



## Development and Construction Update

By Al Lilly, Director of Operations

The Phase 4 road project, which includes the loop road for Monte Sereno Drive, has been completed by Sparling Construction. Cassidy's Landscaping continues to work on the roadside trail and fine grading. Seeding of the graded areas will be completed once we start receiving the benefit of the Monsoon rains. Sparling Construction is waiting for final City approval of the new lift station. Once received it will be put into operation. We anticipate City approval within the next 30 days.

The Enclave construction is also nearing completion. The rock wall contractor should be completing the walls on Lots #30 and #31 in the next two weeks and Sparling Construction will be finishing the utilities over the next 30 days. This small group of eight exclusive lifestyle homes promises to be a very unique neighborhood within the community of Monte Sereno.

And finally, we continue to work with the State of New Mexico Highway Department to finalize the design of the north entry improvements. This project continues to be a high priority for 21 Club. We will keep you posted as this progresses is achieved.

### HAVE ANY NEWS OR UPDATES?

We encourage Monte Sereno owners to submit comments on articles and any concerns for consideration in future editions.

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



monte sereno



CLUB HOLDINGS LLC  
Monte Sereno Resort Community

## Message from the Developer

By Jim Whipkey, 21 Club Holdings

Greetings from 21 Club Holdings, and a belated Happy New Year to the entire Monte Sereno Community. Despite everything we've been through in 2020, this year brings with it the opportunity to start fresh with a new attitude, and a new appreciation for everything Monte Sereno has to offer. Where else would we rather be than among the lush pinons and juniper studded hills of our wonderful community? Apparently we are not alone with that thinking – so many people around the country are re-evaluating where they want to spend their next decades, and Monte Sereno has become a destination to consider. The evidence is clear, with lot values and existing home values surpassing all-time records. New home construction is flourishing, often with a contemporary flair but underpinned by an unmistakable Santa Fe style. New home buyers and the City's top builders know that Monte Sereno is the place to be, especially if luxury, scenery, and sense of community are high on your list. The newly completed loop road gives the community a sense of completion, with sweeping curves and soon-to-be lush roadside landscaping ready to emerge this spring. So here's to a great 2021, which has to be better than 2020!

## Firewise Committee

By Jim Jenkins, Firewise Committee Chair



Due to the great community participation this past year, Monte Sereno was again approved by [NFPA.org](http://NFPA.org) as a 2021 Firewise USA neighborhood in good standing (1 of only 3 in Santa Fe). Our residents contributed nearly 1000 hours of green waste cleanup efforts and thousands of dollars in expenses.

A reminder that the Santa Fe Fire Department (SFFD) is still doing green waste/deadwood pick-ups during the first full week of every month from now until May. You can request pick up by completing their [web form](#) or by contacting Porfirio Chavarria at [pnychavarria@santafenm.gov](mailto:pnychavarria@santafenm.gov) or 505.660.3732. SFFD guidelines for green waste include: (1) only organic natural vegetation, primarily trees and branches, (2) pile green waste near the curb along the roadway where our grapple truck can access the pile, and (3) vegetation can be up to 10 feet long and 8 inches in diameter.

## Beyond Firewise, "Fire-Adapted"

Over the holidays, you may have received a letter describing SFFD's partnership with the Wildfire Research Center (WiRe) to develop programs that help Santa Fe communities become "Fire-Adapted". Fire-adaptation is a concept identifying how communities can live with fire. It involves helping people who live in fire-prone landscapes to actively take steps to mitigate the devastating effects while understanding and promoting the benefits that wildfire provides. WiRe's unique approach unites researchers and wildfire mitigation professionals in collecting community-specific data to tailor programs that support local solutions; allowing communities to get in front of the wildfire problem.

In the next few weeks, SFFD firefighting crews will be performing curbside "rapid risk assessments" of Santa Fe parcels, including Monte Sereno. At the same time, residents will receive a wildfire risk survey that asks the same questions the firefighters answer in the rapid assessments, plus additional questions about forest management and barriers to taking action. Once all the SFFD assessments and resident surveys are completed, WiRe will analyze the data to document similarities and differences. The SFFD will use this information to create programs to help us become fire-adapted. You can learn more about the WiRe approach and view several descriptive videos at [here](#).

This success story about how a Firewise USA community in Durango, CO reduced the impact of a wildfire in their area is worth viewing [here](#).

# Real Estate Market Update

by Paul McDonald, Sotheby's International Realty



## 2020: A Year Like No Other

2020 was unlike any other year we have ever experienced in real estate – and Santa Fe was no exception. Monolithic downtown towers and urban living in general became something to escape. As COVID spread, we in the real estate industry braced ourselves. No one could predict what would evolve. The rush to Santa Fe was unprecedented with \$1.7 Billion in home sales eclipsing any year on record. The average price of a home climbed to over \$500,000 for the first time. Monte Sereno has a closed and pending home sale, on a dollar per square foot basis, above of any sale in the history of Northwest Santa Fe. Monte Sereno further distanced itself from home values at Las Campanas with an average sale price per square foot of \$593, compared to Las Campanas at \$331! As of January 1st, 2021, there wasn't a single home for sale in the Monte Sereno Community. The number of lots for sale has shrunk to 22. Lack of inventory will be the battle cry this year as buyers pick through the lowest inventory levels in decades (568 homes for sale overall as of January 1st, 2021, compared with 1,882 in 2012).

### HOAMCO

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844-744-4316

### Community Manager

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# Trail Committee

By Andie Perreault, Trails Committee Chair



Lucky you! You have found one of our twelve secret trailhead signs leading into the Monte Sereno growing trails system. Your Trail Committee has been industriously defining and improving existing trails, as well as scoping out some potential new additions.

Come spring we hope to have new trail maps for the community with clear identifiers, distances, and descriptions. We are also planning to introduce guided hikes led by one of our enthusiastic trail committee members. Hopefully this will convert some that may be a little timid trying the trails on their own, into avid trail adventurers; with the added benefit of meeting some like-minded neighbors!

If you are an avid hiker...by all means don't wait for spring. The trail system is newly improved and awaiting your hiking boots! (Click [here](#) to get a current unimproved version of our trail maps).

As we progress on our work, the trail committee would greatly appreciate any input you may have. Please feel free to drop a line to Andie Perreault, Rich Roberts, Mike Beste, Rick Cantalini or Carl Wheat. We all want to make sure we are optimizing this great resource for you.

Enjoy all that our wonderful community has to offer!

*See you on the trail!*

# Wellness Committee

By Carolyn Beste, Wellness Committee Chair

## Let Gratitude Change Your Attitude

What a year 2020 has been. I do not need to recount how quickly things changed from a bang up, hard charging economy to the drastic impacts of Covid-19. The fallout of the Pandemic will not be fully known for a decade or more. Yet, one thing is clear; our lives are forever changed. Whether the change is positive or not for us as individuals is very much in our own hands.

We cannot prevent bad things from happening, but we can control how we respond. We can react in fear and anger. Or we can lift up, be creative and seek out the way forward powered by our higher selves. It is a matter of attitude, which is a factor in Wellness. Wellness is the active pursuit of activities, choices and lifestyles that lead to a state of holistic health.\*

When we find a way to feel gratitude no matter the circumstances, we change our attitude. With a positive attitude, we can change the world for the better one step at a time, one person at a time.

There are many in our greater community and throughout the world for whom 2020 brought their worst year ever. The year 2020 was one of great personal loss and grief for me. My sister died on March 1 of Early Alzheimer's Disease.

Nevertheless, I end this year filled with gratitude for what 2020 has brought. I end this year feeling



peaceful and calm, looking forward with optimism and joy in anticipation of the New Year. I have made the choice to be thankful for all that has come my way in 2020.

The reality of Covid-19 has brought about an increasing appreciation of the value of the Wellness Community we call home: Monte Sereno. I am thankful for the positive people with whom I have been privileged to spend time with this year. Special thanks to Wellness Committee members: Don Beauregard, Kate Bishop, Lori Kunkel, Elizabeth Martinez and Suzy Rhodes.

*The above message by Mrs. Beste was inspired the GWI's December Wellness Moonshot Theme word "Thank". For more information on the Global Wellness Institute's Wellness Moonshot: A World Free of Preventable Disease, visit: [globalwellnessinstitute.org/wellness-moonshot](http://globalwellnessinstitute.org/wellness-moonshot).*

\*See [Global Wellness Institute definition](#).

## Landscape Committee

By Jeff Pontius, Landscape Committee Chair

While still in the midst of Winter, the Landscaping Committee is gearing up our planning for Spring. Given the dry conditions we are currently experiencing, we will be looking to start up our irrigation system as early as possible once the threat of freezing is behind us and the warmer overnight temperatures signal the plants to begin new growth. The traditional last frost date in Santa Fe is May 20, but there have been years where we have started up in April. That may be the case again this year.

Given an expected earlier start to the growing season, we are starting annual roadside pruning. While it is our intent to have a natural looking landscape in Monte Sereno, when bushes and shrubs begin to overgrow and encroach on roads, we will thin out and shape roadside plants. This is particularly important at intersections, around fire hydrants and areas where people walking the roads need to be able to step up off the road for passing traffic.

We are doing this work with our services contractor, Proscap, who was the winning bidder in a competitive re-bid of the landscape contract



late last fall. There were 5 candidate firms from Santa Fe and Albuquerque that submitted bids. Proscap came in with the lowest overall cost and with their known track record and responsiveness they received unanimous approval from the HOA board. This year Proscap picks up maintenance services in the Compound and the Community parcel (mailbox area) and will also be handling snowplowing of the new northern loop as well as the established areas of Monte Sereno.

Steve Barrett's Incana Designs who did the new front entry last year will continue maintenance of that installation along with his normal residential services.

The Committee is also considering obtaining quotes and approvals for a couple of improvement projects as the year progresses. More on that in our next newsletter!

## Architectural Control Committee

By Marci Riskin, ACC Member

There are now 65 completed homes in Monte Sereno. There are currently 14 homes and one guest house under construction in the neighborhood, and of these four are in Los Panoramas.

Four new houses recently received approval but have not started construction yet. We anticipate that these will begin soon.

There are nine houses and one guest house in the design stage in Monte Sereno.

The ACC has recently edited the Design Guidelines; these will be issued soon. Our goal is always is to make the DGs clearer and easier to use.

## HOAMCO Update

Dear Monte Sereno Owners,

I hope you are staying well. I wanted to let you know the annual meeting for 2021 will be announced in the next couple of months, and will be held via Zoom. You will receive your annual meeting information packet within the window proscribed in the bylaws, but as soon as we know the date we will let you know so you can put it on your calendars.

I wanted to ask for your cooperation in picking up after your dogs. I have received complaints from owners over the last couple of months that the roadways in Monte Sereno are increasingly littered with doggie debris. Not only is it unsanitary, it is also against the Santa Fe pet ordinance that requires dog owners to pick up after their dogs. Please do your part in helping with this problem.

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. 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](mailto:jammerman@hoamco.com) or (505) 954-4479, ext. 2414. Stay safe and be well.

– James Ammerman, Community Manager



### Tesuque Village Market

138 Tesuque Village Rd  
Santa Fe, NM

Just down the road from Monte Sereno you'll find an eclectic mixture of culture and commerce – the market itself is reminiscent of an old-world trading post, where the goods and cuisine are outdone only by the scenery and conversation. Funky cafe with a varied menu centered on New Mexican fare, plus a general store & bakery.

Current hours & services  
(subject to change):

**Store:** 10am with coffee, burritos and groceries.

**Restaurant:** 11am - 8pm  
Available for pick up or delivery

### 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

Carolyn Beste, Chair

#### Firewise Committee

Jim Jenkins, Chair

#### Trails Committee

Andie Perreault, Chair