usually at our pool during the summer hours after it is closed to avoid “downtime” during the day.

He starts his work early in March, when he drains the pool, cleans the sides, and refills/treats the pool. He does this early to allow the large amount of water needed to be billed before our winter water average is figured (this helps reduce our summer water conservation fines).

Before the pool opens in May, he cleans the pool, changes the sand in the filter, makes sure the chemical balance is right, and verifies the DOZENS of points required by the New Mexico Environment Department Swimming Pool Program. He meets the City official at our pool for the inspection.

During the pool season, he works nightly to clean the pool surfaces and skim the surface of the water as needed, clean the weir baskets, tidy the decks, and assure the first aid kit is intact.

In September, he follows a closing procedure to winterize the pool and store the summer equipment.



Similar to the concerns discussed in *Ms. Parking Person's* thoughtful article, the Architectural Review Board, Board of Directors, Appeals Board, and Sentry (our management company) often receive concerns and/or challenges regarding notices of violations (signs in windows or yards, Holiday decorations, trash cans, etc.).

Please remember – *Hidden Valley is a neighborhood with deed restrictions (called covenants, declarations, or other similarly titled governing rules)*. A person who buys a home within the area of Hidden Valley HOA becomes a member, and agrees to obey the restrictions that often limit the owner's choices and freedoms that the owner might otherwise enjoy in another non-restricted area. The benefit of living in a covenant restricted community is that the common area around their homes is maintained, amenities such as the swimming pool and park areas are close to our homes, and that enforcement of the restrictions that maintain our community's appearance leads to higher property values.

Our Architectural Guidelines can be found on the www.hiddenvalleyabq.org website, or can be requested by calling Pam at Sentry.



SOUR SEWERS!!

Hidden Valley's sewers are becoming fragile with age. We have experienced a back-up of our Association-owned sewers in Phase 1, especially on the Willow Court branch, which backed up all the way to Cottonwood and the Clubhouse! The cause is what is being

flushed down our toilets, made worse by what is being poured down our drains. The main culprits are baby wipes, feminine hygiene products and cooking grease and oils.

Year-to-date, this has cost our Association over \$3,000, with more to come as a section of our sewer will now have to be replaced.

SMALL CHANGES ON YOUR PART WILL PREVENT SERIOUS SEWER PROBLEMS FOR THE ASSOCIATION!!!

- **USE TRASH CANS FOR BABY WIPES AND FEMININE HYGINE PRODUCTS**
- **COOL COOKING GREASE/OIL, POUR IT IN A CAN, AND DISPOSE IN THE TRASH**
- **CHANGE TO BIODEGRADABLE TOILET PAPER**

The Wilds of Hidden Valley

By Steve Pruitt

The cold and snow has come to Albuquerque, the Sandia Mountains and Hidden Valley. The snow pack so far has been the best we have experienced in several years and the rain in our area has been very beneficial. Let us hope that this continues in the coming months.

Wildlife is in its winter coat. I'm sure all have heard the playful howls of our resident coyote band. We have observed at least two Great Horned Owls in the trees on Chaco Cliff Trail and Hidden Valley Drive and the deer are grazing the grass around the pond. Cooper's Hawks are still in the area and hunting. With winter comes shortages of normal food sources. Predators must hunt larger areas to find sustenance. This may bring larger populations of predator and prey animals into our immediate area. They will attempt to drive off "kills" of like species and other predators. They will scavenge dead animals, and will prowl for "pet foods" left outside.

When feeding your pets outside remember to remove their food and water bowls in the evening. When walking your dog(s) please pick up after them. Coyotes, Bobcats, bears, and similar animals are attracted by the smell of our pet's feces. If nothing else the odor will draw them in closer to our homes in search of prey. This might make for a tragic encounter we could have prevented.

Winter is a great time to trim your trees. Even pines, pinons and junipers can be safely trimmed during the cold months. With the recent moisture taking care of our turf areas' water needs, we may have forgotten that even in winter our flower bed plants need some watering. Moist earth prevents the roots of perennials from drying out and freezing.

Winter is a beautiful time in Hidden Valley so take advantage of the things that Mother Nature gives us.