

# Ranchos de Placitas HOA

Spring 2023



## 2023 ANNUAL MEETING

By Alex Taylor

In February of this year, the Ranchos de Placitas HOA Board hosted our annual meeting for all the homeowners in Units 1, 2 and 3. Led by Board Members Jeffrey Ollendorf, Ken Macdonald and Sridhar Balasubramanian, we reviewed the minutes from the 2022 Annual Meeting, looked at the proposed 2023 Budget, and Jeffrey, Ken and Sridhar answered questions on a variety of topics including how to go about getting architectural changes/additions to property made, updates on the new well being drilled this Spring and concerns over fire prevention, animal waste and our herd of wild horses here in Placitas. Lastly, two new Board members (Melinda Hodge and Alex Taylor) were elected to replace two outgoing Board members (Adrienne Braden and Ward Keller).

To read more about what all was discussed in the meeting in more detail, please visit our Ranchos de Placitas website at <https://ranchosdeplacitas123.com/>.

## Newsletter Highlights

**2023 Annual Meeting**

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**Your Role In Preventing Wildfires**

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**(Not) Lighting Up Our Night Sky Here in Placitas**

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**Share Your Ideas with the Board!**

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## YOUR ROLE AS A HOMEOWNER IN PREVENTING WILDFIRES

From Sandoval County Emergency Management

One of the most devastating things we can experience here in the high desert of New Mexico is wildfire (as we well know from the fires of Spring and Summer 2022). Fortunately, there are things we can do as the stewards and caretakers of the land here in Ranchos de Placitas to do our part in preventing fire from happening here.

### FIRE PREVENTION CHECKLIST

- Trees and shrubs are properly thinned and pruned within the defensible space. Slash from thinning is disposed of.
- Roof and gutters are clear of debris.
- Branches overhanging the roof and chimney are removed.
- Chimney screens are in place and in good condition
- Grass and weeds are mowed to a low height.
- An outdoor water supply is available, complete with a hose and nozzle that can reach all parts of the house.
- Fire extinguishers are checked and in working order.
- The driveway is wide enough. Clearance of trees and branches is adequate for fire and emergency equipment. (Check with your local fire department.)
- Road signs and your name and house number are posted and easily visible.
- There is an easily accessible tool storage area with rakes, hoes, axes and shovels for use in case of fire.
- You have practiced family fire drills and your fire evacuation plan.
- Your escape routes, meeting points and other details are known and understood by all family members.
- Attic, roof, eaves, and foundation vents are screened and in good condition. Stilt foundations and decks are enclosed, screened or walled up.
- Trash and debris accumulations are removed from the defensible space.

Take an inventory of your property, keeping in mind these recommendations from Sandoval County Emergency Management:

- Defensible space should be 30 feet around the home. This includes removing or limiting anything flammable like wood piles, dead trees, propane tanks, decks etc.
- Trees planted close to homes should be significantly limited and spaced ideally at least 10 feet apart. Nothing should be within 5 feet of the home.
- Dead trees should be removed through out the property and ladder fuels should be reduced and removed. Ladder fuels include grasses or shrubs at the base of larger trees or bushes as well as low thick branches on trees.

### For More Information . . .



Sandoval County Emergency Management: Theresa Greeno (Manager) at 505-771-7197 or by email at [eoc@sandovalcountynm.gov](mailto:eoc@sandovalcountynm.gov).

Sandoval County Fire is available at 911 for emergencies or at 505-867-0245.

## (NOT) LIGHTING UP OUR NIGHT SKIES HERE IN PLACITAS

I sure like living here in RdP! One of my favorite things is to gaze up at the heavens and ponder our beautiful, amazing universe. Most of us like the darkness to enjoy the occasional meteor storm, too. I'd like to let all of our neighbors know there are actual legal requirements from the state and the county to protect our night skies: NM Statutes, Chapter 74, Article 12 is the "Night Sky Protection Act"

<https://law.justia.com/codes/new-mexico/2021/chapter-74/article-12/>)

The purpose is to preserve and protect the state's dark skies for safety, energy conservation, and to preserve the environment for astronomy.

A basic summary of the law is: all exterior lights must be shielded, bright lights are to be shut off by 11pm, and lights are not to shine out from or beyond a property line.



Sandoval County has declared our neighborhood part of the West Placitas Community District, and the codes also have some specific requirements regarding lighting: <https://www.sandovalcountynm.gov/wp-content/uploads/2023/02/ComprehensiveZoningOrdinance.pdf> Specifically, section 9(2.7) Paragraph 5

Outdoor light fixtures shall comply with the following:

- a. Fixtures shall be shielded such that light rays emitted by the fixture are projected at 45 degrees from a point on the fixture where light is emitted.
- b. Where used for security purposes, or to illuminate walkways, equipment yards and parking lots, only shielded outdoor light fixtures shall be utilized.
- c. Fixtures shall be required to have all light focused downward.
- d. Exterior lighting shall be shielded in such a manner so that it does not shine onto any adjoining residential properties.
- e. Outdoor light fixtures shall be limited to sixteen feet in height.
- f. All non-conforming lighting installed prior to the effective date of this ordinance shall be altered or replaced in order to conform within two years.

## A Message from the Board



We want to hear from you on future topics and ideas for our Ranchos de Placitas HOA!

Please email [Ranchosdeplacitas123HOA@gmail.com](mailto:Ranchosdeplacitas123HOA@gmail.com) to share topics you would like to see us cover in upcoming newsletters (Fall 2023) OR any other ideas you have for our community.