

The Gardens on the Rio Grande Homeowners Association Minutes

Monday, September 8, 2025

Home of Shirley Hosler 201 Manhattan PI NW

Present: Debbie Smith, Jerry Simon, Marilyn Showalter, Shirley Hosler, Dave Herstedt
Called to order at 6:05, adjourned at 7:05

The Gardens HOA Treasure Report September

Bank Accounts (as of 9/08/2025):

Checking	\$22,517.66
Landscape Maintenance	\$1,109.80
Undeposited Funds	\$1,650.00
Operating Fund	\$25,277.46
Road Reserves CD 1	\$105,426.83
Road Reserves CD 2	\$0.00
Road Reserves Savings	\$500.78

Road Reserves Total	\$105,927.61
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Total All Accounts	\$131,205.07
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Significant Expenditures:

Upcoming large expenditures:

Old Business:

Neighborhood watch: Nothing has been reported

Landscaping: no updates on the lawn mower repair... waiting to see if a claim was filed, since there is no new mower; Amado's team is still mowing by hand. The HOA cannot purchase a lawnmower for use due to liability issues. Weeds have improved, but more work is needed. Berms are in poor shape. Ideas?

Social: Dog social will be scheduled for September, with a Halloween dog parade near Halloween to be announced. Postage stamp social will take place in late October.

Follow up on water pressures: Everyone's pressure ranges from 90 to 100, but the recommended water pressure is about 60. Many houses were built with Kitec pipes, which can be easily damaged by high pressure, and some residents have already experienced busted pipes. According to the current code, builders must add a pressure regulator for pressures above 80. Consult a plumber for more information.

New Business

Manhattan Gate: The timing is too long for how long the gate stays open. Request to add a timer like on the Mountain gate. Occasionally, the keypad doesn't work. The pedestrian gate was jammed open, fixed with a hammer, and a new lock with a key was installed. A sign indicating the Gardens on the Rio Grande could be placed on the concrete fence at Manhattan.

Action: Marilyn will make inquiries regarding the sign.

Wanted: If any teenagers or preteenagers are willing to make some money walking a couple of dogs in the gardens, let me know...Asking for a friend.

I'm still receiving complaints about dogs that bark continuously. Please be aware that the city of Albuquerque has a process for reporting barking dogs. Click on the link to find out what steps to take. [Barking Dogs](#)

Next meeting is at the postage stamp (weather permitting), October 6th at 6 PM