

MARIPOSA NEWS

Mariposa Neighborhood Association Newsletter

March 2021 / Volume 2 / Issue #1



OUR PURPOSE

To preserve the property values and quality of life for property owners/residents of our unique neighborhood by:

- Maintaining safety and security, including advocating for emergency response services;
- Protecting natural resources, aesthetics, and recreational opportunities;
- Promoting improved communications with our elected and appointed government officials and agency representatives;
- Representing the neighborhood's interests and concerns to the City of Rio Rancho, Sandoval County, and State representatives;
- Monitoring of and providing feedback to the Mariposa Community Association (MCA)'s enforcement of covenants, controls, and restrictions (CC&Rs); and
- Representing and communicating the neighborhood's concerns to the MCA.

What's the Difference?

By Eric Gregory, President

What is the difference between a Neighborhood Association and a Homeowner's Association?

A **homeowner's association** is formed by a developer and pertains to a specific subdivision or project. The association provides the framework for the future maintenance of the development's common grounds and amenities, for instance, a pool; clubhouse, or common area landscaping. All homeowners are compelled to follow the codes, covenants, and restrictions (CC&Rs) governing the development and pay association dues. The HOA here in Mariposa is the Mariposa Community Association, **MCA**, not to be confused with who we are, the **MNA** (continued on pg 2).

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MARK YOUR CALENDARS!

The next quarterly meeting of the Mariposa Neighborhood Association will be held at 4 pm via Zoom on Sunday

APRIL 24, 2021

We will post the Zoom link on our Website and on Nextdoor about 2 weeks before the meeting date.

SEE YOU THERE

A **neighborhood association** is formed based on the needs and desires of its residents. The neighborhood association will give residents a forum to discuss common concerns and to brainstorm possible solutions. Some potential outcomes may be improved street lighting, bike paths, sidewalks, traffic calming devices, parks, and open spaces, zoning and land-use planning, park amenities, beautification projects, and neighborhood clean-ups. Many neighborhood associations have summer picnics, holiday parties, and other special events to have fun as well as to keep the lines of communication open with their neighbors.

A **recognized neighborhood association** gives citizens a voice and an advocate. Neighborhood associations greatly improve the two-way communication between the city and its residents. Your neighborhood will have a clear, organized way to speak to the city government so that your voice will be heard by elected officials and city departments. You will be put in touch with people who live near you and share the fondness and frustrations of your area.

Organizing also opens the door to increased communications with city government. Neighborhood association leaders receive e-mailings and postings of what the City Council is working on and what other city neighborhood associations' priorities and plans are. This increased communication can be a resource for upcoming meetings or other community opportunities.

Once the residents of a community form a neighborhood association and are recognized by the City Council, your neighborhood may participate at a variety of levels. The city takes pride in partnering with its neighborhoods. Through a collaborative effort, the city becomes more economically efficient and citizens have an increased interest and trust in government.

The **Mariposa Neighborhood Association (MNA)** is formally recognized by the City of Rio Rancho, New Mexico. The Board of Directors and Committee staff are all volunteers, homeowners, and Mariposa residents who live within the Mariposa Community boundaries. The MNA is your united voice and representation to the City of Rio Rancho and to our Homeowner's Association (HOA) known as the Mariposa Community Association (MCA).

Our Mariposa Neighborhood Association (MNA) offers a place to meet friends, exchange information, create projects and priorities, propose solutions, and have fun. If you haven't already, please go to our website and register at www.mariposaneighbors.org

The more people we have officially registered the stronger our voice! Plus, by registering, we will have a way to contact you for conducting surveys and voting on important issues.

YOUR NEIGHBORHOOD CONTACTS

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Stephanie Brogdon Welcome Rep
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CASTLE PEAK & BLANCA

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Anne Apicella Welcome Rep
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REDONDO AT MARIPOSA

Director of the Board (open)
Ann Benning Welcome Rep
(702) 449-4079

Increasing Traffic Safety

Numerous residents asked the MNA to help solve some traffic issues. The MNA took up the challenge and has been working with different departments in the City of Rio Rancho to increase traffic safety in Mariposa. We have been successful in:

Adding three more 30 mph speed limit signs along Blue Grama Dr. east and northbound between the Peaks and Desert Marigold Rd.

Identifying 3 intersections where the line of sight was insufficient to see oncoming traffic.

For the intersections of Blue Grama Dr. with Ridge Ct. Rd, with Desert Marigold Rd. and with Venada Rd., the City has asked the HOA to trim and/or remove landscape vegetation that has caused these unsafe conditions. After the vegetation is removed the City will reassess these intersections to ensure a clear sight triangle exists.

For the intersection of Blue Grama Dr. with northbound Venada Rd., the hill's crest and curve obstruct the view of oncoming traffic. In this case, the City installed an intersection warning sign and a 25 mph speed limit sign.

Utilizing the Safe Traffic Operations Program (S.T.O.P.) In order to deter motorists from speeding, the City of Rio Rancho will be periodically placing the S.T.O.P. vehicles, the unmanned SUVs that use state-of-the-art radar, photo, and video technology to ticket speeding motorists along the roadways in Mariposa.

GET TO KNOW US!



INTRODUCING PAM TROUTMAN

Please help us welcome Pam as our newest Mariposa Neighborhood Association Board Member! She represents Castle Peak Loop et al. Pamela Troutman and her husband Bruce Langwiser moved to Rio Rancho in June 2017. Pam retired on July 3, 2014, after a fulfilling 34-year government career at the National Geospatial-Intelligence Agency. Bruce is retired from the ministry and now volunteers at Haven House, a shelter for domestic violence victims. Pam's activities include making jewelry, volunteering for a couple of non-profit organizations (Bead Society of New Mexico, Placitas Community Library), working with several art organizations (Visionary Arts & Crafts Guild, Artists of Mariposa, Amapola Gallery), and exploring New Mexico. They have no pets but do feed the birds, squirrels, and bunnies that come into their yard.

When will we get representation on the HOA Board?

New Mexico State Property Law states that "not later than sixty days after conveyance of 25% of the lots that are part of the development, at least one member and not less than twenty-five percent of the members of the board shall be elected by lot owners." The MNA has petitioned the HOA for an election to be held ASAP!

Landscaping in the Common Areas

The HOA is required to maintain landscaping in the Common Areas. After hearing complaints, we surveyed registered MNA members and found that 83% of the respondents feel like the landscaping is in very poor or less than good shape and in need of attention. A lot of plants and trees have died and have not been replaced. Plants are being trimmed improperly, harming the plant and leaving it visually unappealing. There is a desire for more perennials and desert tolerant plantings. Finally, residents would like irrigation issues to be fixed promptly. The Mariposa Neighborhood Association has written a letter to the HOA asking for specific remediation. The MNA has asked that the replacement planting occur no later than April 2021. Over half of residents had notified HOA management of problems and yet 80% did not receive a response and the problem was not fixed. Therefore, the MNA has also asked that the Community Manager, Ed Lyons, create a log of all requests or notifications he receives from residents regarding all landscape maintenance issues listing, minimally, 1) the name of the resident if provided, 2) the date of the notification, 3) when he has responded to the notification, 4) the corrective action he has taken, and 5) the follow-up response to the resident identifying the completion date of the remedy. We also asked that this log be available for review by the MNA or any interested resident.



Would you Like to Volunteer?

The Mariposa Neighborhood Association is seeking volunteers. If you have some time and a desire to help keep Mariposa as it was designed to be, please lend us a hand. **EVERYONE IS WELCOME!** Whatever your talents we can find a position that suits you! In particular, we do need Board Members for the neighborhoods of Vista Manzano, Castle Peak Loop, et al, and Redondo. We also need people for the Welcome and Membership Committee in the neighborhoods of Sierra Vista, Desert View, and The Estates. Please email Kelly at clarks007d@gmail.com **THANK YOU!**

Getting the Builders to Keep Worksites Clean and Free of Debris



Back in November 2020, the Mariposa Neighborhood Association (MNA) kindly asked the HOA to insist that the builders do a better job of keeping the worksites clean.

As there has been no improvement in this regard, in February, the MNA formally asked the HOA to begin fining the builders if they do not maintain a clean and tidy worksite.

This requirement is clearly spelled out in the Guidelines for Sustainability, one of the many documents that govern our unique neighborhood. So too is the ability for the HOA to fine builders or even require them to cease their activity until the problem is remedied.

The MNA will stay on top of this issue!

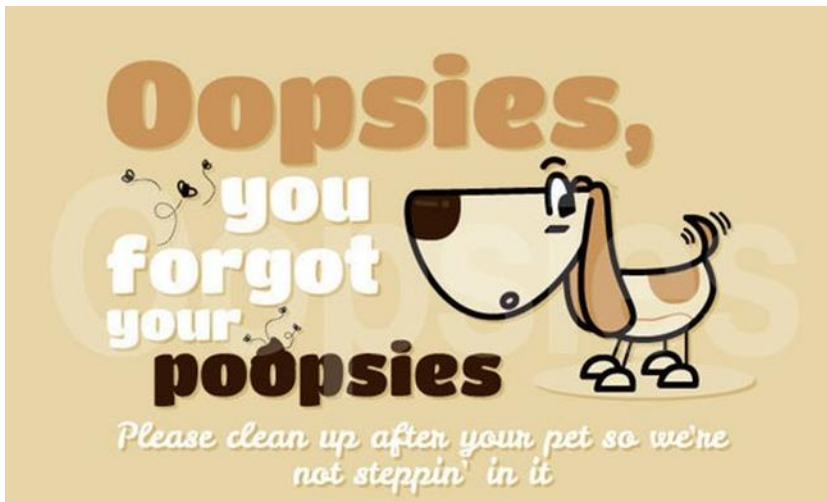
LET'S TALK DOGS

Know the law



PLEASE BE COURTEOUS

No one loves to do it, but PLEASE pick up after your dog!



Do You Want to Play with Your Dog Off-Leash? You Can ... at a Dog Park!

We are fortunate here in Rio Rancho that we have many great Dog Parks located throughout the city. These are gated areas with plenty of room for your dog to run wild and play with other dogs as well. They even have separate areas for large and small dogs in case you feel the need for the little ones to have their own space. Here are three of the many parks that are the closest to us, only 10 minutes away:

- Havasu Park** 3535 Havasu Falls St NE
- Mountain View Park** 6441 Grayson Drive NE
- High Range Park** 1901 Loma Colorado Blvd NE

Unfortunately, we have a tragic story to relay that recently happened in our very own Mariposa. A resident's unleashed dog attacked and killed a leashed dog as it was being walked by its owner, another resident. This resulted in two deaths as the unleashed dog had to be euthanized.

A lot of us tend to think our dog will behave or is so gentle he/she wouldn't hurt a fly, but you really never know how a dog will react when it meets another dog. And please remember too, that some children and adults are afraid of dogs and do not want a dog running up to them.

The Mariposa Covenants and Rio Rancho City Ordinance both state that

YOU MUST LEASH YOUR DOG

Let's not let tragedy strike again!

This law is true everywhere in Mariposa, the sidewalks, paved trails, hiking paths, and our wonderful park.



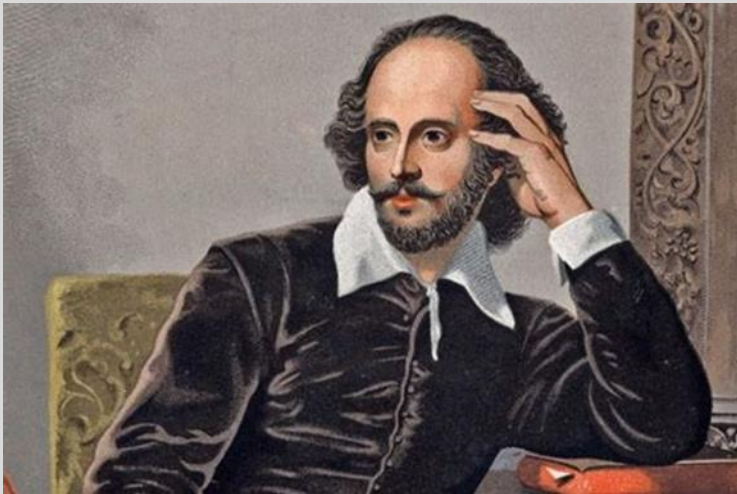
VOLUNTARY DUES

To Due, or not to Due, that is the question

The Mariposa Neighborhood Association does not require you to pay any dues to be a member. We do, however, ask for voluntary dues. **The suggested amount is \$20 each year. Please help us if you can,** as we have had increased costs due to having to hold the meetings via Zoom. These dues help to pay for the maintenance of our website, postage, the USPO Box rental fee, printing costs, ZOOM hosting service fees, signage, etcetera. If you would like to pay your dues, please make a check payable to:

**Mariposa Neighborhood Association
PO Box 1894 Bernalillo, NM 87004**

Your canceled check will serve as your receipt. Our IT expert, Kerry Neef, is working on creating an alternative way for you to pay your dues electronically but we don't have that solidified quite yet. Please note: all of the Board Members and Committee Members are volunteers, there are no paid positions in the MNA. The MNA is a non-profit organization.



COVENANT CORNER

DID YOU KNOW?



Trash and recycle bins must be placed either inside your garage, within your walled yard, or in a trash enclosure.

The exact language is located in one of our Governing Documents called the Community Charter. It appears in Exhibit C, Initial Rules # 2 (k) which states that the **trash bins must be "concealed from the view of streets and adjacent units."**

The earliest trash cans may be placed out front is the night before (Sunday night) and the bins must be returned and **placed out of view** by the end of the day on Monday.

Remember, **lids must be able to close** to prevent trash from blowing out and away and thereby littering the neighborhood. Please help keep our neighborhood tidy. Large recyclable items, like boxes, can be taken to the dump, or for an environmentally friendly option, post on Nextdoor that they are available for reuse.

FREE WASTE MANAGEMENT SERVICE

To safely recycle your electronics

Televisions and other electronics have a mix of metals in their circuit boards - some that pose a danger to health and the environment but some can be retrieved and repurposed. Electronics should not be disposed of in your household trash or recycling bin.

Use the free home service for convenient and safe collection.

Get rid of your electronics the right way by calling WM At Your Door Special Collection® service. This is included in your waste services rate in the City of Rio Rancho. You can schedule a home collection at www.wmatyourdoor.com or call

1-800-449-7587 (M-F 5 am - 5 pm PT).

AN APPEAL

From the Traffic Safety Special Committee

We hear frequent complaints from our fellow neighbors regarding traffic violations in Mariposa. Reports involve speeding and failure to come to a full stop at stop signs. The complaints are mostly specific to Blue Grama Drive, Mariposa Parkway, and Redondo Sierra Vista.

Homeowners located on or near these roads have complained of speeding traffic. Drivers and bicyclists have reported dangerous issues at intersections on these roads. Please remember that pedestrians, joggers, bicyclists, dog walkers, and children use sidewalks along these roads.

Within each neighborhood, the speed limit is 25 mph. Blue Grama Drive's speed limit is 30 mph and Mariposa Parkway and Redondo Sierra Vista's limit is 35 mph. Remember, these are maximum speeds. When children are present or with less than ideal road conditions, drivers are to drive below the posted limits.

Mariposa is a lovely community-oriented neighborhood, and we would like to maintain a sense of safety and specialness here! Thank you for your consideration and for helping to keep us all safe!

We humbly appeal to all neighbors to respect each other by abiding by traffic laws and by considering each person and house as you pass by.



Get started clearing out your garage, closets and start your spring cleaning!

All you need to do is collect your treasures.

Look for more information as the date approaches on

nextdoor

Organized by the Mariposa Social and Lifestyle Committee

WHEN:

**Friday, April 30th
Saturday, May 1st**

8 am until 2 pm