



MONTE SERENO COMMUNITY NEWSLETTER | AUGUST 2020



Traffic Construction

By Al Lilly, 21 Club Holdings

There has been a significant amount of building activity at Monte Sereno over the past couple of years. The good news is that the largest portion of the undeveloped infrastructure improvements will be completed in the next 4-8 weeks. All of the paving for the main road project (Monte Sereno Drive) has been completed. There will be no more heavy asphalt or concrete truck traffic on the existing roads. Truck traffic on the community roads will be limited to those serving the custom home projects under construction in the neighborhood.

Sparling Construction is in the process of completing the road and utilities for the eight Enclave home pads. There will be truck traffic hauling material from the stockpile area in the next couple of months. There will also be landscape construction underway for the entire road project. All of this traffic will be directed to use the north entry. Until the time that Sparling Construction has completed their Enclave contract, we cannot mandate that homebuilders direct their construction sub-contractors to utilize the north entrance. As soon as Sparling has substantially completed their work, the developer will request that all contractors doing work in Phase 4 "Los Panoramas" use the north entry for their access point.

Thank you for your patience and understanding.



monte sereno



CLUB HOLDINGS LLC
Monte Sereno Resort Community

Message from the Developer

By Jim Whipkey, 21 Club Holdings

I'd like to extend a warm mid-summer hello to all of the homeowners and lot owners in our wonderful community of Monte Sereno. We are pleased to be nearing completion of the huge construction project that will result in the completion of the entire Monte Sereno road loop. While it has certainly been an inconvenience to everyone who lives here, it represents the kickoff of the final exciting growth phase of our incredible luxury neighborhood. At Los Panoramas, demand for these view lots has been strong, as we are now down to just seven lots available out of the original 22 offered. We will soon have five new homes under construction on that top ridgeline with some of Santa Fe's finest luxury builders. We have solid indications that the prices per square foot these homes will command represent the highest ever achieved in Monte Sereno and, in fact, all of Santa Fe. I think this bodes well for property values throughout our community.

You will very soon be hearing more about our next luxury lifestyle offering called The Enclave at Monte Sereno, which you see depicted below. An offshoot of our hugely successful Compound product, these eight homes will be spaced out in a mountain village type setting, and we believe will meet the growing demand for somewhat smaller, gated, wellness-oriented homes not otherwise available in Santa Fe today.

On a final note, I'd like to say a few words about changes to our HOA Board. As most of you know, I have moved into the president's role after Al Lilly's two years of service, and will continue to work with Don Beauregard and Michael Nemecek as board members. Al will continue to serve as an officer, alongside two new community member officers, David Goldsmith and Jeff Pontius. These additions, as well as the addition of new committees including Trails and Wellness, ensure expanded community involvement as we guide Monte Sereno through these exciting times.



Introducing: The Enclave at Monte Sereno

21 Club Holdings is pleased to offer its next gated lifestyle compound. Eight finished pads offering some of the finest views in all of Monte Sereno.

Contact Paul McDonald of Sotheby's International Realty for additional information.

Firewise Committee

By Jim Jenkins, Firewise Committee Chair



Summer can be a hot, dry, and windy season in Monte Sereno. In addition to living in the most beautiful location in Santa Fe, we live in a topography with native fuels that result in a high potential risk of wildfire. With our current 'Stay-at-Home' orders, now is a good time to take time to reduce your risk of wildfire losses and get better prepared for emergencies.

Stay informed during emergencies by signing up for the Alert Santa Fe free emergency notification system, the City of Santa Fe's way to communicate with residents during emergencies (sign up [here](#)). Determine a meeting place where you and your family will meet in the case of an emergency (when cell service may be down).

Create an [Emergency Supplies GO Kit](#) before a disaster occurs and have it in a location where you can grab and go. Consider including prescriptions, copies of important documents like passports, birth certificates, keys, cash, credit cards, extra eyeglasses

or contacts, change of clothing, tax returns, photos, backup drives, etc.

[Understanding the Wildfire Threat to Homes](#) is a free training course that teaches the basics of how wildfires ignite homes and the actions you can take to make your home safer.

Home Ignition Zones: Reduce possibility of home fire losses due burning embers or small flames:

1) **Immediate Zone** – Non-combustible Area (0 to 5 ft from home) – Eliminate combustibles. Consider having fire-proof or resistant patio furniture. Cover home vents with screen. Move firewood or other flammable material away from home.

2) **Intermediate Zone** – Create Breaks to Decrease Fire (5 to 30 ft from home) – Low combustible lower level plants, dispersed. Hardscape to act as fire break. Tree crowns no closer than 10 ft to home and 18 ft apart. Prune large tree limbs 6 to 10 ft above ground.

3) **Extended Zone** – Interrupt Fire's Path and Keep Flames on Ground (30 ft and greater) – Remove dead trees, limbs and plant material. Within 60 ft of house, tree crown spacing at least 12 ft, beyond 60 ft tree crowns should have at least 6 ft spacing.

The Santa Fe Fire Department canceled their green waste dead-wood pickups this past spring. They are hoping to resume this service in October. They are encouraging all Santa Fe residents to be extremely cautious this year and stay safe, prepared and informed about emergency conditions.

Best wishes for a great summer from the Monte Sereno Firewise Committee!

Real Estate Market Update

by Paul McDonald, Sotheby's International Realty



2020 has been an unprecedented year for real estate throughout the world. For several weeks everything was on hold and then all of a sudden the market experienced a resurgence. Despite quarantine restrictions, testing, etc., Santa Fe began showing up on buyer's preferred locations for completely different reasons. We have long been accustomed to retirees and lovers of the Southwest being attracted to Santa Fe for our unique bohemian lifestyle, beautiful scenery and clear air. We have recently seen these attributes enhanced by the desire for many people to find an alternative to the big city urban lifestyle. This acceleration of interest in the Santa Fe real estate market has furthered the trend of declining inventory. How much longevity this trend will have will be directly related to the demographic implications or the virus in our major markets: Texas, California, Colorado and the East Coast. Currently in Monte Sereno there is only one home for sale. The number of resale lots continues to trend lower. There are 15 homesites in Los Panoramas that have either closed or are under contract. The completion of the north loop of Monte Sereno has created a positive buzz in the real estate community.

Stay safe and healthy.

Architectural Control Committee

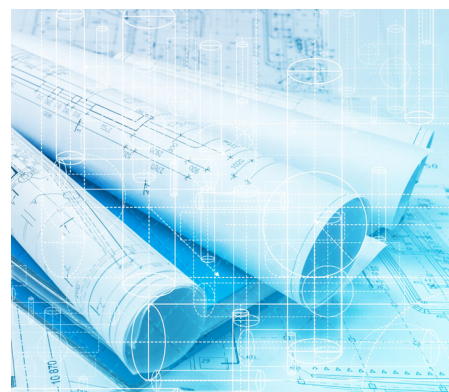
By Marci Riskin, ACC Member

Activity within the ACC continues to be strong. We are pleased with the quality of homes we are reviewing and the cooperation we are receiving from builders and architects.

There are sixty one completed homes in Monte Sereno with fourteen under construction. Additionally the committee has approved six homes that should break ground within the next few months.

Your ACC is currently working on a few minor edits to the Design Guidelines, following up on the recent edits which addressed construction issues. Our objective is to continue to make the Guidelines more user friendly while continuing to ensure that the quality of homes within MS continue to meet the high standards of our community.

Sandra Odems, our construction compliance person notes that parking and general construction conditions continue to improve. She feels that the updated parking regulations have helped with compliance and safety. Sandra will continue to



monitor the construction sites with an eye towards implementation of the new guidelines. Her efforts are appreciated. Sandra note that parking & general construction compliance has been improving steadily. Parking regulations were updated and have seemed to help. Crowding in the cul-de-sacs seems to be under control and traffic on SJRR has decreased. More dumpsters are covered on a regular basis, with less blowing trash than last year at this time. We are hoping the new guidelines on how to reduce mud in the streets during the monsoon season will also be effective.

HOAMCO

After Hours Emergency Service
844-744-4316

Community Manager

James Ammerman
Main (505) 954-4479, ext. 2414
Fax (928) 776-0050

jammerman@hoamco.com

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

Board of Directors

Jim Whipkey
whipkey@21clubholdings.com

Don Beauregard
donmshoa@gmail.com

Micheal Nemec
michaelmshoa@gmail.com



Landscape Committee

By Jeff Pontius, Landscape Committee Chair

After a busy Spring of roadside pruning, irrigation start up and repairs, the highlight of the season has definitely been the installation of the new front entry landscaping. After 15 years of the original configuration, it was time for an update and the HOA and 21 Club agreed to share in the cost of the new entry. New plans were created by Cindy Tafoya and then Steve Barrett of Incana Designs won the bid to do the actual installation. Steve's residential landscaping of about a dozen homes in the neighborhood meant he was very familiar with Monte Sereno. The new entry design is a mix of gravel topped planting beds, moss rock work and two smaller, cool weather grass areas that will maintain a highlight of green year 'round. The intent was for the entry to be attractive to current residents who are familiar with Santa Fe's low water landscapes but also welcoming to out of town visitors who are not. The new design strikes this balance nicely and makes a great first impression for Monte Sereno.

After a very dry Spring we are hoping for some nice monsoon rains this Summer. The irrigation system

has been running hard to keep things looking good, but there has been some winter die-off, particularly among the smaller roadside aspens. The board has approved a project to remove these dead trees, which were originally installed by the HOA and are on our irrigation system, and letters have been sent to the involved lot owners asking for their consent to remove these trees and cap their irrigation lines. We hope to complete this project in the coming weeks.

While not as visible to most residents, there is also a lot of work going on to prepare for the monsoon rain season in terms of erosion control. The six retention ponds which help control Monte Sereno's stormwater runoff are being cleaned and deepened. Drainage culverts are being inspected and cleaned out as necessary. Rock work check dams and Zuni ponds are being prepped for the season. While we all look forward to the nourishing rains, given the elevation changes and generally sandy soil in Monte Sereno, managing stormwater runoff and erosion control is always required.

The Russian Sage is blooming purple and the yellow of Chamisa won't be far behind. With a little help from the rains we'll have a beautiful late Summer and early Fall!

Wellness Committee

Listening for Wellness

by Lori Kunkel, Wellness Committee Member

Listen in, Listen up, Listen to reason.

There is a difference between hearing and listening. Maybe you are hearing more birds lately or hearing fewer airplanes. Hearing is a passive activity; it is the perception of sound...our auditory sense, literally to give an ear to.

The real question is are you **listening** which is paying *attention* to sound and *making an effort* to hear something. As we are going through some trying times, making an effort to understand the meaning can increase *your* wellness. But it takes practice to become a good listener and requires both *intention* (actually being interested) and *attention* (being focused and remaining open even if you don't like what you are hearing).

We are doing a lot of listening by phone or video during these trying times and may find ourselves inspired to become better listeners. Many problems arise if we don't listen well.

The simple things are to check inside yourself and see if there is anything getting in the way of really listening. **Choose** to listen with *interest* and *kindness*. **Notice** your responses; if it is not a good time it is okay to see if the conversation can wait. **Confirm** what you have heard; sometimes that can be just sighing or laughing, making the person feel



heard and understood.

One of the hardest parts about listening is that often people don't want an opinion or the problem solved. The conversation is not a contest. We are moving at a slower pace so have a real opportunity to listen to those who are close to or wish were close to us. So, lend them an ear.

Nature gave us one tongue and two ears so we could hear twice as much as we speak. –Epictetus

The above message by Dr. Kunkel was inspired by the GWI's July Wellness Moonshot Theme word "Listen". For more information on the **Global Wellness Institute's Wellness Moonshot: A World Free of Preventable Disease**, click [here](#).

HOAMCO Update

Dear Monte Sereno Owners,

Thank you to all who participated in your recent annual meeting. We had a tremendous turnout with the voting. Given the unusual circumstances we're living in, the meeting was held in the best format possible, which was a moderated conference call. That was certainly a new experience for me personally, and I do admit I enjoy the interaction in person much more. I think that's something we all look forward to in the future.

The HOAMCO office here in Santa Fe is open for business. The office hours are Monday through Friday from 9am to 5pm by appointment only. There is someone there every day, although some of us, including myself, are working remotely, as I'm sure many of you are as well. However, we can arrange to meet in our office conference room if necessary. As always, I can be reached via email at jammerman@hoamco.com or (505) 954-4479, ext. 2414. Stay safe and be well.

–James Ammerman, Community Manager