

Welcome to the Gardens on the Rio Grande

- ***Let's get you in and out!***
 - As soon as your closing is completed, *call 309-453-1114 and leave a message.* You will receive a call within the day with the contact information for our gatekeeper.
 - The gatekeeper will give you a code to open the gates, and will be your contact to purchase a card (\$5) or clicker (\$35) to open the gates and to ask any questions you may have. A temporary access code to be used by all vendors arriving during your move also will be provided.
 - Please alert your friends, family and all vendors that the Speed Limit in The Gardens is **15 mph**.
 - Gates: There are two gates into the neighborhood, referred to as the Manhattan and Mountain gates. **Note:** The Mountain exit gate opens toward you- please stop where the signs indicate!
- ***Let's get you fed!*** A couple of nearby grocery stores to get your started:
 - La Montanita Co-op: 2400 Rio Grande NW;
 - Lowe's neighborhood market: 701 11th St. NW (Lomas Blvd & 11th Street).

Fun Street Name Facts

"Aloysia" is of German origin and means "famous warrior." However, there's a beautiful plant *Aloysia polystachya* – we think our street was named for the plant.

"Laguna Seca" is Spanish for dry lagoon

"Cilantro" is a delicious leafy herb for Mexican and Thai dishes

- *Get services!*

- **Public Service Company of New Mexico (electric company):** 888-342-5766
(Request a transfer of service rather than a cut-off of service.)
- **New Mexico Gas Company:** 888-664-2726.) (Request transfer of service, rather than a cut-off. Additional fees could be charged to get it turned back on)
- **Century Link Communications** 1-833-853-0872
- **Xfinity Store** 4900 Cutler Ave NE Suite EOC, ABQ. 1-800-934-6489
- **Albuquerque Bernalillo County Water Authority** 505-842-9287 (water, sewer & garbage service -- ask for transfer of billing address only)
- **Department of Motor Vehicles** Locations. NOTE: by appointment only. Schedule by calling 888.683.4636 or online at www.MVDONLINE.com
 1. Sandia Vista 11500 Menaul Blvd NE
 2. Montgomery Plaza 4575 San Mateo Blvd NE
 3. Rio Bravo 3211 Coors Blvd SW
- **Solid Waste Department:** Both trash and recycling are picked up on Thursdays. The City and The Gardens on the Rio Grande HOA ask that all trash be bagged. Doing so will keep anything that escapes your trash can from blowing into your neighbor's yard.
Information on recycling: <https://www.cabq.gov/solidwaste/recycling>
Information on trash: <https://www.cabq.gov/solidwaste>
- **Postal Service:** New residents should receive a mailbox key and the location of their mailbox with the key to the house. Should a new resident desire to obtain a new key or get additional keys, please go to the Main Post Office at the corner of Mountain Road and Broadway. The staff will assist you with this process.

Get to know the Gardens HOA

The Gardens Homeowners Association (HOA) welcomes you and your family to our neighborhood. This document provides a brief overview of the neighborhood and the HOA. The purpose of the HOA is to promote the community, preserve architectural integrity and maintain common properties, and thereby protect property values.

The HOA website is: www.gardensontheriogrande.com

The Gardens Homeowners Association - Background

The Gardens was established in 1999 and is governed by three documents: If you did not receive a copy of the RCCs, Articles of Incorporation and Bylaws, the documents can be downloaded from the Garden's web page.

Declaration of Restrictions, Covenants and Conditions (RCCs – also referred to as the CCRs) for the Gardens on the Rio Grande Subdivision

- Establishes the regulations for each of the properties in the community and the rights and responsibilities of the owners

Articles of Incorporation of the Garden's HOA

- Formally establishes the HOA, defines the HOA's basic structure and areas of responsibility

Bylaws of the Garden's HOA

- Establishes the procedure for carrying out the operational responsibilities of the HOA

The HOA Board

A 5-member volunteer Board of Directors (BOD) is elected by the community to oversee the daily operations and financial responsibilities of the Association. Board members are elected for 2-year terms with either 2 or 3 being positions up for election every year at the annual membership meeting, which is held in the first quarter of the year.

HOA Meetings

Monthly Board Meetings: Meets the second Monday of every month at 6:00 pm unless otherwise specified. The agenda, including the meeting location, is distributed before each Board meeting and homeowners are encouraged to attend. Time is set aside for homeowner input. Minutes of the meeting are sent to the email addresses provided by homeowners and also are available on the Gardens web page.

Annual Membership Meetings: The Annual Meeting usually is scheduled in February to review Year End Financials, Budgets, projects, any HOA fee increases adopted by the Board (up to 10% annually), and elect new Board Members; Agendas, proxies, and ballots are emailed to residents 2 weeks before the meeting. All members are encouraged to attend, in person or by proxy. Meeting minutes are emailed to residents and are also on the Gardens web page.

Special Membership Meetings: When needed to make changes to HOA documents or property, requiring member vote. Agendas, proxies, and ballots are emailed to residents 2 weeks before the meeting. All members are encouraged to attend, in person or by proxy.

HOA Dues

Homeowner association dues are currently \$330.00 per quarter, or \$1,320.00 per year.

Please mail your check to:

The Gardens Homeowners Association
2647 Aloysia Lane NW
Albuquerque, NM 87104

As a courtesy, an e-mail invoice will be sent quarterly as a reminder of payment due for the next quarter. The homeowner is responsible for dues payment whether or not the email reminder is received.

Each year, the Board finalizes a budget based on the community's needs, and determines the Homeowners' Annual Assessment. Dues payment will be considered delinquent if not received by the 15th of the month at the HOA mailbox address (2647 Aloysia Ln, Albuquerque, NM 87104). After the 15th, a late fee of \$25 plus \$43 bookkeeping processing fee will be charged for each month the payment is delinquent.

The Dues Collection Policy may be found on the HOA website. There is no home with the address 2647 Aloysia Lane NW. As a courtesy to the volunteer Treasurer, please mail your payment each quarter. **Do not for any reason leave a payment by a front door, under a welcome mat, etc.**

Many residents pay annually. Additionally, some have established automatic payments through their bank. This requires your working with *your bank* to determine if this service is available. Reminder: should the amount of the dues change, it is the responsibility of the homeowner to communicate the correct amount to the bank.

MISCELLANEOUS INFORMATION

CONSTRUCTION OR IMPROVEMENTS

Any remodeling, additions, alterations or improvements to the outside of your home or other improvements that will affect the outside appearance of your property must be approved by the BOD. The form for architectural approval is available on the Gardens' website.

DOGS

We love dogs. We abide by the City of Albuquerque's leash laws and keep our pets on a leash while walking the neighborhood or common areas. Please bring bags along on your walks to keep all areas clear of pet waste. **Cleaning up is the responsibility of the pet owner.**

COMMON AREAS

Our common areas are open to all paid members to enjoy. The care and maintenance of the common areas is done by Aurum Leaf Landscape Care. A resident volunteer supervises the landscaping and maintenance.

If you are planning to use one of the common areas for a party or other event, homeowners are required to submit a reservation request to the board, both to confirm that the space is available and that arrangements are in place to ensure the success of your event (sprinklers shut off, no maintenance scheduled, etc.). The form is on the HOA website:

<https://gardensontheriogrande.com/policies>

LANDSCAPING

Aurum Leaf Landscape Care works two days a week taking care of the common areas. Many homeowners contract with their chosen landscaping company to maintain their property and to ensure that the property meets the standards outlined in the HOA Landscape Maintenance Policy, which is on the website.

SAFETY

At the time this document is being prepared, this area has one of the lowest crime rates in the City. That said, all homeowners and residents are asked to do the following:

- Turn on your **exterior lights** every night.
- Report any incidents to the Police Department. Call 911 if there is an emergency. The non-emergency number is (505) 242-2677. To file an online Police Report, go to: <https://www.cabq.gov/police/file-a-police-report-online>
Without a report, law enforcement cannot assist the community.
- Report any incidents to a HOA Board member. When appropriate, information will be shared with all homeowners.
- The Gardens participates in the Neighborhood Watch program.

ENJOY OUR BEAUTIFUL SPACES

It is a pleasure to live in a lovely community and so close to the bosque. The migrating birds are a highlight each spring and fall. From time to time, there have been cranes in the common areas. Many homeowners enjoy hummingbird feeders. Routinely spotted are skunks, squirrels, rabbits, raccoons, porcupines, shrews and coyotes. **Please protect your pets 24/7.**

NEARBY AMENITIES:

- **Closest Community Center:** Duranes Community Center, 2920 Leopoldo Road NW
<https://www.cabq.gov/family/crei/community-centers/los-duranes-community-center>
- **Nearby Public Libraries:** This really depends on your preference.
A list may be found here: <https://abqlibrary.org/hours-locations>
Residents use the Main Library (downtown at 5th & Copper), the Los Griegos Library (1000 Griegos NW) or the library at Central and Unser NW (8081 Central Ave NW).
- Among neighborhood favorite **amenities** are the museums near Mountain Road just east of Rio Grande Blvd. as well as the Zoo and Botanical Gardens.