



Annual Meeting Reminder

By James Ammerman, Community Manager

You have recently received your annual meeting packet for our rescheduled annual meeting on Tuesday, May 5, 2020 at 3:00pm MST. The voting for this meeting will be conducted by absentee ballot, and to be counted please submit it no later than Monday, May 4, 2020 at 5:00pm MST.

The best way to submit it is to complete it and scan it to me at jammerman@hoamco.com. You can also mail it to our office in the prepaid envelope you were provided (1421 Luisa Street, Suite R, Santa Fe, NM 87505) or drop it through the mail slot in the office door. Please mark the envelope "Attn: James Ammerman" on the outside if you choose to mail it or drop it off. If you choose to mail it, please do so at least ten (10) days prior to the meeting to ensure timely delivery.

Los Panoramas Homes Under Construction

By Al Lilly, Director of Operations

Two of Santa Fe's finest custom home builders, Woods Builders and Dressel Construction have commenced construction on Los Panoramas lots. Odai Construction is scheduled to break ground on an additional custom home shortly. We are pleased to see this Estate Lot portion of Monte Sereno come alive with new residents and more quality custom homes.



Message from the Developer

By Jim Whipkey, 21 Club Holdings LLC

I would like to use this special edition of the Viewpoint to give you an update on 21 Club Holdings' (21 Club) development activity within the community. Before I describe our ongoing initiatives, I thought a bit of Monte Sereno history might be helpful. The governing document

between the City of Santa Fe and 21 Club for the development rights within Monte Sereno's 610 acres is the Annexation and Development Agreement (A&D). This document was agreed to between the City and the previous developer in 1993. It essentially describes the parameters under which Monte Sereno can be developed, the most important elements of which are the amounts and types of real estate than can be developed within a phased process over time.

The Master Plan includes an allocation for 322 lots, comprised of 276 Estate Lots and 46 Cluster Lots. In certain circumstances, the developer is able to transfer density between these uses. Additionally, the Master Plan allows for up to 250 hotel rooms, accessory buildings, and related resort amenities on the 35-acre Hotel Site. I will expand on the resort concept below.

Between 2004 and 2007 the original developer created 153 Estate Lots within three phases. Supported by a robust economy, all 153 lots were sold, and today approximately 70 custom homes have been built or are under construction. Monte Sereno matured and evolved through this initial development period, as well as the challenging times that followed, into Santa Fe's most desirable residential community.

21 Club acquired the undeveloped portion of Monte Sereno, approximately 300 acres, in late 2015. Our business plan is simple and focused: to complete the master plan as it was envisioned in 1993, and to continually enhance the value of property and quality of life the Monte Sereno owners enjoy. I believe that we have accomplished these objectives during the past four years, and I am committed to delivering the same going forward.

As with any community, the dynamics of marketplace evolves over time. One of the trends that is influencing the current Santa Fe custom home market is architectural aesthetics evolving from the pure historic adobe style to a soft contemporary look – a style that speaks to the adobe tradition but with a more modern flare. Another trend is a shift toward somewhat smaller luxury home floorplans that accommodate a more mobile and manageable lifestyle.

A great example of the soft contemporary look can be seen in a highly successful project developed by 21 Club in 2018 called The Compound at Monte Sereno. These eight one-acre lots were developed in a gated setting that includes common landscaping and access. In addition to being members of the master HOA, these new owners pay additional dues to support their unique common elements. All eight of the 2,500 to 3,000 square foot homes have been sold and are occupied. Sales prices on a per square foot basis exceed anything that has historically been achieved in Monte Sereno, and in my view have lifted all Monte Sereno home values.

In the fall of last year 21 Club began construction on the final undeveloped portion of Monte Sereno Drive. This \$8 million dollar project will result in the completion the main loop road that was designed in the original master plan. As you can see in the attached picture, the beautiful concrete curbing is nearly complete, and we expect the entire project, including roadside landscaping, to be finished by the end of June. Additionally, a Phase 2 sewer lift station is being built that will not only accommodate future development but, importantly, improve the existing sewer service throughout the community.

continued on page 2...



monte sereno



CLUB HOLDINGS LLC
Monte Sereno Resort Community

continued from page 1 ...

The completion of Monte Sereno Drive will directly service an additional 42 Estate Lots, 21 of which were placed on the market in late 2019. I am pleased to report that twelve have been sold or are under contract at prices approaching and exceeding the height of the 2007 market. Three custom homes are now under construction, with some of Santa Fe's finest custom builders doing the work. This first group of lots is called Los Panoramas, and each of them have been annexed into the existing Monte Sereno HOA as Phase 4A. The remaining 21 lots will be serviced and available for home development when the project is complete. They will then be annexed into the existing HOA as Phase 4B. The balance of the undeveloped Estate Lot inventory will be improved based on market conditions in the coming years.

While the master plan allows for development of a 250 room resort hotel, 21 Club believes something much smaller would be appropriate on the site. For that reason, 21 Club has invested significant resources to identify a plan that complements the terrain of the Hotel Site, and which we think will appeal to the destination resort demographic that visits Santa Fe. Elements of the plan include a boutique hotel, a free-standing restaurant, a meeting facility and 30 resort casitas. Of course, the timing of the hotel will be subject to market demand, as well as support of the financing markets.

One of my major objectives, in addition to advancing the master plan, is to foster an environment that embraces the opportunity for Monte Sereno property owners to participate in community life. This objective is one of the reasons that we developed the Community Parcel, which in addition to the expanded mailbox setting and the Firewise garden, serves as a trailhead for what has now become the finest private hiking trail system in the city. Further, we will soon undertake a refreshing of the front entrance, which is overdue after fifteen years with the same plants, ground cover, trees, and grasses.

That's all for now – hope to see many of you again when we emerge from the strange circumstances in which we find ourselves! I encourage all of you to reach out to your board or committee chairs to explore ways for you to become more involved in the community. Increased community involvement, whether through additional non-voting board officers or even new committees, is high on my list of priorities, as we all reap the rewards of new ideas and fresh perspectives.



Firewise Committee

By Jim Jenkins, Firewise Committee Member

The Monte Sereno Firewise Committee provides education on ways to better prepare for and reduce risks of wildfire and other emergencies. Protecting ourselves from losses begins with the actions we take now to prepare. To assist you in this effort, Santa Fe County prepared their [Ready, Set, Go! guide](#) that offers checklists to identify items to consider before and during a wildfire.

With COVID-19 stay-at-home orders affecting us all, you may find opportunities to work on clearing dead trees, uplimbing dead branches and moving combustibles at least 30 feet away from your home. It is also a good time to sign up for [Alert Santa Fe!](#), the City's emergency alert and notification system that sends notifications by phone, email, text and social media to keep citizens informed of emergencies.

The annual Wildfire Community Preparedness Day originally planned for May 2nd in our community picnic area near our Firewise Garden, has been postponed due to COVID-19. We will determine if it will be possible to reschedule this event later in the year.

For anyone wanting to learn more about how to better prepare for wildfire, you may want to take one of several available [free courses](#).



Wellness Committee

TAKE A BREATH!

by Suzy Rhodes, Wellness Committee Member

Yes, right now! It is easy, available and free.

Let's give mindful or controlled breathing a try. Did you know that specific breathing techniques can mitigate chronic pain, insomnia and stress as well as keep our brains sharp as we age?

Slow, steady breaths send the mind a message that all is well. Ready to begin the journey to positive wellness?

Here we go.

4 x 8 Breath: Get comfortable, sit down and close your eyes. Inhale to the count of 4 and exhale to the count of 8. Do this 4 times ... feel the calmness.

Breath of Alignment: Close your eyes. Inhale completely while lifting the crown of your head skyward. Exhale fully while gently sinking into your hips. Keep your spine flexible, not rigid. Do this cycle 4 times. Bonus: You'll also feel your spine elongate.

Heart-Centered Breath: Close your eyes and place your hands in the middle of your chest. Breathe mindfully while inhaling deeply and then exhaling. Do this gently for 5-10 minutes. The rhythm and beat of your heart just might give you warm feelings of kindness, happiness, and peacefulness.

Take a mindful breath as you contemplate the natural beauty and environmental harmony that is Monte Sereno.

Take a mindful breath and be grateful for the friendliness of our neighborhood.

Take a mindful breath, most of all, for your very own well-being. You'll be glad you did!

Cheers, from your Monte Sereno Wellness Committee

Violet Crown Offering Virtual Movie Showings

Do you miss seeing new movies at your favorite theater? If so, we have good news.

Violet Crown is offering select feature movies to watch from the comfort & safety of your home!

Check it out [here!](#)



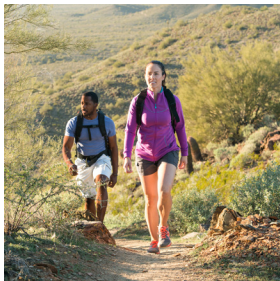
Carry-out in Santa Fe Right Now

While Santa Fe restaurants have suspended dine-in service, many are offering to-go meals with curbside pick-up, giving us a chance to support our favorite local dining establishments.

Check out the full list [here!](#)

Trails Committee

By Mike Beste, Trails Committee Member



Since receiving the Monte Sereno (MS) HOA charter earlier this year, the Trails committee has initiated a review of the existing trails to further refine the mapping and “fine tuning” of the trail paths to accommodate hikers’ abilities especially regarding trail grades. We have already marked some modifications of trails to divert around steep grades and loose soils.

The trail system within Monte Sereno was intended to be turned over to the City of Santa Fe and become public trails. When 21 Club Holdings approached the city to complete the turnover, the city officials declined to accept the turnover. 21 Club then executed an agreement with the City of Santa Fe which keeps the trails for the private use of the property

landowners in Monte Sereno! I’m sure all my fellow landowners in MS will appreciate the value this brings to everyone with a stake in MS, especially considering the current Coronavirus situation.

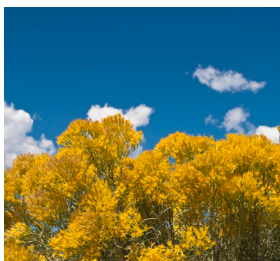
We are fortunate to be able to enjoy the exercise, open spaces and beauty within Monte Sereno and just breathe in the wonderful clean air and take in spectacular views.

The trail system also ties into Monte Sereno as a Wellness community and some members have already taken advantage of Wellness connectivity by hiking together in a social distancing manner.

As Monte Sereno continues to experience the growth of the past few years, more people will be taking advantage of the trails. We encourage everyone using the MS trails to keep in mind that these trails wind through private property. Be sure to stick to the trails and not divert into arroyos and drainage easements which belong to your neighbors and are on private property.

Landscape Committee

By Jeff Pontius, Landscape Committee Member



April is a busy month as we convert from winter plowing to preparing for the growing season.

We began the month finishing cleaning up scoria and pruning shrubs along the streets. The scoria, a crushed red volcanic stone, is laid down to provide traction on snowy icy roads. Clean up usually begins late March and extends into April. Pruning our 5 miles of roadsides is a big task and usually takes a couple months to complete. We prune for two reasons: 1) to improve driving visibility, and 2) to improve the health of our grasses and shrubs. Generally, we will cut back hard on shrubs growing in the

first 1-2 feet of the curb as these will overhang the street. At intersections and tight curves we will extend the harder pruning farther to provide visibility for drivers. But usually we only prune to remove winter splitting and die off and encourage attractive regrowth from plants like chamisas and tall grasses which are naturally acclimated to wildfire and benefit from this. The end goal is to maintain an informal natural look along the roadsides.

The next major event is the start up of our irrigation system, which will happen mid-April this year. Water is our single largest line item in the budget and we work hard to use it judiciously! So when the system starts up, we carefully monitor the process in each of our 5 zones as it is not unusual to find leaks, sticky valves, plugged emitters and such that need to be corrected. Given the pace of building over the past year, we have had a higher number of driveway and utility line cuts in the system, which is normal for new construction. But each one of these sleeves, splices and repairs needs to be monitored when the system actually pressurizes. And the hilly nature of Monte Sereno means our water pressures can be much higher than what you’d normally find in a residential installation. We invite all of our residents to help us save water by identifying potential leaks in the system! If you see wet spots in open soil areas or see flowing or standing water, please call a Landscape Committee member to report it!

In May, we will be inspecting our drainage culverts to make sure they are open and ready to flow. We’ll be surveying the larger plants, our pinons, junipers, aspens and other trees, to assess how they have overwintered. The Committee will also be working on two larger projects: 1) partnering with 21 Club Holdings on a plan to improve the front entry landscape, and in particular the grassy areas and 2) working with our new professional Landscape Advisor, Jeremy Gray, to develop a longer term overall plan for the landscape along our roadsides and in our common areas. We look forward to sharing that as it develops!

Welcome New Monte Sereno Resident Alyssa Broatch

I am originally from Connecticut and I moved to Santa Fe from Boston shortly after finishing graduate school. I enjoy being outside ... hiking, biking, and skiing. I moved to Santa Fe for the endless outdoor activities, culture, sunshine, and green chile! I am currently working as an emergency medicine physician’s assistant.

The Compound was particularly attractive to me because of the great trail system (just outside my door!), the quality craftsmanship evident in each residence, quick access to town (and the hospital), and tight community feel.

Construction Update

By Al Lilly, Director of Operations

We are pleased to report that the completion of Monte Sereno Drive is on schedule for early July. The final segments of the completion are:

April 24, 2020

Base course gravel is to be completed

April 30, 2020

Concrete Curb & Gutter should be completed

Late April 2020

Landscaping of the roadsides to commence

May 11, 2020

Asphalt Paving is scheduled to start with completion by the end of June

21 Club apologizes for any inconvenience caused by truck traffic through the community. We appreciate your patience while we complete this long overdue project.

HOAMCO

After Hours Emergency Service
844-744-4316

Community Manager

James Ammerman
Direct (928) 778-2293, ext. 2413
Main (505) 954-4479
Fax (928) 776-0050
jammerman@hoamco.com

1421 Luisa Street, Suite R
Santa Fe, NM 87505
www.hoamco.com

Board of Directors

Al Lilly
allillymshoa@gmail.com
Don Beauregard
donmshoa@gmail.com
Micheal Nemec
michaelmshoa@gmail.com