



MONTE SERENO COMMUNITY NEWSLETTER | DECEMBER 2019

ANNOUNCING OUR NEW NEWSLETTER DESIGN!

Introducing The Viewpoint Monte Sereno's new newsletter format. Please enjoy this first edition. We encourage Monte Sereno owners to submit comments on the articles provided and any issues that you feel should be considered for future editions.



Construction Traffic on Monte Sereno Drive

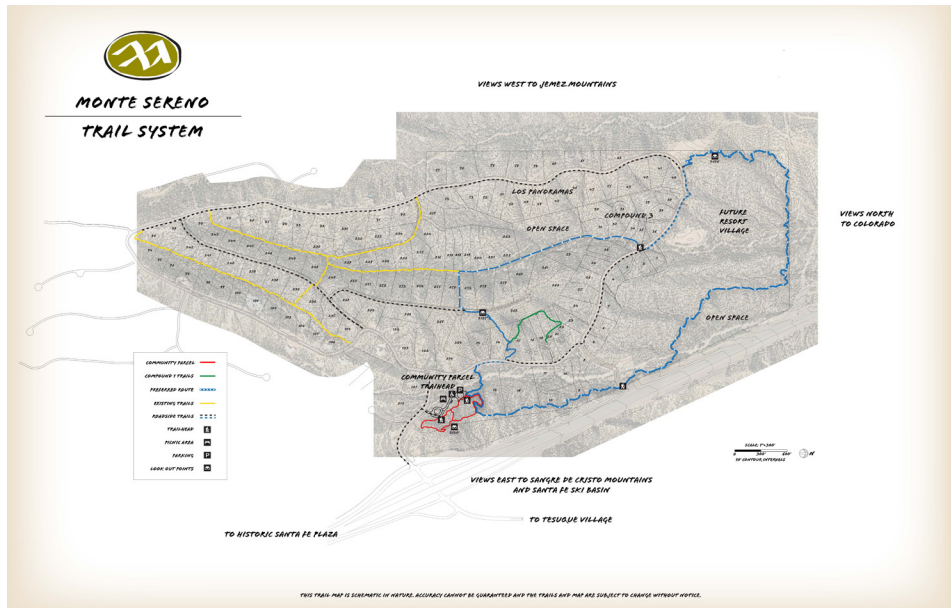
21 Club Holdings is making excellent progress on the completion of Monte Sereno Drive and the new sewer lift station, which will benefit all Monte Sereno homeowners. We are making every effort to minimize construction traffic on the existing section of Monte Sereno Drive by utilizing the north entrance as much as possible. However, there will be times when truck traffic will be unavoidable. We appreciate your patience as we complete this valuable addition to the community. We are anticipating a May 2020 completion date.



monte sereno



CLUB HOLDINGS LLC
Monte Sereno Resort Community



New Trail Maps

Our updated trail map is complete. It has been downloaded on the HOAMCO owner portal. Please feel free to print it if it will enhance your hiking experience. In 2020 the Monte Sereno Trail Committee will be evaluating ways to improve and expand the trail system. Please send any suggestions to that you feel would be helpful to the Committee through our manager James Ammerman at HOAMCO. Happy and safe hiking!

New Community Manager

We would like to thank Maggie Ragle for her years of service within the monte Sereno community and offer a warm welcome to incoming Community Manger, James Ammerman!

James has been managing community associations for over 25 years. He began his career in Northern California, where after nearly 10 years working for property management companies, he became general manager of a prestigious hi-rise building in San Francisco, a position he held for 14 years. He and his wife moved to Santa Fe in 2016, and he began working for HOAMCO in 2017. For leisure James enjoys the opera, symphony, performances at The Lensic, reading, and traveling.

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
Don Beauregard
Micheal Nemec



Introducing Monte Sereno’s Wellness Committee

Thanks to initial members Carolyn Beste, Suzy Rhodes, Beth Martinez, Kate Bishop, Lori Kunkle and Don Beauregard for launching this valuable concept. Its mission is to educate, foster and support, for the benefit of the entire community, wellness practices through a myriad of channels, including: environmental consciousness, sustainable development practices, water conservation, community connectivity, promotion of local contractors and service providers and refraining from the use of chemicals and pesticides.

Stay tuned as this committee evolves and shares its insightful research and opportunities with all homeowners. Please reach out to Don Beauregard the committee chair if you are interested in participating.

From the Developer

By Jim Whipkey

I'd like to extend warm wishes this holiday season from all of us at 21 Club Holdings! As 2019 comes to a close, we can look back on an exciting and successful year at Monte Sereno, with the expectation that 2020 will bring even more positive developments. With this first edition of the Viewpoint, we hope to ramp up the frequency and the quality of our communications to the community, as well as provide a forum for you, the homeowners and lot owners of Monte Sereno, to provide input back to us.

The most visible changes in our community revolve around the rebounding real estate market in Santa Fe, especially right here in our neighborhood. Construction of the northern Monte Sereno Drive loop is well underway, with an expected completion in late spring 2020. Robust lot sales in Los Panoramas will be highlighted by the construction of new homes by three of Santa Fe's most distinguished builders beginning in January and February. Following on the success of our Compound product, we will soon launch a similar offering of gated smaller luxury homes further up the hill, which is beginning to take shape as seen in the picture to the right of this column.

The first four years of 21 Club Holding's involvement in Monte Sereno has seen a lot of change. Rest assured, however, that we remain committed to our stated goals: to maintain and enhance our community's position as the finest luxury development in the City of Santa Fe, and to act as exemplary stewards of the land and the environment. We're looking forward to a happy and exciting 2020, an wish all of you the same!

Real Estate Market Update

By Paul McDonald

2019 has brought about another wave of success in Monte Sereno. We closed on the final Compound Homes that were offered for sale starting in 2018, placed the "Casa Ponderosa" custom home under contract on the site of the former mailboxes to lifelong New Mexico residents, and we have closed on the first phase of the Los Panoramas lots on the NW ridge of Monte Sereno. No other community in Santa Fe is generating the excitement and exhibiting the kind of product 21 Club has been introduced to the market – and all indications 2020 will be another banner year!



HOAMCO Office Holiday Closure

The HOAMCO office will be closed for the Holiday Season from Tuesday, December 24th 2019 through Wednesday, January 1st 2020.

HOAMCO will reopen for normal business hours, Thursday January 2nd 2020.



Farmer's Market Winter Hours

Santa Fe Railyard
Saturdays 8am - 1pm

Saturday Market is open year-round and is where community gathers! Featuring a large variety of vendors and products – a perfect meeting place for listening to live music.



GLOW: An Annual Winter Lights Event

Santa Fe Botanical Garden
715 Camino Lejo, Santa Fe

Through December 31st

Light up your holiday season with GLOW! This annual event features thousands of lights.