

Ranchos de Placitas HOA

Fall 2025



NEIGHBORHOOD UPDATES

What a lovely monsoon season we are enjoying! And as we transition from summer to fall, it seems like a good time to update everyone on a few items that are important for us here in Ranchos.

First and foremost, you have probably noticed that the long-needed repairs to the stucco at our neighborhood entrance are complete! And now that that is done, we will begin talking with our North Ranchos friends about the wood beams that sit over the road itself (we know that is an area that may need work as well).

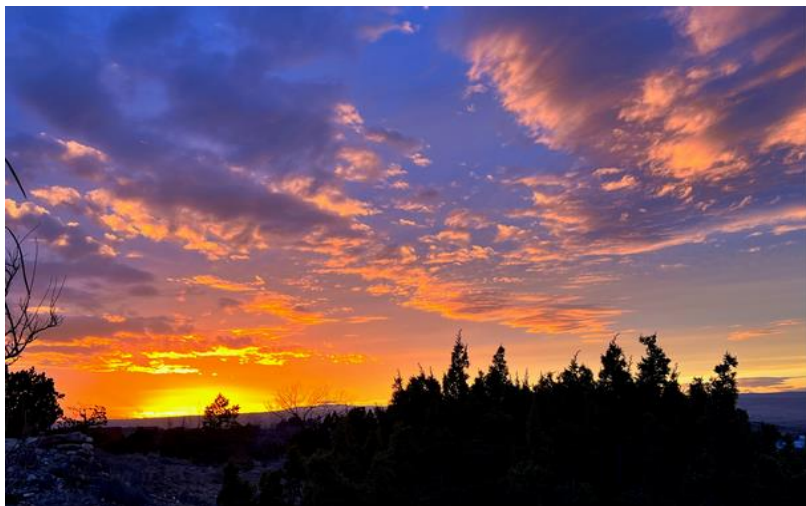
As always, to catch up on what is or has happened in our neighborhood, please visit our Ranchos de Placitas website at <https://ranchosdeplacitas123.com/>

Join the Board!

We are actively seeking nominations for the Ranchos HOA Board of Directors.

We have a small but mighty team of volunteers and would love to get fresh perspectives and voices to join the Board. The time commitment is minimal, and if you are interested in exploring joining us, please reach out to **Alex Taylor**, President at Ranchosdeplacitas123HOA@gmail.com or any of the other Board members that you know (**Rick Walkup**, VP and Treasurer; **Jeff Ollendorf**, Recording Secretary or **Sridhar Balasubramanian**, Recording Secretary).

The election will happen in February 2026, but we would love to start the conversation now!



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: at 505-867-7625 or by email at EM@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 to share topics you would like to see us cover at our February 2026 Annual Meeting . . .

Ways to Keep Erosion and Road Issues at a Minimum

Each of us homeowners in Ranchos de Placitas work in partnership with Sandoval County to ensure that water runoff across our properties and the subsequent issues it can cause to the county roads (*all roads in our neighborhood, with one small exception, are maintained by the county*) are managed. One of our neighbors has worked for years with the county on their own erosion control challenges, and has these recommendations from Sandoval County Public Works to share with all of us:

- Report regularly to **Sandoval County Public Works** requests for repairs, particularly after heavy rains, to attest to the problem. The more homeowners request it, the better attention the county will give it and then the repairs to our road will move ahead on the list of priorities.
- Remind those homeowners whose property have a steep drop-off and subsequently drains into the road of the importance of building culverts at the beginning of their driveways, which is the homeowners' responsibility.
- Request that homeowners respect and try not disturb the landscape, in particular trees, to avoid further erosion, an additional cause for mudslides.

For More Information . . .

Below is the link to **Sandoval County Public Works**, which includes valuable information about the dedication of roads, and a button to request repairs to roads.



<https://www.sandovalcountynm.gov/departments/public-works/>