



MONTE SERENO COMMUNITY NEWSLETTER | FEBRUARY 2020



## Welcome

A big welcome to our newest Monte Sereno owners who have purchased home sites in Los Panoramas:

**Larry Traxler and Jerri Hatch**  
*Bethesda, MD*

**David and Stephanie Meadows**  
*Houston, TX*

**Anthony and Virginia Castillo**  
*Holland, MI*

**Randy and Bridget Johnson**  
*Dallas, TX*

**Karl Steiner and Joseph Lynch**  
*Fleetwood, PA*

We are also pleased to announce that Woods Builders, Odai Construction and Dressel Construction Company, three of Santa Fe’s premier builders have commenced construction on custom homes in this prestigious location within Monte Sereno.

**ANNUAL MEETING**  
March 19 | 5:30pm  
Lodge Hotel



monte sereno



CLUB HOLDINGS LLC  
Monte Sereno Resort Community

## Wellness Committee

*By Carolyn Beste, Wellness Committee Member*

The Monte Sereno Wellness Committee is the most recently formed and chartered committee. However, the Wellness Committee arose out of the recognition that many of the essential elements of a wellness residential community have been integral to Monte Sereno since its inception and initial development.

The summer 2019 Monte Sereno newsletter article, “A Wellness Community”, struck a chord with a group of residents.

Intrigued by the concept of Wellness, these residents started researching and brainstorming with initial developer and Board Member, Don Beauregard. The goal was to build upon and continue the positive aspects which have made Monte Sereno Santa Fe’s premier master planned community through all aspects of the development.

According to the Global Wellness Institute the definition of a Wellness Community is:

“A group of people living in close proximity who share common goals, interests and experiences while proactively pursuing wellness across many dimensions...”

In the MS Newsletter article it noted that many of the Global Wellness Institute’s defining aspects already exist in Monte Sereno. Member research began with the Global Wellness Institute’s definition of “Wellness” itself:

**“the active pursuit of activities, choices and lifestyles that lead to a state of holistic health.”**

It goes on to cite six dimensions of Wellness: physical, mental, emotional, spiritual, social and environmental, each of which could form the subject of one of the Viewpoint additions and future neighborhood forums.

Monte Sereno possesses a pristine natural environment and a living history of sustainable development through adherence to its founding documents. The Wellness Committee will build upon the positive elements we possess today. This will foster continued environmental awareness and connectedness among residents through communication with newcomers, forums for sharing ideas, caring for our neighbors, hosting speakers on Wellness topics and working with our HOA leadership.

## Community Parcel Improvements

The chip seal road base in the area of the mail boxes is holding moisture and creating a brown slushy condition which is being caused by loose gravel which will be removed in the spring. If the condition does not improve after that, additional corrective measures will be considered.

Owner recommendations have also been received to widen the curb at the west side of the entrance to improve line of sight. This improvement is being evaluated by an engineer and will be discussed at the annual meeting.

## Appointment of New HOA Treasurer

A request for “Statements of Interest” in the Monte Sereno HOA Treasurer position was sent to all members on February 5. This position will be an officer of the Association but not an elected member of the Board of Directors. Duties will include: review and approval of monthly financials, tracking spending throughout the year, and interaction with committees concerning their upcoming budget needs.

The deadline for responses is **February 21, 2020**.

The appointment will be made at the annual meeting on **March 19, 2020**.

## HAVE ANY NEWS OR UPDATES TO SHARE?

We encourage Monte Sereno owners to submit comments on the articles provided and any issues that you feel should be considered for future editions.

Submit to James Ammerman at [jammerman@hoamco.com](mailto:jammerman@hoamco.com)

## Open Meeting Requirements

On December 31, 2019 your Board approved the open meeting protocol below to be in compliance with the State of New Mexico HOA guidelines.

### Board Meeting Protocol:

A copy of the proposed agenda including any board policy resolution to be voted upon will be presented to the Association Members by the management company via e mail at least 48 hours in advance of the meeting.

Member comments on issues not to be voted upon will be allowed under new business at the end of the meeting. Member comments will be limited to three minutes per member.

For issues that are to be voted upon on the following protocol will apply:

- » A copy of the proposed policy resolution will be provided to the members by the management company at least 48 hours prior to the meeting.
- » When the policy is introduced the Board President or his board designee will provide a brief description of the policy, that has been discussed and reviewed by the board members.
- » If in advance of the meeting a committee has made a recommendation related to the policy the committee chair will be given six minutes to articulate the committee's recommendation.
- » Individual member comments on the policy will follow the committee chair comments and be limited to three minutes per member.
- » Following member comments the board will discuss the policy having been informed by the committee chair and member comments, if any.
- » The board will vote on the policy issue.

**SOLD OUT!**



## Real Estate Market Update

By Paul McDonald, Sotheby's International Realty

I am pleased to introduce Matt Sargent and his wife Michaelene, both seasoned brokers at Sotheby's International Realty, into the marketing of the Monte Sereno Community. Our marketing and sales efforts in Monte Sereno will now be branded under the "The McDonald Sargent Team." You will primarily see Matt at Open Houses in the months ahead. Matt is a 5th generation Santa Fean who comes from a strong real estate family, and brings a depth of experience selling luxury real estate and prime home sites throughout Santa Fe.



Matt & Michaelene Sargent

The one remaining unit in the compound is under contract after less than a week on the market, allowing 21 Club Holdings to stamp "SOLD OUT" on The Compounds at Monte Sereno. The validation of this lifestyle concept is a resounding yes from buyers and the real estate community alike. Hats off to the developer Jim Whipkey for launching this vision and carrying it through to a successful completion.

### For Your Consideration:

Monte Sereno is fortunate to have a number of volunteer committees that contribute to creating the wonderful quality of life that its owners enjoy. Your Board encourages owner participation in committees. Please reach out to the committee chairs below for additional information or if you have an interest in joining or supporting their efforts.

#### Landscape Committee

Jeff Pontius, Chair

#### Wellness Committee

Don Beauregard, Chair

#### Firewise Committee

Jim Jenkins, Chair

#### Trails Committee

Al Lilly, Chair

### HOAMCO

After Hours Emergency Service  
844-744-4316

#### Community Manager

James Ammerman

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#### Board of Directors

Al Lilly

Don Beauregard

Micheal Nemec