



# Village VISION™

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

MARCH 2008

\$2.50



home for sale

\$750,000 • ml# 528367



Beautiful

This lovely home is recently updated including windows, doors, bathrooms, kitchen appliances, tile, roof, radiant heat and stucco. Enjoy approx. 3100 square feet of southwest living with 4 bedrooms, 2.5 baths, 2 living areas, loft, fireplace and 2 car garage.



loft



5719 Rio Grande Bl, NW

Village of Los Ranchos



TIM TOURVILLE

Real Estate Expert in the Village

604-8468

TimTourville@comcast.net



LEGACY

2400 Rio Grande Bl, NW  
505-244-1600 Main



by Mayor Larry Abraham

## It's Official!

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*'Los Ranchos, NM', is now listed by the United States Post Office as an acceptable official city in the 87107 and 87114 zip codes!*

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'Los Ranchos, NM', is now listed by the United States Post Office as an acceptable official city in the 87107 and 87114 zip codes! 'Los Ranchos de Albuquerque' is also listed as an acceptable official city in both zip codes. This means that all the mail houses and anyone using the USPO zip code software will have the option of using either city when doing their mailings. Heretofore, Los Rnchs ABQ, NM, was the acceptable city name for both 87107 and 87114 area codes, and this was confusing at best. After many tries with the USPO, I finally found the person responsible for address management, and was told that the reason we have had to use Los Rnchs ABQ, NM, and not Los Ranchos, was because there was another "area" in southern New Mexico called Los Ranchos del Rio. After presenting my case to the USPO address management department, they agreed to make "Los Ranchos" the official acceptable city for both of our zip codes. This is a *huge* step, since most companies use the USPO data base. We are trying to make it as easy as possible for everyone to use Los Ranchos as his/her address. I have been talking about this for four years and it looks like I will be talking about it for four more years. If you have not changed your address by now, there are no excuses!

VILLAGE VISION

I also have been talking with USPO about a Postal facility, as well as a separate zip code for Los Ranchos. The post office made a pretty convincing argument to me that, because our boundaries are so erratic, it would not benefit the USPO to assign a separate zip code to our city. Zip codes are designed to make it easier for the post office to deliver mail, and have distinct boundaries. I was told that it might have been possible to have our own zip code fifteen or twenty years ago, but there are only a limited number of 87xxx zip codes available, and it would not make sense for the post office to assign us our own zip code now. I was told we were not alone in our desire for our own zip code, but was reassured that we did not need our own zip code or post office to be our own city!

I will continue to press the government to have a postal facility located in Los Ranchos. I agree that, in the old days, every city had its own Post Office and that helped create an identity for each city. If for no other reason, I think the mere convenience for our residents makes it worth while to keep trying for our own Post Office. I have noticed a change in attitude when talking with Postal employees, which I attribute to the number of residents and businesses

now using Los Ranchos as their address.

In a continuing effort to standardize our website and email addresses to reflect the "Los Ranchos" name, we have registered [losranchosnm.gov](http://losranchosnm.gov), as well as [losranchosnm.com](http://losranchosnm.com). We are in the process of changing our email addresses to reflect the ".gov" address. You will still be able to access our website by [villr.com](http://villr.com) and [villageoflosranchos.com](http://villageoflosranchos.com), but our goal is to get everyone to use [losranchosnm.gov](http://losranchosnm.gov) as our website address.

We are trying very hard to keep our website up to date, especially with the current difficult road conditions caused by the I & J sewer project. I want to thank all of our residents for their patience regarding this project. I assure all of you that we feel your pain! This project is consuming a large part of our staff's time. We are presently in talks with the contractor on how we might shorten the construction time if we allow a rolling closure on Rio Grande and work on Saturdays, which could shorten the project by as much as 75 to 90 days. I encourage all of you to visit our website for the most current information regarding traffic control and the I & J sewer project. Your continued patience and understanding is appreciated.

## Los Ranchos de Albuquerque

6718 Rio Grande Blvd. NW

344-6582 villageoflosranchos.com

**Larry Abraham, Mayor** 344-6582  
mayorabraham@villr.com Cell 259-9000

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Mayor Pro Tem  
trusteelopez@villr.com

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trusteerael@villr.com

**Mary Homan, Trustee** 239-8930  
trusteehoman@villr.com

**Tim McDonough, Trustee** 238-2456  
trusteemcdonough@villr.com

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Municipal Judge

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kward@villr.com

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Exec. Secretary  
rhall@villr.com

**Terence Nighbert** 344-6582  
P & Z Director  
tnighbert@villr.com

**Fire Department** 345-9148  
Chief Greg Perez  
geperez@villr.com Cell 977-4834

**Gil Saavedra, Accountant** 344-6582  
gsaavedra@villr.com

**Jason Lazo, Police Sgt.** 798-7000  
NON-EMERGENCY 314-0041

**Arturo Andujo** 344-6582  
Animal Control  
After Hours Cell 977-4830

### VILLAGE OFFICE HOURS

M, W, THUR, & FRI  
8:00 A.M. - 5:00 P.M.

TUES: 9:00 A.M. - 5:00 P.M.  
(STAFF MEETING DAY)

### VILLAGE VISION CONTRIBUTORS

Sue Brawley, Judy Griego, Tim Tourville, Chief Greg Perez, Sgt. Jason Lazo, Jeff Copeland, Lisa Manwill, Randy Shamlian, Barbe Awalt & Paul Rhettis, Linda Seebach, Jim Roberts, Jeff Phillips, Phil Bock, Jane Abrams and Annabelle Silvas

#### Volunteer Coordinator

Lorilee McDowell Home: 897-2552  
Cell: 228-4300  
lbmcd33@earthlink.net

## Upcoming Events - MAR/APR/MAY 2008

### ELECTION DAY!

Tuesday, March 4, 2008 - 7 am - 7 pm at Village Hall

Growers' & Arts/Crafts Market Saturday-March 8th, 10 am - Noon  
*Winter Market - IN THE BARN*

Oath of Office for Newly elected Officials Monday - March 10<sup>th</sup> - 7:00 pm  
*Village Hall*

Planning & Zoning Commission Meeting Tuesday-March 11th- 7:00 pm

Board of Trustees Regular Meeting Wednesday-March 12th- 7:00 pm

Agriculture Committee Meeting Tuesday-March 18<sup>th</sup> -5:30-6:30 pm  
*Village Hall*

Easter Egg Hunt in Hartnett Park Saturday - March 22<sup>nd</sup> - 10:15 am

### EASTER SUNDAY Sunday - March 23rd

DEADLINE for Spring Issue of the Village Vision  
Friday - March 28th

Planning & Zoning Commission Meeting Tuesday- April 8th- 7:00 pm

Board of Trustees Regular Meeting Wednesday-April 9th- 7:00 pm

Growers' & Arts/Crafts Market Saturday-April 12th, 10 am - Noon  
*Winter Market*

Growers' & Arts/Crafts Market Saturday-May 3rd, 7:00 am - 11:00 am

DEADLINE for June Issue of Village Vision  
Friday, May 9<sup>th</sup>

Growers' & Arts/Crafts Market Saturday-May 10th, 7:00 am - 11:00 am

Green Waste Pickup - Waste Management May 12<sup>th</sup> thru May 16th

Planning & Zoning Commission Meeting Tuesday- May 13th- 7:00 pm

Board of Trustees Regular Meeting Wednesday-May 14th- 7:00 pm

Growers' & Arts/Crafts Market Saturday-May 17th, 7:00 am - 11:00 am  
*Wild Salmon & Greens ~ Guest Chef, Kenny, the Fishhugger*

Growers' & Arts/Crafts Market Saturday-May 24th, 7:00 am - 11:00 am

Growers' & Arts/Crafts Market Saturday-May 31st, 7:00 am - 11:00 am

## SAVE THE DATE for LAVENDER IN THE VILLAGE! JULY 12th & 13th, 2008

VILLAGE VISION  
6718 Rio Grande Blvd. NW  
Los Ranchos, NM 87107

The Village Vision is an official publication of the Village of Los Ranchos de Albuquerque. Its primary mission is to promote the "Spirit of Los Ranchos," while informing Village residents of activities, both public and governmental, currently in progress throughout the Village. It is published monthly and distributed free of charge to residents and businesses. Non-residents and other interested parties may subscribe by contacting Los Ranchos Village Hall at 505.344.6582. Price including S/H is \$20.00 per annum.

#### VILLAGE VISION STAFF

EDITOR  
Mayor Larry P. Abraham  
mayorabraham@villr.com

VOL. COORDINATOR  
Lorilee McDowell  
lbmcd33@earthlink.net

#### ADVERTISING

The deadline for the next issue is printed in the Calendar on page 2 of each issue. Advertisements must be paid at Village Hall before each deadline, and submitted to the Coordinator. (SEE ABOVE)

#### CONTRIBUTIONS

Material of general interest about the Village of Los Ranchos de Albuquerque is encouraged. Please submit all communications to the Coordinator. Articles should be sent by Word attachment, and photographs are best received on a disc. Please call before submitting material to confirm space and suitability.

#### VILLAGE VISION

takes every precaution to ensure accuracy of all published works. However, it cannot be held responsible for the opinions expressed or facts supplied herein. Factual inaccuracies brought to the attention of the Coordinator will be corrected when possible.

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**GENERAL ELECTION  
TUESDAY, MARCH 4TH**

Tuesday, March 4<sup>th</sup> is Election Day. Polls are open from 7:00 am to 7:00 pm, at Village Hall.

**EASTER EGG HUNT**

Our annual Easter Egg Hunt will be in Hartnett Park on Saturday, March 22<sup>nd</sup>, at 10:15 am. Please try to get your kids there early to watch the Easter Bunny arrive on our Fire Truck.

**OFFICIAL ZIP CODES**

'Los Ranchos' and 'Los Ranchos de Albuquerque' are now listed as the official acceptable cities in zip codes 87107 and 87114. Please try to make every effort to use these names in all of your correspondence.

**I & J UPDATE**

You can find a monthly update on the I & J sewer project on the last page of the *Village Vision*. For more current information and up to date road information, please visit our website at losranchosnm.gov, losranchosnm.com, or villr.com.

**LOS RANCHOSNM.GOV**

We are making the change to have losranchosnm.gov as our official web address. In addition to losranchosnm.gov, you will be able to access the Village's website at the following web addresses: losranchosnm.com,

villageoflosranchos.com and villr.com. Eventually, we will be transitioning to using the '.gov' address for all of our email.

**CELL TOWER UPDATE  
VERIZON WIRELESS**

is in the building permit stage, and will begin construction within 30-45 days. Verizon expects to be on air by May. T-Mobile and Alltel are fully operational on the cell tree.

**NEW SHOPS  
AT LOS RANCHOS VILLA**

**Barb's Restaurant** is now open for business, as well as **Dr. Moy and Dr. Chan, Optometrists.**

**BROWNIES AT  
GROWERS' MARKET**

Ellen Dornan's **Brownie Troop #59**, from Los Ranchos, Alvarado, Alameda, Mountain Mahogany, and the North Valley Academy, will be selling their Girl Scout cookies at the Winter Market on March 8th. Come and get them before they run out!

**CALENDARS STILL  
AVAILABLE FOR \$5.00**

There are a few more calendars left for purchase at 50% off at Village Hall.



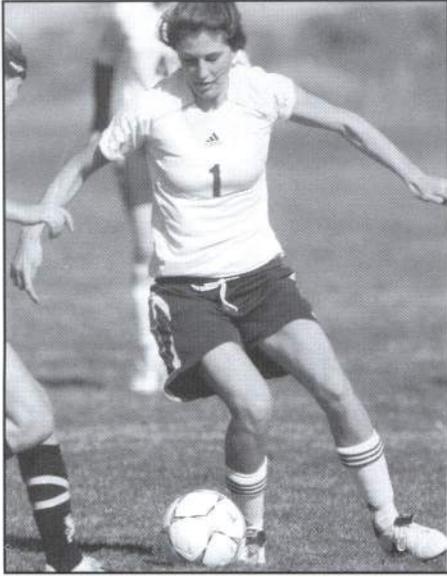
Mayor Abraham read new Eagle Scout, **James Rosprim**, his "Eagle Charge", and presented him with a Certificate of Recognition from the Village of Los Ranchos at the installation ceremony. Congratulations to James, who created a wonderful child's reading garden at Bel-Air Elementary School for his Eagle project. (You read about it in the January issue of the *Village Vision*.)

**Important!!**

**To all Neighborhood Associations, Home Owners, and Architectural Control Committees:**

**The Planning and Zoning Department** needs to update neighborhood, home owners association and/ or architectural control committee listings. This information is utilized for early notification for all public hearings held by the Village Planning and Zoning Commission. Early notification will alert neighborhoods to upcoming applications, and allow residents to either attend the meeting or submit written comments.

Please have your neighborhood association representative submit the **Neighborhood Association Form** to the Planning and Zoning Department of the Village. The form is available on the website: [Villageoflosranchos.com](http://Villageoflosranchos.com). Click on *Village Hall - Planning and Zoning* - and at the bottom *Neighborhood Association, Home Owners Associations, Architectural Control Committees*.



Bosque School senior, **Caroline Spencer**, has signed an official letter of intent to play collegiate soccer for the University of Tampa in Florida. The Tampa Spartans women's soccer team is the reigning national champion in Division II. "I am so overjoyed that the University of Tampa has given me the opportunity to join their team next year! I have always dreamed of playing on a very competitive and top level team, and now I finally get the chance. I couldn't be happier," stated Spencer.

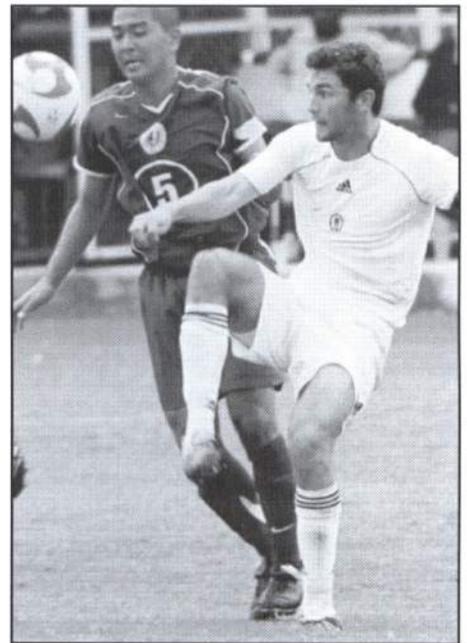
Spencer is a 5'10" forward for the Bosque Bobcat women's soccer team, and played eight years with the competitive club team, New Mexico Rush

Cheetahs. Her coaches include Ed Cole, Bosque women's soccer coach; Klaus Weber, Bosque School Athletic Director, men's soccer coach, and the former coach of the N.M. Rush Cheetahs; and Steve Kraemer, coach of the N.M. Rush Cheetahs. Spencer is a two-time all-district soccer player and a two-time all-state soccer player in Division A/AAA. She has also garnered several accolades in track, including 2004 District Champion in the 100 meter dash and 200 meter dash, and a second place finish in state in the 200 meter dash.

Spencer is the daughter of Ben and Elizabeth Spencer of Los Ranchos.

**Kyle Altman**, son of Villagers **Alan** and **Kathy Altman**, is preparing for a possible career in the professional ranks of soccer. Kyle has been named one of three top players for NSCAA Division III for the entire USA. Some of his honors include: SCAC Defensive Player of the Year 06 and 07 and All-SCAC First Team 06 and 07; All-South Region First Team 06 and 07; NSCAA All American First Team 06 and 07; NSCAA All-Scholar American First Team 06 and 07; NSCAA Div. III Player of the Year Finalist 07; Gold Medal for Team USA in the Maccabi Pan Ameri-

can Games 07-08 in Buenos Aires, Argentina (Dec. 07-Jan. 08). Kyle was offered a contract with the USL Minnesota Thunder, and had a tryout with FC Monterrey, Mexico, before being drafted by the New England Revolution. He was also on the draft list for FC Dallas and Chicago Fire. Pretty exciting stuff, so stay tuned to see if and where Kyle finally lands with the pros!



## Village History

In honor of the Village's 50<sup>th</sup> Anniversary, we would like to compile an archive, with photographs, of families and businesses which make up the history of Los Ranchos.

Contact us if you have such material, or have information which we can add to our files.

*please call **Judy Griego** at 898-0673  
or email her at [judylobo@unm.edu](mailto:judylobo@unm.edu)*



by Jim Roberts, MRGCD Board Member

## What You Should Know about Irrigation

The Middle Rio Grande Conservancy District's irrigation season has begun, and our 1,200 miles of ditches on either side of the Rio Grande are running with water throughout Sandoval, Bernalillo, Valencia, and Socorro counties. The irrigation season lasts from March 1st through October 30<sup>th</sup>.

We irrigate about 70,000 acres of farmland and pasture in this 150-mile long strip of open space, and because of the water we convey and constantly reuse, the valley turns green in the spring and summer, and explodes with wildlife and recreational opportunities. We expect a full irrigation season this year, despite the drought. But in order to get that full season, the MRGCD needs the cooperation of every irrigator within its boundaries. That cooperation between irrigators and the District and between irrigators with each other is essential to having a full, successful irrigation season. As MRGCD Hydrologist David Gensler says, "Everybody needs to understand what everybody else is doing!"

So here are some ditch and water-use rules, **ditch etiquette**, if you will, that can help us all have a great season:

**FIRST** and foremost, every irrigator in the district is entitled to 36 inches, or three acre-feet of water per year per acre. No one should be using more. If you do use more, you wind up shorting your neighbor. Our ditch riders are able to accurately measure water flow. Ask them if you're unsure about how much water you're using.

**TWO:** Irrigation is now being done on a scheduling and rotation basis. It means that you will have a scheduled time when you can take water out of the ditches. That means you must stay in contact with your ditch riders, who are available on their cell phones from 7 AM to 8 PM throughout the irrigation season. **VILLAGE VISION**

son. If you can't get hold of your ditch rider, call the Albuquerque Division office. The ditch rider will set up the schedules. The scheduling system is necessary to conserve water. Not all ditches will be full of water at all times. There is a finite value to the water. You will not be able to get as much as you want, whenever you want. You must adhere to your watering schedule.

**THREE:** Remember that water is delivered when it is available and that Indian lands under cultivation at the present time are considered to have the first right to water.

**FOUR:** There shall be no partiality shown in distribution of water regardless of personal feeling, race, creed, relationship, political, or social standing or previous grievances.

**FIVE:** Pay your water service fees and your MRGCD taxes. No water will be delivered to water users who are delinquent in the payment of Conservancy District assessments.

**SIX:** Make sure that your ditches are clear and weed free. This is because ditch riders are not required to deliver water to silt-laden and weed-clogged community ditches, field ditches, or laterals.

**SEVEN:** Understand how our system works. It was built in the 1930s to drain marshland, irrigate reclaimed farmland, and prevent flooding. It is a gravity fed system that does not require the use of pumps. There are four divisions in the District: Cochiti, Albuquerque, Belen, and Socorro. You are in the Albuquerque Division. Water is delivered to ditches at the upper end of each division and will be supplied progressively toward the lower end of the division. Irrigation will be completed in each area before transferring the water

to another area. Irrigation deliveries will be started at the upper end of each ditch, and each tract served by that ditch will be irrigated progressively downstream upon request from the water users. No deliveries will be made without the express permission of the ditch rider.

**EIGHT:** Don't build fences across MRGCD rights of way. Generally, the land on either side of our ditches is used for maintenance roads. That means you can't build fences across them. Fences, of course, would restrict our access to the ditches.

**NINE:** If you see anybody dumping trash near the ditches, try to get a license plate number. Dumping trash is illegal. If we can find out who the dumpers are, we can report them to the proper authorities and they can be ticketed and made to clean up their mess.

Remember, cooperate with each other, use only the amount of water to which you are entitled, and respect your neighbors and fellow irrigators.

The names and phone numbers of the Village ditch riders are:

Lawrence Otero (505) 249.5205 (cell)  
Mike Gonzalez (505) 249.2654 (cell)

Albuquerque Division Field Office -  
Bernalillo County:  
1930 Second Street SW  
Albuquerque, NM 87102

P.O.Box 581  
Albuquerque, NM 87103  
Tel: (505) 247.0234 Fax: (505) 243.7308

**Please Note:** At the request of Jim Roberts, we are repeating this article, which we ran last spring. In our following issues, Jim will be writing other articles with up-to-date information on the important subject of water.



by Jim Roberts, MRGCD Board Member

It'll be a wet spring—at least water runoff-wise—in the Middle Rio Grande Valley, and we at the Middle Rio Grande Conservancy District want North Valley residents to know what that will mean and to be prepared.

Right now, snowpacks in the mountains that supply the Rio Grande are well above average—170 percent above average in many places—which means that come May, June, and early July, when all that snow melts, there will be a lot more water in the Rio Grande than we've seen in the past few years.

The U.S. Army Corps of Engineers estimates that flows in the Rio Grande will be in the 5,000 to 7,000 cubic feet per second range during the runoff season. If those estimates hold, the river and bosque will be much more dangerous places than we're used to; water velocity could range from three to five feet per second, and the bosque itself, which is normally dry, will contain water, and our riverside drains will be running at full capacity.

To keep our system operating properly and draining away excess water, those drains and ditches *must* be free of obstructions. **If you see branches, trees, or other obstructions in the ditches, call our Albuquerque Division at 247-0234 to report them.**

Exercise extreme caution around the ditches and the river. The high runoffs will create a deeper river. The river will actually look the same, but it will be deeper because the runoffs tend to scour out its bottom. It'll probably run four to six feet deep, with scour holes being eight to ten feet deep. The swift-moving current can easily carry you away. Same with the ditches. *Don't go in them! And don't let your pets in them!*

The above-average snowpacks will benefit the MRGCD in a couple of ways: we look forward to a full irrigation season this year, and we will be able to repay 22,500 acre feet of water that we borrowed from the city of Albuquerque in 2000 to meet endangered species demands along the river. The MRGCD

board agreed, at its February 11th meeting, to repay the city that debt. The Conservancy, though, will still owe the city an additional 70,000 acre feet: water we borrowed in 2002 during the drought, and water that allowed us to keep the irrigation season going through the end of that summer. We have several years to repay that water.

Even though there will be plenty of water this year, the Conservancy will continue to deliver water to irrigators on a *strict scheduling and rotation system*. We have to, because we live in a desert and never know what next year will bring in terms of abundance or drought. The Conservancy is obligated to responsibly manage every drop of water so as to ensure an adequate supply for next year. So, all irrigators will be required to schedule water deliveries with their ditch riders.

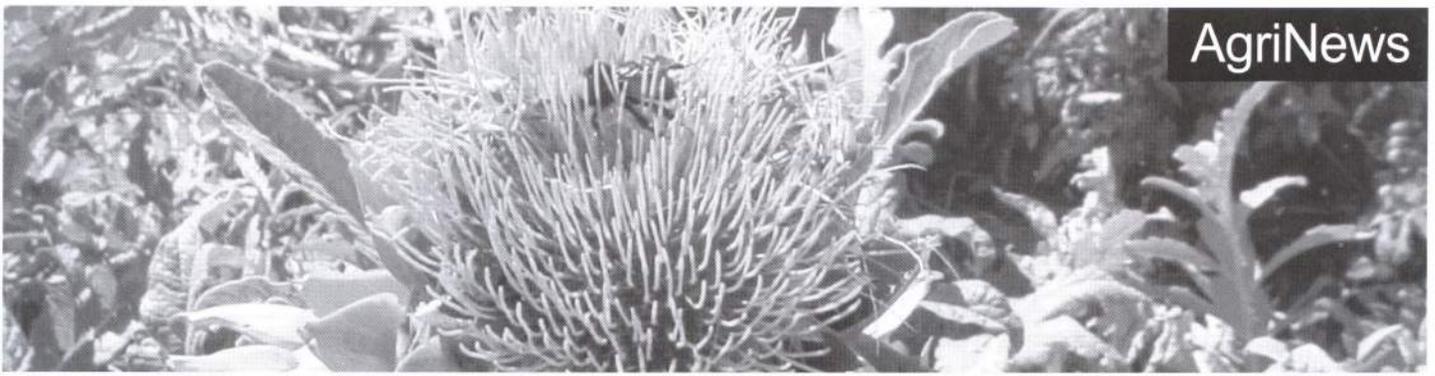
Please join with us in being responsible stewards of this precious resource!



## Postscript

'Los hijos de Salomon y Aurelia Sanchez' gathered with their families, extended families, and many friends on February 9<sup>th</sup> to remember the fiftieth anniversary of the passing of their parents, and to celebrate the birthday of their sister, Aurelia, named for her mother. If you remember the story of the family we printed in the February issue, now you can see what the six children of this remarkable marriage are like. It was my privilege to meet them all, as well as two of their foster parents, and join in this happy celebration.

MARCH 2008



by Abby Feldman

## First Annual Rio Grande Community Farm Seed Exchange And Fundraising Reception

*Meet the people that grow your favorite local foods!*

Up until a few years ago, most of us wouldn't reflect much on where the food on our plates came from. We knew it came from the grocery store shelf, and before it arrived there, it grew from a tiny seed out of the ground, somewhere in the world. Now, when we buy a tomato, we have much more to consider. As a budding "foodie" I, myself, became interested in the idea that when a vegetable is grown organically and locally, it often tastes better, looks better, and just plain *feels* better to eat. While pondering this phenomenon, I came back to that tiny thing that both the food in the grocery store and the food I got from my local farmers' market have in common: the *seed*.

The seed that grows into my favorite local green pepper is different from the seed that grows into the pepper I get from the grocery store. The local pepper probably tastes, looks, and feels better because that seed has been passed from farmer to farmer *within* New Mexico until it has adapted to our often strange and unyielding climate. It tastes unique in my most cherished dishes. But what happens when the farmer doesn't plant those seeds anymore? My favorite pepper disappears, and that unique flavor MY stuffed peppers had is gone. What can we do to change this, and how do I make a difference? The answer is simple: seed exchange.

**On Sunday, March 30<sup>th</sup>, 2008, from 1:00 - 3:00 pm, Rio Grande Community Farm (RGCF) is hosting its first annual Seed Exchange, to be followed by a VILLAGE VISION**

fundraising reception to benefit RGCF. The seed exchange will be a chance for you to come and meet your local grower! Where does that tomato on the shelf at the Co-Op come from? Meet the people that grow your food and help them to continue the tradition of seed saving. Growers will be exchanging their own seeds and will have some for sale, along with early plant starts so that YOU can begin to grow food right in your backyard! Along with the growers, you can mingle with local craftsmen, Master Gardeners, and community organizations.

**From 3:30 - 5:00 pm, the fundraising reception will be held in the RGCF barn, featuring live music, food and drink, information on RGCF and Los Poblanos Fields, and New Mexico Organic Commodities Commission Chief Inspector Brett Bakker will speak on seed saving and sustainable agriculture.**

Rio Grande Community Farm is a donor funded non-profit organization, working in cooperation with the Open Space Division, at Los Poblanos Fields Open Space, just east of Rio Grande Blvd. and Montañito. This fundraising event will help support important educational and food security programs at the farm. RGCF manages approximately fifty acres of farmland, including a community garden and greenhouse operations. Our mission is to connect people, food, and public land by: demonstrating sustainable urban agriculture; providing educational and training opportunities; celebrating tra-

ditions of agriculture, and providing wildlife habitat.

Please join us in celebrating local agriculture and the SEED!

*If you'd like more information about this topic or to schedule an interview with Abby Feldman, please call her at 505-999-1258 or email at [AbbyFeld@gmail.com](mailto:AbbyFeld@gmail.com).*





by Cordelia Sanchez

## Memories of Rio Grande Boulevard

The Sewer Installment Project on Rio Grande Boulevard brought back memories of the muddy mess that we used to deal with in order to access Rio Grande Boulevard from our driveways in the 1950's when we built our home.

The hundreds of feet of set-back from the street for building homes along Rio Grande Boulevard began long before the Village passed any ordinances pertaining to the 280 feet set-back to protect the "long views". There was no talk of "long views" in those days, just a need to build back far enough from the swampy area in front. Whenever it rained, large ponds of water would gather near the street.

I remember one day when we invited friends to dinner. It rained during the dinner, and when our guests were ready to go home, they couldn't get their car out of our driveway. Their car got stuck in the mud. They had to leave their car and walk barefoot to the middle of Rio Grande Boulevard, where family members picked them up.

Planting trees on the property presented another problem. Many of the fruit trees would die as soon as the roots reached the layer of clay below. That clay soil was the remains of the many floods of earlier times.

My great-grandfather's family was among the early settlers of Los Ranchos, who settled in the area where Rio Grande Boulevard is today. During the many floods of the 1800's and the early 1900's, they had to leave their homes and moved to higher land on Highland Road...(today called "Edith Boulevard".)

The drainage ditch from Chavez Road

to Griegos Road was built several years later. That ditch has helped to make the land along Rio Grande Boulevard a better place to build homes.

During the 1930's and 1940's, millionaires had not yet moved into Los Ranchos, except for the Simms Family. The Simms Family started a dairy on Rio Grande Boulevard, on the property where the Rembe Family have the Los Poblanos Inn today. The large silo from the dairy is still on that land and is very visible from Rio Grande Boulevard.

The Simms Family also bought a lot of land near the dairy and developed that land into large fields of grass and alfalfa for their cows. Some of the fields are still there...(today known as "Anderson Fields" ). Some of the other people who owned land along Rio Grande Boulevard were heirs of the Elena Gallegos Land Grant. These heirs raised Chile, corn, squash, and other garden products. Some planted orchards. The legacy of these heirs, along with the Simms Family's legacy, is the open space and the agricultural land along Rio Grande Boulevard today.

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Open Tuesday - Saturday from 9 am - 4 pm.

Animal Humane Association  
of New Mexico



by Sue Brawley

## Agri-Highlights

### GROWERS' MARKET

The Winter Markets are the 2nd Saturday of each month from November to April, from 10 am to noon, weather permitting. We will hold the Markets in the Barn unless the weather is warm, and then it will be at the tennis court parking lot, the regular Market season location. On March 8th, one may find lots of greens, hot-house tomatoes, goat cheese, bread, pasta, some root vegetables, dried fruit, honey, cold-weather bedding plants, dried flower arrangements, and arts & crafts. The last of the Winter Markets will be held on April

12th from 10 am to noon. April is a great time for tender spring greens, and some veggie and flower bedding plants. Technically the average last frost date is April 15th, but the Village has had snow and cold weather as late as mid-May. Vegetable and flower bedding plants can be planted with season extenders (row-covers, water walls, etc.), or in a sheltered place such as a warm courtyard. At the Market, one may also find hot-house tomatoes, some root vegetables, honey, eggs, spring flowers, and arts & crafts. The regular season starts Sat. May 3th, 7-11 am.

### AGRICULTURE COMMITTEE

The first meeting of the Agriculture Committee for 2008 will take place on Tuesday, March 18 from 5:30 - 6:30 pm in Village Hall. The committee would like your suggestions for topics to be covered in articles in the Village Vision and/or in lecture or presentation format.

Send your suggestions to Sue Brawley, [sue@brawleyandcompany.com](mailto:sue@brawleyandcompany.com), or call her at 890-2799.

# Village of Los Ranchos Easter Egg Hunt



Join us for our annual Easter Egg Hunt

When : Saturday March 23rd 2007

Where : Hartnett Park

Time : The fun starts at 10:15

Questions call 344-6582





# Poster Contest

## 5th Annual Lavender Festival

### July 12 & 13, 2008

Enter a drawing, painting or photo.

**Deadline April 1, 2008**

Winner receives 25 posters, a free space in the lavender field at Los Poblanos, and free products on which the image will be printed.

The winning image/design will be printed on posters, t-shirts and merchandise for sale at the Lavender Festival.

Send image to Penny Rembe  
4803 Rio Grande Blvd. NW  
Los Ranchos, 87107 or [perembe@lospoblanos.com](mailto:perembe@lospoblanos.com)

## Local Authors to Participate in Lavender in the Village

Last year, **Lavender in the Village** brought thousands of people to the Village of Los Ranchos. It was a two day event and because it was such a great opportunity last year for book and authors, the New Mexico Book Co-op is opening the event up to authors from the Village. This year's Lavender festival is set for **July 12 and 13**.

**Co-op**, both located in Los Ranchos, are organizing a couple of booths that will cater to local authors who want to sell their books. There are also spaces for signings. Join in the fun and be a part of the largest activity in the Village! We want books that appeal to kids, adults, cookbooks, histories, novels, and, of course, lavender books. But keep the books family friendly. If you have any questions, call 344-9382.

The opportunity is first-come, first-served. Authors who live in the Village of Los Ranchos will have the opportunity to sign up first, but they must do so **before April 1, 2008**. Go to the website [nmbookcoop.com](http://nmbookcoop.com) for full instructions.



by Sgt. Jason Lazo, Bernalillo County Sheriff's Dept.

## Hello Villagers!

So far the construction project on Rio Grande seems to be going relatively smoothly in regard to traffic issues. As expected, we have caught people speeding along some of the detour routes, but overall people seem to be slowing down. If this is not the case in your neighborhood, please let me know so we can try to alleviate the problem. As this is going to be a lengthy project, patience is a must. Hardest hit at this point have been Green Valley and Guadalupe Trail, but in the future, it will most likely be Ranchitos and El Pueblo that will be tak-

ing the brunt of the traffic. We are also seeing an increase in traffic along 4<sup>th</sup> Street, as people seem to be avoiding Rio Grande more and more because of the closures. *Please* be extra careful as you drive on 4<sup>th</sup> Street, especially during the times that the school zones are flashing, as children are out and about.

One other new item worth mentioning is the newly created three-way stop on Pueblo Solano, between 4<sup>th</sup> Street and 2<sup>nd</sup> Street. When the stop signs first went up, we had A LOT of people who

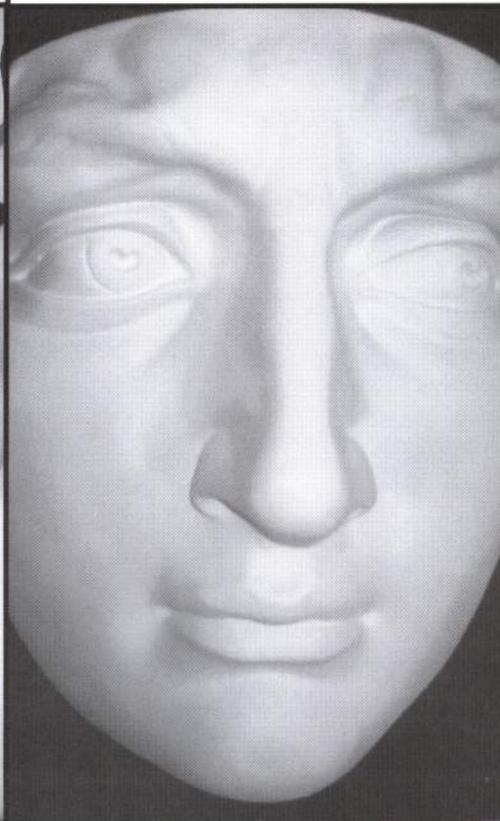
were not stopping, as they had become creatures of habit and just didn't realize the signs were there. This situation seems to have improved, but we will continue to monitor the newly created three-way stop for as long as necessary, in an effort to gain compliance.

It is going to be a busy year in our Village, but I am confident we can get through this with minimal discomfort and inconvenience, if we all just practice being patient and work together. Be safe!

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*By Appointment Only*

## Why lavender? This is a question we are often asked.

*This article, by Market Manager, Sue Brawley, reminds us all "Why Lavender in the Village?" We are repeating it here, because Lavender in the Village is coming!*

The North Valley boasts a rich, several-hundred-years-old agricultural tradition. Several years ago, when the Village did a survey of the residents, residents responded that they would like to keep their fields in production, but they were no longer able to do the work themselves. In order to revive and re-define agriculture in the Village, from agriculture with a large "A" to agriculture with a small "a" due to scale issues, the Agriculture Committee of the Village contacted other towns that have had success with lavender as a specialty crop. In early spring 2000, efforts were initiated in developing the crop in the valley by installing three test areas.

To promote the awareness of lavender,

Lavender in the Valley was formed as part of the Village's Agriculture Committee. For the last four years, Lavender in the Valley, with the help of many volunteers and sponsors, has offered various lectures and special events.

Lavender is the best known of the fragrant herbs. Lavender is a perennial plant with narrow gray-green leaves and long spikes with purple, white or pink flowers.

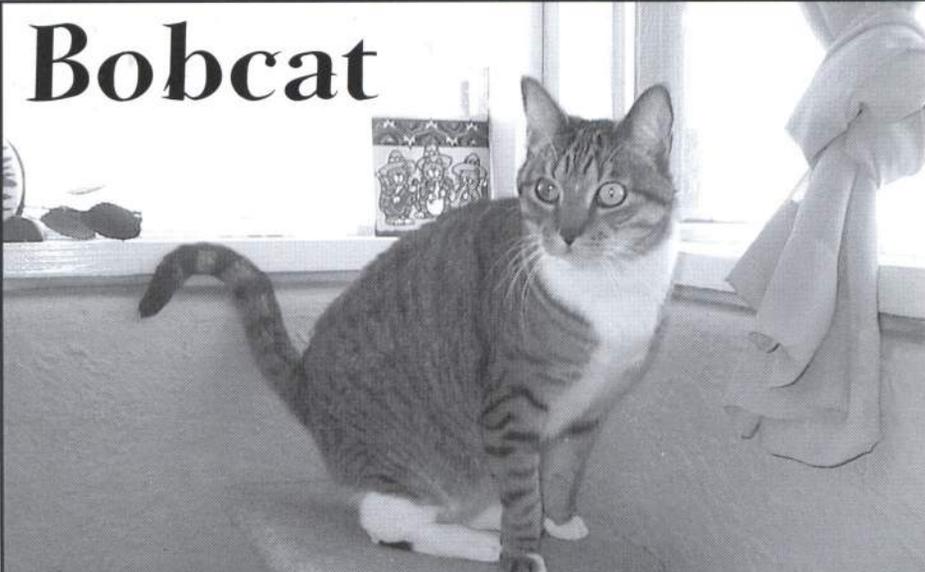
It is one of the most versatile herbs because its fragrant stems, leaves and flowers can all be used fresh or dried. It is distinctive for its scent and taste. It is used in perfumes, oils, sachets, soaps, candles, wreaths, diffusers, bouquets, and many other things around the home, such as shampoos, aromatic vinegars, and cooking. It is known as a moth deterrent. The medicinal uses of lavender are well documented for re-

lieving hyperactivity and insomnia. Lavender is drought, fire, and deer resistant, and it attracts bees and butterflies. The lavender name comes from the Latin "lavare," to wash, indicating its use both in baths and for clothes. Our word laundress comes from "lavandre."

Lavender has a long 2,500-year history, and a rich history in New Mexico. *Allhucema*, the Spanish name for lavender, was used as a tea for stomach aches, especially for babies with colic.

As a plant in New Mexico, lavender is one of the original xeriscape perennials. It doesn't need a lot of water once it's established; it can take the heat and direct sun; it doesn't need a lot of attention, and you can generally plant it on any side of your property.

# Bobcat



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## PET OF THE MONTH

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Paws & Shop  
991-0057

7901 4th Street NW - Los Ranchos

MARCH 2008



Chief Greg Perez



by Jeff Phillips

## Emergency Management in Los Ranchos

Hi folks! My name is **Jeff Phillips**, and my wife and I, with our dogs, are residents of the Village. I recently retired from the New Mexico Department of Homeland Security and Emergency Management, where I was the Response & Recovery Bureau Chief in charge of state-level emergency preparedness, and the state's response to and recovery from disasters. Upon leaving NMDHSEM, I approached Administrator Ward and Fire Chief Perez, offering my skills to the Village as a volunteer Emergency Manager. I was very excited when they accepted my offer, and I have been 'working' in that capacity since early January.

Emergency Management is, at its core, the coordination of multiple disciplines in efforts to effectively prepare for, prevent, respond to, and recover from emergencies and disasters. Coordination is the key, both within the Village and with partners in other cities and counties, as well as with state and federal agencies, private and non-profit entities, and the public. Our televisions and newspapers are routinely full of stories of emergencies and disasters that befall communities all across the country and right here at home. The relative success or failure of the response and recovery that we see is directly related to the efforts communities make to prepare for and prevent emergencies and disasters in the quiet times. A community's Emergency Management Program is the key to success when bad things do happen, and the Emergency Manager coordinates the Program on behalf of the governing body and the citizens. I am honored to perform this role for my community.

The objectives of our Emergency Management Program Plan include establishing the legal and policy basis for the **VILLAGE VISION**

Emergency Management Program; coordination with internal and external partners and stakeholders; implementing the Preparedness Cycle; and acquisition of equipment and funding. Chief Perez and I have been busy, and have an ambitious plan for this year. Accomplishments to date include adoption of a local ordinance establishing the program; passing a local resolution adopting the National Incident Management System (NIMS); declaring authorized officials for executing the Intra-State Mutual Aid System; participation in the state's Annual Preparedness Workshop; participation in Bernalillo County Local Emergency Preparedness Committee (LEPC) meetings; participation in Bernalillo County and Mid-Rio Grande Preparedness Area activities; initiation of training priorities; initiation of Village participation in the AGROGUARD Program; and initiation of Emergency Operations Plan (EOP) development.

The Emergency Management Preparedness Cycle consists of needs assessment; hazard and threat identification and risk assessment; plan development; training and exercises, including evaluation and improvement planning; and community outreach and involvement. A community can only be considered fully prepared when citizens and businesses are prepared in their own rights. *Are you ready?* Check out these websites for useful information and links - [www.ready.gov/](http://www.ready.gov/) and [www.fema.gov/areyouready/](http://www.fema.gov/areyouready/).

Also, check the Village website regularly at [www.villageoflosranchos.com/](http://www.villageoflosranchos.com/) for updates on the Emergency Management Program. Two immediate opportunities for community involvement are AGROGUARD and Amateur Radio



training and support. Look for articles about both in this and future issues of the *Village Vision*.

As your Emergency Manager, I want to

be a resource for the community. Please contact me if you have questions, concerns, suggestions, and/or if you want to help!

**Jeff Phillips**

*Volunteer Emergency Manager,*  
[jphillips@villr.com](mailto:jphillips@villr.com).

### SAVE THE DATE

## 1st Annual

**Lavender in the Village**

**Barn Dance**

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Country Music Band

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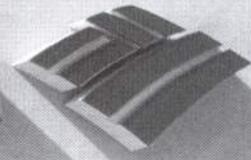
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# Bank of America



## Bank of America

Several years after John and I moved to Los Ranchos, someone stole a couple letters from our mailbox, one of which contained a check. Fortunately, I discovered the theft soon after it occurred, and drove immediately to our bank (it was then called Sunwest) to report it. The folks there went through all the necessary steps for cancelling the check and changing our account, and I proceeded to the post office to tell them the bad news. As I returned home, the phone was ringing. It was the bank; the less than bright thief had altered my check, and taken it to *our branch* to cash! The teller (her name is Marcie, and she's still with the bank) had recognized our name, realized that something was amiss, and made an excuse to keep the bad guy there while she called the police. I returned to our very fine bank, filed a police report, and went home with our money safe. The moral: do not *ever* leave outgoing mail in your mailbox, and make sure you occasionally visit your bankers in person, as opposed to the drive-through, so that they get to know you!

The bank in this story has a long history in Los Ranchos. Back in 1924, the locally owned Albuquerque National Bank came into being, and branches spread all around the area. **Mella Garcia** started with ANB in 1978, and she's my source for the history of the Village branch. Mella started as a teller, and was sent to the Northdale (as it was then) branch to train. She did so well that the manager allowed her to stay, and she will celebrate her 30<sup>th</sup> anniversary at the Los Ranchos branch in May! She moved on to be Customer Service Representative, and is now Sales and Service Representative, but, as she says, she just fills in anywhere she's needed.

VILLAGE VISION

From Albuquerque National Bank, this bank became a branch of Sunwest, also a statewide bank, which added the drive-up branch farther north on Fourth Street. The bank was then bought, and owned for less than a year, by Boatman's Bank, but the Sunwest name was kept. And then arrived Nations Bank, which bought out Boatman's, and sold off the North Fourth drive-up. Finally, Bank of America stepped in and stayed – and Mella is still here!

The newest manager is **Steve Carruthers**, who greets his customers by name and with a jolly smile. He is in his first position with the bank, regards his customers as friends, as do all the employees, and seems to know everyone who arrives for business. He's very happy with the long-time employees at this branch; some have been here for ten years or more! Their number one concern is taking care of their customers, as well as the community. Bank of America, Steve told me, has brought in many new banking ideas, and they've

come a long way from the old ANB. Online banking is the big thing, and debit cards which can be used in place of checks, the ATMs, and credit cards, both here and internationally, since Bank of America is a worldwide operation. (You can even have your favorite football team's logo on your credit card!) All banking can now be done from your home, if you wish. Their new safe deposit system of codes and hand prints, instead of all those keys, is so easy to use, and so secure. This branch, in its new building, has private offices, so customers don't have to do business in the middle of the lobby. It also has high definition television, should you have to wait. And, of course, Bank of America handles mortgages of all sorts – if fact, this bank is a one stop shop for your financial needs.

Automatic and online is wonderful, but just remember what I said at the beginning: *make sure your banker knows what you look like. It pays!*



# Photo Exhibit

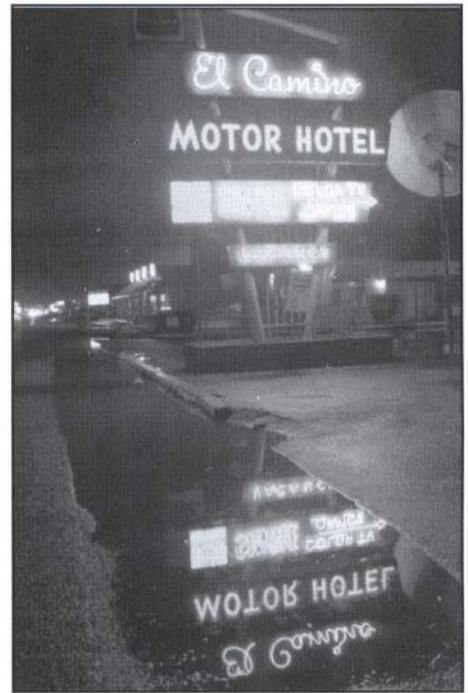
by Deanna L. Nichols

On Saturday morning, March 15<sup>th</sup>, Deanna will be at Desert Sunrise, from 9:00 to 11:30 am, for a casual "meet the artist" reception. Coffee, tea, espresso drinks, and pastries will be available for purchase.

Deanna L. Nichols, a Los Ranchos photographer, will be showing her work at the **Desert Sunrise Coffeehouse** (7015 4th St. NW) in March. This exhibit of New Mexico photos will feature many images from our own Village of Los Ranchos. Deanna's work has been published in the Crosswinds Weekly, ABQ Arts, New Mexico Dept. of Cultural Affairs Calendar, and New Mexico Magazine. In past years, you may have seen Deanna showing her prints and

photo cards at the Los Ranchos Arts and Crafts Market. Last fall, her work appeared on digital billboards throughout the Albuquerque area as part of Clear Channel's "Face of Albuquerque" exhibit. Two of her Los Ranchos images were published in the 2008 Los Ranchos Growers' Market calendar. Photos will be on display from the afternoon of **March 1st through March 31st**. Coffeehouse hours are **Monday-Saturday, 6:30 AM to 3:00 PM**. Stop in for some

coffee, one of Erin's great muffins, and take a look around! You can also check out Deanna's work at [www.dnicholsphotos.com](http://www.dnicholsphotos.com).



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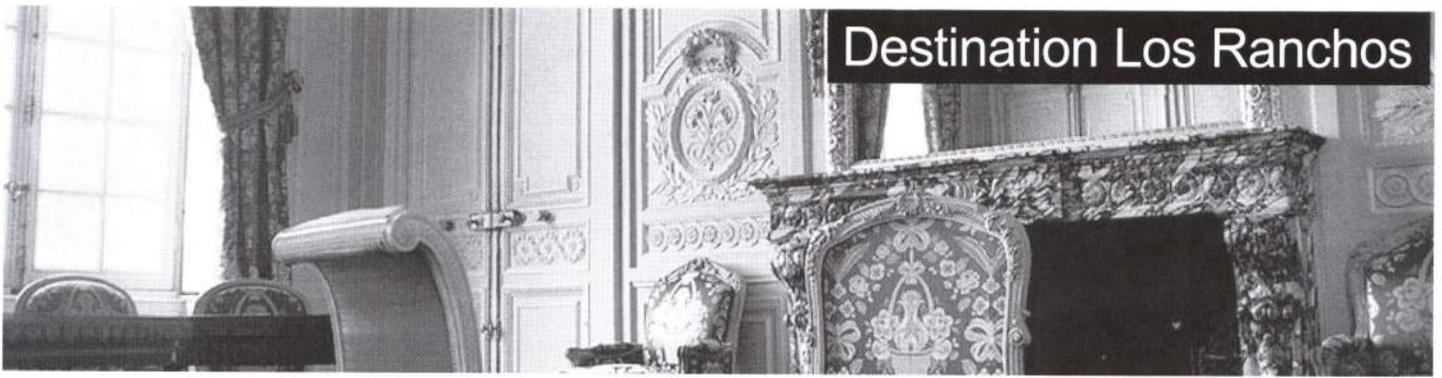
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## A Few Old Things - Chapter II

Two years ago this month, **Javier and Rosie Cardenas** opened their shop in the Village at the corner of Fourth and Ortega. Today, the antiques and collectibles store is still there and prospering, with the same dealers with whom they started. (Javier told me that there are eighteen more vendors on a waiting list to join them!) The original vendors are Sandy Silva, Marie Powers, Joan Clark, Carol and Curt Montman, Kelly Miller, and Sharon Fessenden.

On the first of February this year, Javier and Rosie opened their second shop in the Village, this one farther south in the old Indulgence Café space in Los Ranchos Plaza. And again, it's a great place to shop! The couple has now been joined by several new vendors: Jill Wexler and Patty Clark, Bruce Hamlin, Terri Masaschi, Gwen Holmes, and Fran Hickey. (Some of these dealers are associated with both shops.) There is another new associate, Martina Cooper, who runs the shop two days every week. This second shop features mostly furniture, and Javier and Rosie have some really interesting pieces, including some with histories. The rooms are themed: a southwest room, a small child's room, etc. It's a great place to browse, even if you think you really don't need any more furniture!

Javier and Rosie have developed a wide-reaching reputation for fine and interesting goods, and for the friendly shops they run. The majority of their customers come from this area: Rio Rancho, Bernalillo, and especially Los Ranchos. But they attract newcomers to the area through their advertising in ABQ Convention Magazine, which has statewide circulation. And they have a special set of clients, developed recently: the movie

**VILLAGE VISION**

makers. These folks have really discovered a goldmine in the two shops. They love Javier's organizational talents, and know that he will work hand in hand with the movie companies in town and all over the state. Javier is a phone call away when the set dresser needs a prop. Some companies rent, some buy the furnishings, and sometimes they consign their purchases back to Javier. Right now, one of Javier's films called *Beer for my Horses* is underway in Las Vegas.

Another source for this couple is people who are downsizing - selling their large family homes, and moving to smaller

ones, but staying in this area. These folks either sell unwanted furnishings outright, or Javier may take their goods on consignment.

If you stop in at either one of the Cardenas' shops, you are likely to find a group enjoying an afternoon of shopping. You might meet the Red Hat Ladies, or some folks from one of the senior centers. Groups are welcome at any time, by appointment, and they might find coffee and cookies waiting for them! Javier and Rosie love their

see **DESTINATION**, page 18



**DESTINATION** *from page 17*

customers, and have developed a real rapport with their regular visitors. They think of their stores as places somewhat like the old village mercantile stores, where the customers stopped by to sit down and chat. If a wife is looking, her husband might be sitting in a corner, reading the newspaper. Dogs can be hitched outside, or the small ones carried. These regulars keep coming back, and bring their friends. Javier says that he and Rosie have had awesome support from the Village, as well as from the VIVA Association.

The two shops are different: the original store at the corner of Ortega has antique furniture, but especially fine jewelry and collectibles. It's a wonderful place to find just that special 'something' you need to finish off a room. The new store, in Los Ranchos Plaza, carries antique furniture and home décor - the sort of place you might go with your daughter who is setting up a new apartment. It's full of couches and comfortable chairs, dining room tables and chairs with great character, dressers and

breakfronts and interesting mirrors. And if you are in one shop, and think the other store might have more of what you are seeking, notice a wonderful new innovation: a digital photo frame, in each store, each of which is set to constantly run 200 to 500 photos of the merchandise in the other shop! A clever touch!

And at both shops, you will find interested, informed vendors, well-trained in the intricacies of antique furnishings and collectibles, and ready to help. And, of course, the effervescent Javier and Rosie

Cardenas, who will quickly become not only your advisors, but your good friends!

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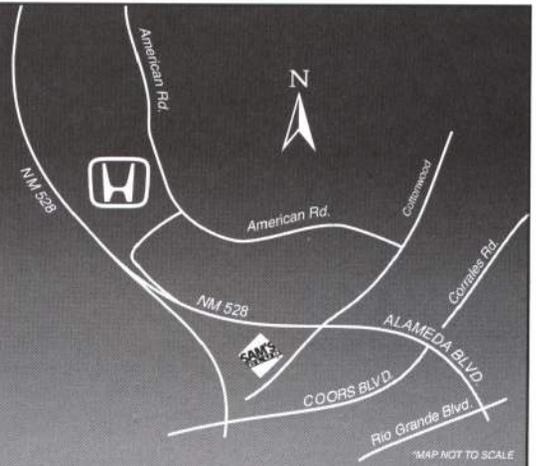
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# Varied Delights

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE RESTAURANT GUIDE

## Restaurant of the Month



# Barb's place

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The big yellow sign out front says it all- "Open For Business"! The Village should send a big welcome to **Barb's Place New Mexican Cuisine**. Barb's Place is located on the north side in the Los Ranchos Villa shopping center, near 4th and Osuna. Barb's Place is a family run and oriented restaurant, and it's open for breakfast, lunch, and dinner. At Barb's Place, you can find those hand made classics like enchiladas, taquitos, tostadas, tamales and rellenos. Barb's crew is available for caterings- but call soon as they'll book fast! Whether you're a red or green fan, you can't go wrong. At Barb's Place, you'll lick your plate clean!

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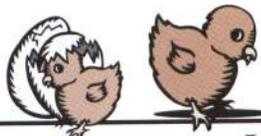
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# VILLAGE OF LOS RANCHOS DE ALBUQUERQUE REAL ESTATE LISTINGS

ADDRESS	ML#	LIST PRICE	LOT	SF	BR	BA	G	AGENT	COMPANY	PHONE
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## ACTIVE

504	Mary's Way NW	602310	\$239,000.00	0.502	VACANT LAND				Lisa Hebenstreit	Lisa Hebenstreit Realty LLC	242-2272
	Nuevo Hacienda NW	515054	\$245,000.00	0.23	VACANT LAND				Alexa Knight	Knight Realty & Assoc LLC	299-8343
504	Marys Way NW	602310	\$260,000.00	.502 ac	VACANT LAND				Lisa Hebenstreit	Lisa Hebenstreit Realty LLC	242-2272
6025	Redondo Ct NW	533269	\$295,000.00	0.533	VACANT LAND				Rebecca Langton	Langton Realty	344-4336
7542	Rio Grande Blvd NW	525688	\$481,000.00	1	VACANT LAND				Jill Levin	New Frontier Realtor	798-2530
7542	Rio Grande Blvd NW	609614	\$481,000.00	1.013	VACANT LAND				Jill Levin	New Frontier Realtors	891-7400
7542	Rio Grande Blvd NW	609609	\$555,000.00	1.399	VACANT LAND				Jill Levin	New Frontier Realtors	891-7400
	Roadrunner Lane	510629	\$500,000.00	1	VACANT LAND				Lynn Johnson	Keller Williams Realty	897-1100
13	Guadalupe Estates NW	494758	\$565,000.00	1	VACANT LAND				Lynn Johnson	Keller William Realty	897-1100
	Alma Encantada Ct	507929	\$575,000.00	1	VACANT LAND				Marie Blea	Marie Enterprises Inc	991-1405
4620	Los Poblanos Cir NW	526742	\$599,000.00	1.08	VACANT LAND				Jennifer Robertson	The Realty Dot, Inc.	856-4615
	Roadrunner Lane	492503	\$600,000.00	1	VACANT LAND				L. Johnson	Keller Williams Realty	897-1100
6840	Rio Grande BI NW	603676	\$725,000.00	1.468	VACANT LAND				Bill Chreist	Sunn Quality Homes Inc.	899-7377
7530	Rio Grande Blvd NW	605074	\$2,115,000.00	4.28	VACANT LAND				Marsha Adams	Coldwell Banker Legacy	293-3700
342	Shulte NW	609567	\$199,000.00	0.33	1000	2	1/1/0	1	Michelle Rutledge	Garcia & Rutledge Properties	292-9212
918	Ortega NW	522934	\$229,000.00	0.17	1500	4	1.75	0	Matt Peters	Re/Max Premiere Realtors	237-9750
1010	Chavez Road NW	512971	\$238,900.00	60x130	1900	3	2	0	Richard Abel	Vaughan Company Realtors	823-6677
503	Charles Pl NW	607173	\$314,500.00	15589sf	1956	3	2/0/0	1	Jim Summers	Broadcast Realty, LLC	884-5519
228	Nico Trail NW	522329	\$359,500.00	0.25	2460	3	2.5	2	Ronald Hensley	Global Realty Marketing, Inc.	798-2522
6750	5th St NW	601225	\$365,000.00	15681sf	2187	3	1/1/0	2	David Baird	Baird & Baird Real Estate Inc.	344-4607
8905	Ortega Ct NW	514131	\$405,000.00	62x160	2200	3	2.5	2	Dee Padilla	Dee Padilla & Associates	269-8668
1105	El Pueblo NW	522333	\$449,000.00	0.78	1775	3	2	0	Christina Ortega	American Realty	897-3657
216	Nico Trail NW	529726	\$449,000.00	0.18	2268	3	2.5	2	Cindy Chavez	Prudential Sandia Real Estate	271-5800
1118	El Pueblo	532382	\$459,900.00	1	2094	3	1.75	1	Leanna Tafoya	Coldwell Banker Legacy	292-8900
824	Ortega NW	518855	\$499,000.00	1	3200	6	3.75	2	Agha Shinwari	Premier GMAC Real Estate	292-6300
6781	Rio Grande BI NW	608795	\$550,000.00	24877sf	4500	4-5	3/0/0	3	Robyn Finkelstein	New Earth Realty	867-1100
1034	Pueblo Solano Rd NW	514458	\$595,000.00	1.1	2209	4	2.75	2	Lynn Johnson	Keller Williams Realty	897-1100
814	Ranchitos Rd NW	517408	\$599,000.00	1	2388	4	2	0	Nancy Montoya	Century 21 Champions	865-3381
8240	Guadalupe Trail NW	530922	\$599,900.00	1.07	2900	3	2	2	Winnie DeVore	Vaughan Company Realtors	823-6677
700	Ranchitos Rd NW	515992	\$629,000.00	0.26	2899	4	2	2	Kurstin Johnson	Vista Encantada Realtors LLC	884-0020
533	Roehl Ct NW	606188	\$735,000.00	.527ac	2456	3-4	4	2	Marsha A Adams	Coldwell Banker Legacy	293-3700
8200	Rio Grande BI NW	507492	\$749,000.00	53578	2380	4	1/1/0	2	Tim Tourville	Coldwell Banker Legacy	828-1000
5719	Rio Grande BI NW	528367	\$750,000.00	1.44	3100	4	2.5	2	Tim Tourville	Coldwell Banker Legacy	244-1600
8424	Guadalupe Trl NW	523963	\$789,000	1057x63x658x36	2366	3	1	0	John Kim	Pargin Realty ERA	296-1500
800	El Alhambra Cir NW	526398	\$795,000.00	1	2859	3	2.5	2	Irene Williams	Coldwell Banker Legacy	898-2700
805	Ranchitos NW	529427	\$795,000.00	1.1	2700	4	3	2	Sandra Domeny	Coldwell Banker Legacy	898-2700
4604	Los Poblanos NW	525534	\$797,900	420x142x313x106	2724	3	2.5	3	Elena Goodman	Keller Williams Realty	271-8200
1418	El Portal NW	603035	\$840,000.00	1.15 ac	3655	5	3.75	3	Barbara L Brennan	Keller Williams Realty	271-8200
6509	Caballero Parkway NW	521011	\$849,000.00	0.6	5081	4	3	3	Ann Cloud	Keller Williams Realty	271-8200
1035	Green Valley Rd NW	507282	\$850,000.00	1.73	2081	3	1.75	4	Alex Baca	Coldwell Banker Legacy	244-1600
515	Roehl Rd NW	503450	\$865,500.00	0.71	3465	5	3.75	3	Clara Encinias	Rio Grande Brokerage	877-7000
724	Ranchitos NW	601577	\$875,000.00	0.48 ac	3362	4	2.5	3	Crystal & Steve	Coldwell Banker Legacy	898-2700
8808	Rio Grande BI NW	606613	\$880,000.00	0.933ac	4392	4	3/0/1	4	Ronald Campbell	Campbell & Campbell Real Estate	821-7666
7909	Rio Grande NW	520950	\$889,000.00	0.9	3889	4	3	2	Kevin Powers	Vaughan Company Realtors	275-4000
7530	Rio Grande NW	486840	\$899,000.00	1.5	3236	4	1.75	2	T. Schroeder	Shaw & Shaw Ltd.	765-1440
805	Pueblo NW	604707	\$949,000.00	43560sf	4500	4-5	3	4	Cindy Chavez	Prudential Sandia Real Estate	271-5800
6409	Avenida La Cuchilla NW	527094	\$965,000.00	0.93	3894	5	3.25	3	Ed Smith	Re/Max Masters	883-8979
	Nuevo Hacienda NW	533959	\$1,150,000.00	10890	4200	4	3+	3	Alexa Knight	Knight Realty & Assoc LLC	299-8343
8501	Rio Grande BI NW	518053	\$1,195,000.00	1	5182	4	3.75	3	Samuel H. Carnes	Carnes & Company, Inc.	247-8000
809	Los Prados NW	531844	\$1,200,000.00	0.3	4625	3	2.5	2	Shireen Jacob	Vaughan Company Realtors	792-1066
919	Salamanca NW	528471	\$1,250,000.00	0.84	5600	5	3.25	3	Michael Brothers	Investors Trust Realty Services	292-8192
7542	Rio Grande BI NW	602053	\$1,399,000.00	43560	4170	4	3.5	4	Jill S Levin	New Frontier Realtors	798-2530
7015	Rio Grande BI NW	528086	\$1,500,000.00	1	4647	4	3.5	0	Judith Settle	Coldwell Banker Legacy	244-1600
8809	Rio Grande BI #3 NW	521410	\$1,800,000.00	1	4131	3	3.25	5	Fred & Sandra Creek	Coldwell Banker Legacy	292-8900
641	Chavez NW	507534	\$1,800,000.00	3	6950	7	9	3	Michelle Selby	Coldwell Banker Legacy	293-3700
1015	Cottonwood NW	606773	\$1,899,000.00	1.200 ac	7500	4	2/2/1	3	Dana Brown	Keller Williams Realty	271-8200
970	Bonita Rosas NW	520959	\$1,900,000.00	1	4800	4	4	4	Bill Chreist	Sunn Quality Homes, Inc.	899-7377
1039	Cottonwood Trail NW	518747	\$2,499,000.00	1	5753	4	4.5	3	Lynn Johnson	Keller Williams Realty	897-1100
6844	Rio Grande BI NW	520589	\$2,500,000.00	1.4	6048	5	5	4	Eve Price	Keller Williams Realty	271-8200
9001	Rio Grande BI NW	517691	\$2,590,000.00	1.43	10756	9	7.25	7	Jeremiah Collins	Coldwell Banker Legacy	244-1600

## PENDING

4629	Los Poblanos Cir NW	528087	\$429,000.00	0.56	VACANT LAND				A.J. Yarbrough	AJ Yarbrough Realty	858-1800
6822	5th St NW	601586	\$259,500.00	16988	2150	3	1.75	0	Matt Peters	Re/Max Premiere Realtors	237-9750
6716	Edgewood Dr NW	512476	\$309,900.00	150x125	2918	4	1.75	2	M. Theriot & J. Szklarz	Coldwell Banker Legacy	828-1000
607	Camino Espanol NW	607099	\$345,000.00	0.349ac	2170	3	1/1/0	2	Amy Tanler	Coldwell Banker Legacy	244-1600
340	Nara Visa Court NW	530841	\$399,000.00	0.32	2237	3	2	2	Tim Tourville	Coldwell Banker Legacy	244-1600
1009	El Alhambra Cir NW	609196	\$599,000.00	55756	2704	3-4	2/0/0	3	Dianna Johnson	Johnson Team Realtors	798-9222
4139	Dietz Farm Circle NW	514975	\$797,800.00	0.68	3203	3	2.5	2.5	Lynn Martinez	Coldwell Banker Legacy	293-3700
806	Salamanca	509494	\$890,000.00	0.76	4809	4	2.25	2	Nancy Banes	Coldwell Banker Legacy	828-1000
1002	Acequia Trail NW	524472	\$985,000.00	3585	3	3					
6915	Guadalupe Trl NW	513279	\$985,000.00	54450	3540	4	3+	5	Jan DeMay	Coldwell Banker Legacy	293-3700

The information herein is deemed reliable, but not guaranteed from SWMLS compiled on or before February 11, 2008 by Tim Tourville, Coldwell Banker Legacy 244-1600

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**Tuscan Masterpiece by Koinonia — PRADO in the Village  
Offered at \$2,499,000**



**1039 Cottonwood Trail NW**

Magnificent New Home in Los Ranchos on 1 Acre. Canterra stone, chiseled travertine floors, carved timber trusses and plastered walls. Chef's Kitchen, Private Master Suite with amazing WIC, Home Theater, Outdoor Living Room with Fireplace & built-in grill. 4 Bdrms, 4.5 Baths, 3-Car Garage 5,753 Sq Ft.

MLS# 518747

**Contemporary Hacienda Feel — I'm Fabulous Inside!!  
New Price \$1,195,000**



**8510 Rio Grande NW**

Los Ranchos Hacienda. Carved beams & custom lighting. Open Floor Plan, Home Theater. Chef's Kitchen, Library or Office + 3 bedroom suites down. Private Mstr Suite w/ huge WIC, luxurious BA & its own deck. 4 Bdrms, 3.75 Baths, 5182 sq ft, 6 car garage w/ storage areas and work space.

MLS# 523108

**1-Acre Horse Property on the Ditch  
Offered at \$595,000**



**1034 Pueblo Solano NW**

- 1.1 AC w/ almost historic partially updated 4 Bdrm, 2.75 Bath Farm House + 320SF Studio/Shop & 10-stall barn.
- 1.07 AC buildable lot
- Both on best North Valley ditch with MRGCD rights
- Quiet & serene with statuesque cottonwoods
- Additional adjacent acre available

MLS # 514458

**Lots . . . And Lots:**

- Guadalupe Estates: 1 Acre Lot  
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- Roadrunner Ln: 1 Acre Lot  
at \$600,000 or Build to Suit at \$500,000

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Email: [lynn@lynnjohnson.com](mailto:lynn@lynnjohnson.com)

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by Tim Tourville, CRS

## Short Sales

In a declining housing market, the value of a home sometimes falls below what is owed. This is a huge problem if you find yourself in a position where you can no longer make your mortgage payment. What are the options? Well, you could stop making your mortgage payments and let the house fall into foreclosure. This is not a good option for a couple of reasons, and should be considered a last resort approach. Or, you could consider a short sale.

### What is a short sale?

A short sale is when the lender is willing to accept less than the full amount due on a mortgage when a property is sold. Usually, the lender will accept the short sale to avoid the time and expense of a foreclosure, and especially in a market already overstressed with excess inventory.

The first step is to contact the Loan Service Department of your lender *immediately*. Use the phone and the mail. Keep copies of everything. The process is not easy; it consists of many steps, and is very stressful. It is best if you have a real estate agent, attorney, or someone knowledgeable in the field, to help guide you through the process.

The lender will ask you to submit a lot of information in order to consider the short sale. They want to know that you really don't have the financial assets to repay the loan after you sell the home. They will require:

- **Income documentation**, such as W-2s and paycheck stubs to verify income.
- **Bank statements** to verify assets

- **Hardship letter** – this letter will describe for the lender the reason(s) you are in this financial position, and will ask the lender to accept the short sale. You should back up the story with any documentation you may have, such as medical bills, etc.

- **Fair market value for the property** – depending on the lender, they may require an appraisal or may accept an opinion from a local Realtor (known as a Comparative Market Analysis (CMA).

- **Preliminary proceeds sheet from the sale of the property.** This will show the proceeds of the sale of the property after the mortgage is paid off and all other closing costs and fees are paid. In a short sale, this amount will be negative, and is the amount of the shortage.

- **Listing agreement and purchase agreement when available.** Your real estate agent will put the home on the market, find a buyer, and get a bona fide offer.

After all this is complete, submit all contracts and paperwork to your lender for a decision. This takes a while because there can be several decision makers involved. If your short sale is approved, you can sell your home. If it is not approved, they will proceed with the foreclosure.

### If the short sale is approved, is the borrower off the hook?

Not necessarily. The lender still has options to try to collect this shortage. As a condition of the short sale, the lender may require the borrower to sign a note to repay the shortage. They may

also file a collection or a judgment for the amount of the shortage. Consulting an attorney with expertise in real estate will be very helpful.

If the shortage is forgiven, the lender will report the shortage as income to the IRS, and the IRS will collect taxes from the borrower on this amount. For the specifics on this, consult a tax professional.

Over the past ten years, I have helped several sellers through the short sale process, and presently there are more short sales than I have ever seen! As I said before, it is not an easy row to hoe, but it beats the alternative.

LEGACY

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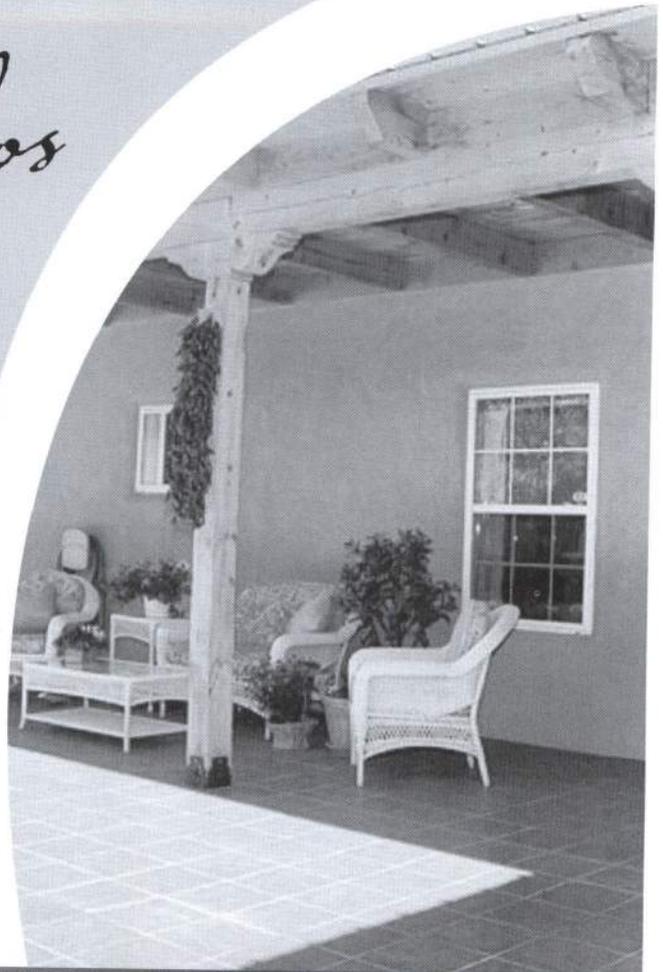
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by Jane Abrams

**“Los Poblanos Pond”  
Oil on linen 64" x 79" 2007**

This painting by Village artist **Jane Abrams** will be shown in an upcoming exhibition entitled **GIVING SHELTER** at **516 ARTS** at **516 Central Avenue SW** in Albuquerque.

**GIVING SHELTER** is an exhibition by local, regional, and national artists which explores the themes of safe shelter, refuge, and sacred space.

The dates for the show will be **March 1<sup>st</sup>**

to the **29<sup>th</sup>**, with an **opening reception** on **Saturday, March 8<sup>th</sup>**, from **6 to 8pm**.

The 138 acre open space now known as Los Poblanos Fields, provides support for crops, native vegetation, and wildlife which inhabits the open areas, as well as hundreds of temporary residents and migratory birds like the sandhill crane and the Canada goose. The open space is fed by acequias which have helped keep communities together by sharing the life-giving water so important to our desert environment. The acequias are part of a centuries-old system of communal management of wa-

ter which binds local farmers to their Spanish and Native American predecessors and to each other. The recreational opportunities provided are vitally important as well. While many Los Ranchos Village residents enjoy the open space by walking along the paths following the acequias, we also may appreciate the historic splendor of these ancient waterways, which connect us to the ancestors whose care and stewardship cultivated this part of New Mexico.





## Kanpai Taiwanese Cuisine

The red and gold carved motto over the buffet in the main dining room at **Kanpai** says something about "good luck dragons" in Chinese. And you will surely call it "good luck" when you go for a meal at this restaurant. Chef Jeff Copeland, in his review, gave Kanpai and its chef high praise, and it didn't take long for us to turn up there one recent evening.

**Kanpai** has been at **6136 Fourth Street** for the past six months. The owners are all from Taiwan, and the cuisine is Taiwanese, which means it is spicy, but not overwhelmingly so. (And the heat can be adjusted to your taste.) The enormous menu lists dishes which differ, in some cases, only by an ingredient or a flavoring, but which all contain the freshest vegetables and meats. Some standard dishes are done in an unusual form here: for instance, sweet and sour chicken or pork is created by deep-frying each piece of meat separately, and then presenting the pieces with a dipping sauce. Fried or steamed rice comes with each dish, and the rice is brought to the table in a covered bamboo steamer basket, which keeps it warm and fluffy. The soups, traditional egg drop or spicy hot and sour, are delicious and warming in this cold weather!

Lunches are a bargain. No buffet at Kanpai to let the food get cold, but a tray for each customer, holding a bowl of soup, a salad, the entrée of choice, rice, an egg roll, and a bowl of fruit for dessert. All for \$5.88, or for a shrimp entrée, \$6.88 per person! Hot tea comes in its own small thermos carafe, one for each guest. Dishes are appetizingly presented, and the service is speedy.

The owners of Kanpai are **Kevin and Mickey Lin**, and sister **Susan Ryan**, and they have been in the restaurant business for a while. Kevin, the chef, has over twenty years experience in the kitchen, first at Zen in New York City, then, interestingly, at a restaurant in Española

He knows his business, and Mickey is a welcoming hostess. I asked Kevin which dish was his favorite, and his answer was **sweet chicken basil**. He also likes **orange flavored chicken**, so one of those will be my next choice at Kanpai.

There is food to go, of course, and Mickey asked that I mention that if one is ordering for oneself, one can order two small-sized entrees, instead of one large one, so that when dining at home, you have a varied menu. An interesting idea...

Kanpai is an attractive addition to the Village's restaurant scene. If you like Chinese cuisine - and who doesn't! - stop in for lunch or dinner at this pleasant place. Kanpai is open every day except Monday, from 11:00 AM until 9:30 PM.

*Kanpai will be the guest chef at the Growers' Market on August 23<sup>rd</sup>, demonstrating Seasonal Highlights, Taiwanese style!*



6136 Fourth Street NW  
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Tuesday through Sunday  
11:00 AM to 9:30 PM

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# EYE CARE FOR YOU OPTOMETRISTS

## Eye Care For You, PC

Dr. Mamie Chan isn't exactly new to the Village neighborhood. She worked with her father for fifteen years in an office on Fourth Street, but now she and her cousin, Dr. Deborah Moy, are settled into their spacious offices in Los Ranchos Villa. This is the cousins' third office in the metropolitan area, making them very busy ladies, and also making it convenient for patients.

Dr. Moy, the older of the cousins, comes from Maryland. After she completed her degree in optometry, she interned with



her uncle, Dr. Tony Q. Chan, here in Albuquerque. She liked New Mexico so much that she decided to stay with him in his practice, eventually buying one of his locations, and then opening a second one as well.

Dr. Chan, an Albuquerque native, is the daughter of that same Dr. Chan, and she grew up in her father's practice. She studied business and finance in college, but then decided she liked optometry after all, and received her degree in 2000. When her father retired, Dr. Chan bought his remaining office. And then the cousins decided that, instead of working as competitors, they would combine their practices and offices.

This is a full service practice, offering complete family eye care: exams, glasses, contacts, and treatment for diseases of the eyes. The doctors also specialize in children's vision. They advise that a child's vision be checked for the first time in infancy: nine to twelve months. Then the child should be checked again at age three, again at age five, and annually through every year of school. If you have difficulty with your contact lenses, this may be the place for you. Dr. Moy and Dr. Chan

specialize in hard-to-fit lenses. They also offer designer frames, super thin lenses, and invisible bifocals.

Dr. Chan, with whom I met, is Vice President of the New Mexico Optometric Association, to which 75% of practicing optometrists in the state belong. And, interestingly, she also teaches Chinese dancing for the Chinese/American Citizens Alliance. Her pupils are about twenty girls, ranging in age from five years to senior high school students. They were giving performances around the recent Chinese New Year.

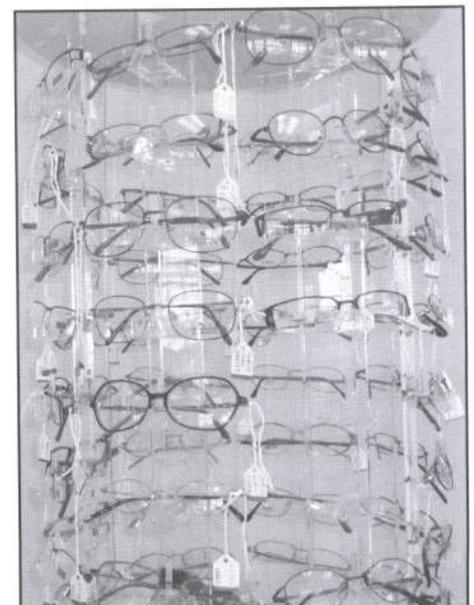
Dr. Chan and Dr. Moy both see patients at all three of their offices. Their hours change with the day, and it's best to call for information.

## Eye Care For You, PC

6501 Fourth Street NW, Suite H

345.3429

[www.abqeyecare4u.com](http://www.abqeyecare4u.com)



## Langton Realty

Los Ranchos Land & Home Sales

1/2 Acre Residential Lots located within the Village of Los Ranchos

Redondo Ct. - 1/2 acre lot \$295,000

private location, large cottonwood trees, near Village Park

Rancho Farm - 3 (half acre) lots

\$239,000 / \$239,500 / \$250,000

central Los Ranchos location, adobe-walled compound, views of Sandia Mountains



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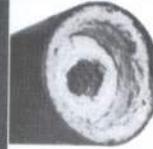


The GMX System will save you money and protect your household appliances. You will notice that your skin is smoother, your hair softer, your household cleaning easier; the life of your appliances will increase, while your energy bills decrease!

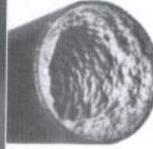
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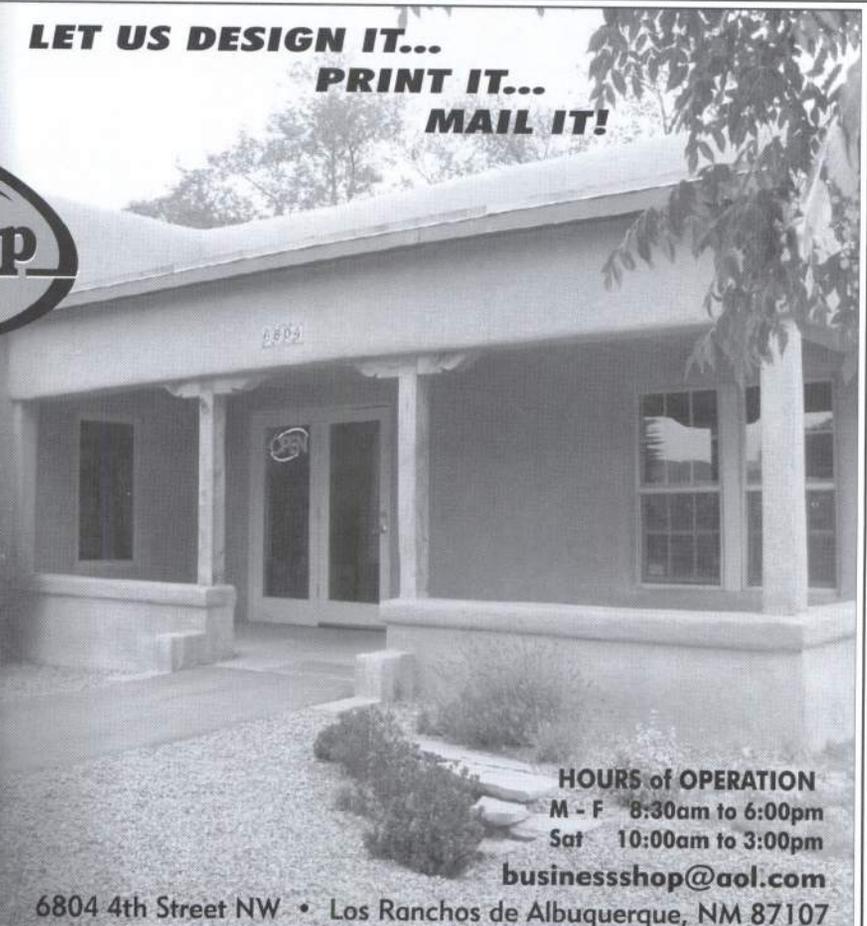
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## February 12, 2008 - Action Report

THE NEXT REGULAR MEETING  
WILL BE HELD ON TUE., MARCH 11, 2008 at 7:00 pm  
a complete official written and audio version of the  
minutes is available online at [losranchosnm.gov](http://losranchosnm.gov)

### 1. CALL TO ORDER

A. Roll call *Present* - Commissioner Radnovich, Commissioner Martinez, Commissioner Crawford, Chairman Gollis, Commissioner McDowell, Commissioner Hunter. Commissioner Simon arrived at 7:02 p.m.

B. Approval of Agenda - *Unanimously approved as presented*

### 2. PUBLIC COMMENT PERIOD

Residents may address the Planning and Zoning Commission to comment on issues, problems, or successes on **topics that do not appear elsewhere on the agenda**. Audience members will be given an opportunity to comment on agenda items as they come up. **Speakers must register with Village Staff prior to the beginning of the meeting.**

### 3. APPROVAL OF MINUTES

A. Regular Meeting - **January 8, 2008** - *Unanimously approved as presented.*

### 4. CONSENT AGENDA

All matters listed under the Consent agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent agenda and will be considered separately.

A. Home Occupation renewals 2008. - *Unanimously approved.*

### 5. PUBLIC HEARINGS AND APPLICATION

A. **V-08-02** A request by SignArt of New Mexico for a Variance from Section 21 §D(8) and (7) size of commercial signs in the VC Zone of the 4<sup>th</sup> Street Commercial Corridor. The business, Barb's Place, is located at 6601 4<sup>th</sup> Street, Suite H and legally known as Tract A-1-A-1 of the Northdale Shopping Center Plat, the same as filed in the Office of the County Clerk of the County of Bernalillo in Book 2005C, Page 69 on February 17, 2005. The property contains 3.437 acres of land more or less.

*Approved with conditions by a 5-0-1 vote. Commissioner Radnovich abstained.*

B. **HO-353** An appeal by Tracy Roberts of Planning and Zoning Commission approval of HO-353, Desert Oasis Rehab, on the Consent Agenda, Item 4A, on January 8, 2008. The property is located at 6915 Guadalupe Trail NW and is legally known as Lot 4A, amended Plat of Lots 1,2,3,&4, Lands of Randall Davis, within the Village of Los Ranchos de Albuquerque, Section 20, T11N, R3E, N.M.P.M., Bernalillo County, NM. The property contains 1.2500 acres more or less.

*The motion to reverse the earlier decision to approve this deminimis home occupation permit passed unanimously (6-0).*

6. OLD BUSINESS

- A. Discussion and forwarding to the Board of Trustees an amendment to Chapter 31, to apply a Village Wide Floor Area Ratio.

*The motion to forward to the Board of Trustees with a recommendation for adoption passed unanimously (6-0).*

- B. Discussion and forwarding to the Board of Trustees an amendment to Chapter 31, Section 21, Signs.

*The motion to forward to the Board of Trustees with a recommendation for adoption passed unanimously (6-0).*

7. NEW BUSINESS

- A. Discussion and forwarding to the Board of Trustees an amendment to Chapter 31, Section 24, Application and Approval Process.

*The motion to forward to the Board of Trustees with a recommendation for adoption passed unanimously (6-0).*

8. REPORTS

- A. 2007 Year End Report

9. COMMISSIONER'S INFORMAL DISCUSSION

10. ADJOURNMENT

*The meeting was adjourned at 10:00 p.m.*

A COPY OF THE AGENDA MAY BE OBTAINED AT THE VILLAGE OFFICE, 6718 RIO GRANDE BLVD NW, DURING REGULAR BUSINESS HOURS OF 8:00 AM - 5:00 PM. THE PLANNING DEPARTMENT HOURS ARE FROM 8:00 AM TO NOON, AND BY APPOINTMENT FROM NOON UNTIL 5:00 PM.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 344-6582 at least one week prior to the meeting or as soon as possible



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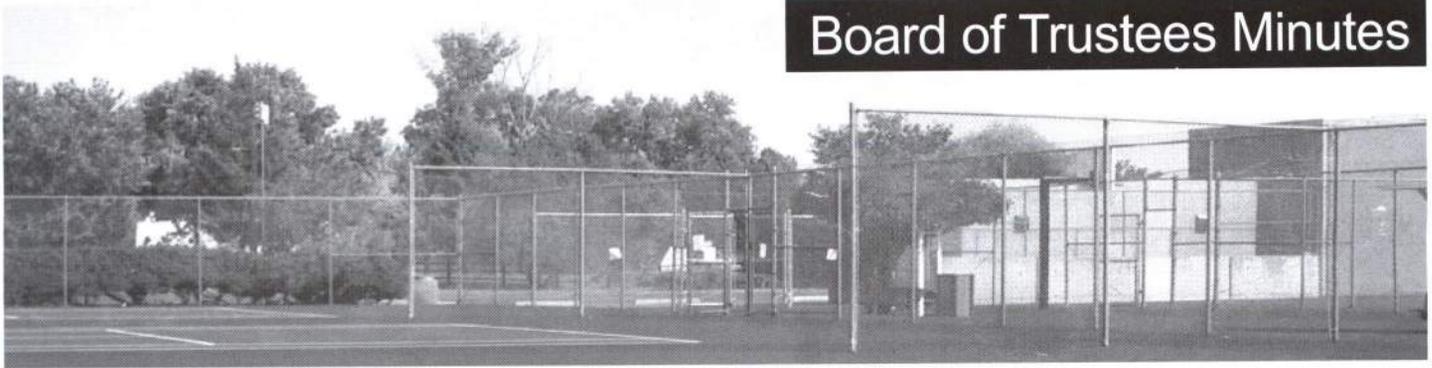
- ◆ Beginning/Intermediate Spanish with use of "Destinos", a program utilizing on-going stories to teach
- ◆ Advanced Spanish
- ◆ Spanish History, Art, Literature & Culture
- ◆ Latin American Contemporary Essay
- ◆ Beginning / Intermediate Portuguese

**Joyce Carlson-Leavitt, Ph.D.**  
jcleavi@unm.edu

**(505) 345-0638**

*Visiting Scholar Latin American Institute  
The University of New Mexico*

944 Green Valley Rd. NW  
Los Ranchos de Albuquerque, NM 87107



## February 13, 2008

**THE NEXT REGULAR MEETING  
WILL BE HELD ON TUE., MARCH 12, 2008 at 7:00 pm**  
*a complete official written and audio version of the  
minutes is available online at [losranchosnm.gov](http://losranchosnm.gov)*

### 1. CALL TO ORDER

*Mayor Abraham called the meeting to order at 7:00 p.m.*

#### A. APPROVAL OF AGENDA

*The agenda was approved as presented.*

#### B. Village Fire Department Presentation to Bernalillo County Fire Chief Bett Clark

*Fire Chief Greg Perez, presented a plaque to Bernalillo County Fire Chief, Bett Clark*

### 2. PUBLIC COMMENT PERIOD

*Dr. Lillian Ann Torrez –who is a candidate for APS superintendent position, presented her background history.*

*Barbara Chavez – asked what the timeline would be to fix her fence on Nabor Road which was damaged by the sewer construction.*

*Linda Strauss – 12ll El Portal –presented her concerns about speeders in the neighborhood and asked if there is anything that could be done to slow down traffic and speeders.*

### 3. CONSENT AGENDA

#### A. MINUTES – REGULAR MEETING–JANUARY 9, 2008

#### B. DEPARTMENT AND COMMITTEE REPORTS

1. LAW ENFORCEMENT/BCSD
2. FIRE
3. ANIMAL CONTROL
4. CODE ENFORCEMENT REPORT

*The Consent Agenda was approved with the Minutes being deferred to the March meeting. The motion carried unanimously, 4-0.*

### 4. REPORTS

#### A. MAYOR'S REPORT

*Mayor Abraham reported on the following: that a Town Hall Meeting will be held on February 20<sup>th</sup> at 6:00 p.m.; working on trail signs to be installed on the trails to make residents aware of the leash laws and picking up after their dogs; working on gateways to be installed at 4<sup>th</sup> Street, Rio Grande and Osuna & 2<sup>nd</sup>; the Village will have a new Journal Reporter by the name of Juan-Carlos Rodriguez; an Election will be held on March 4<sup>th</sup> and absentee voting is being held from 8:00 a.m.-5:00 p.m. through February 29<sup>th</sup>; there are three businesses opening in the Village – Barb's Restaurant, an Optometrist, and La Carniciera.*

#### B. ADMINISTRATOR'S REPORT

*Administrator Ward reported on the following: there have been discussions with the North Valley Area Command Sheriff regarding scheduling of the four officers serving the Village; the Verizon cell tower*

**VILLAGE VISION**

lease has been signed and construction will begin within thirty days; the Area I & J sewer project is progressing; a bike trail will be constructed in conjunction with Area I & J sewer; gates will be installed at the main irrigation canal at Ortega & Chamisal that would limit public access to sections of the ditch; the Village Center surveys are being conducted with title searches being completed and appraisals starting; the Legislature capital outlay bill has appropriated a total of \$899,000 for the Village.

**C. PLANNER'S REPORT**

Planner Nighbert reported on the following: that three ordinances were presented to the Planning & Zoning Commission – FAR Ordinance, Sign Ordinance amendments and Zone Code, Section 24 amendment; Planning & Zoning Commissioner Sam Gollis has completed his 5<sup>th</sup> term and a replacement will be needed; the Zoning Department is providing project management on a variety of Village projects including the Garduño Road drainage project; working with NM DOT on emergency road repairs at the intersections of El Pueblo, Los Ranchos and Ranchitos Roads; and building permits have slowed down considerably.

**D. LEGAL REPORT**

Attorney Martha King reported on the following: she served as legal counsel for the Planning & Zoning Commission; assisted Ms. Seebach on ordinance development; worked on the Retail One case, Landau appeal, Neff case, Desert Oasis Recovery case; employee matters and negotiations with Verizon to finalize the lease.

**E. FIRE DEPT. REPORT**

Fire Chief Perez reported on the following: monthly training was conducted on team effectiveness and effective communication; continue to perform school patrol; the interior and exterior architectural designs for the new fire station are being completed; assisted APD on a body recovery; worked on an ordinance for emergency management plan; a table top exercise will be held in the Village to identify potential threats; the monthly call volume for the fire department was 73 calls.

**5. FINANCIAL BUSINESS**

**A. CASH REPORT - DECEMBER**

Treasurer Nancy Haines presented the December Cash Report which was approved as presented. The motion carried unanimously, 4-0.

**B. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2008-2-1 - REVISING THE 2007/2008 FY BUDGET -LEGISLATIVE MINIMUM WAGE ACT**

Resolution No. 2008-2-1 was approved by the Board of Trustees. The motion carried unanimously, 4-0.

**6. PUBLIC HEARINGS AND APPLICATIONS**

**A. AN APPEAL BY RON CHAVEZ OF PLANNING AND ZONING COMMISSION APPROVAL OF CU-07-04, A REQUEST FOR A DRIVE-THROUGH COFFEE SHOP IN THE VC ZONE AND THE 4<sup>TH</sup> STREET COMMERCIAL CORRIDOR, ON DECEMBER 11, 2007, AGENDA ITEM 5A. THE PROPERTY IS LOCATED AT 6561 4<sup>TH</sup> STREET NW AND IS LEGALLY KNOWN AS TRACT 41G, M.R.G.C.D. MAP NO. 29, ELENA GALLEGOS GRANT IN PROJECTED SECTIONS 28 AND 29, T11N, R3E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 31, 1962. THE PROPERTY CONTAINS .9317 ACRES MORE OR LESS. CU-07-04**

*This item was deferred to the March 12<sup>th</sup> Board Meeting.*

**B. REQUEST BY JOSHUA J. SKARSGARD, ESQ. AGENT FOR DOUG PETERSON, PROPERTY OWNER, FOR SITE DEVELOPMENT PLAN APPROVAL FOR NEW COMMERCIAL CONSTRUCTION IN THE VILLAGE CENTER ZONE AND FOURTH STREET COMMERCIAL CORRIDOR. THE PROPERTY IS LOCATED AT 6561 4<sup>TH</sup> STREET NW AND IS LEGALLY KNOWN AS TRACT 41G, M.R.G.C.D. MAP NO. 29, ELENA GALLEGOS GRANT IN PROJECTED SECTIONS 28 AND 29, T11N, R3E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 31, 1962. THE PROPERTY CONTAINS .9317 ACRES MORE OR LESS. SDP-07-07.**

*This item was deferred to the March 12<sup>th</sup> Board Meeting.*

**C. REQUEST BY BETTY BLEA FOR FINAL APPROVAL FOR SITE DEVELOPMENT PLAN FOR COMMERCIAL CONSTRUCTION IN THE C-1 ZONE OF THE 4<sup>TH</sup> STREET COMMERCIAL CHARACTER AREA. THE PROPERTY IS LOCATED AT 7222 4<sup>TH</sup> STREET AND IS LEGALLY KNOWN AS TRACT 153-B M.R.G.C.D. MAP 27, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY CONTAINS 1.458 ACRES MORE OR LESS. SDP-07-08**

*This item was deferred to the March 12<sup>th</sup> meeting. The motion carried 3-0, with Trustee Homan recusing herself from voting on the matter.*

**7. OLD BUSINESS**

**A. DISCUSSION AND APPROVAL TO ADOPT AN ORDINANCE ANNEXING TERRITORY INTO THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE. THE PROPERTY IS LOCATED AT 8409 2<sup>ND</sup> STREET AND IS LEGALLY KNOWN AS A CERTAIN TRACT OF LAND SITUATED IN ALAMEDA, WITHIN SECTION 16, T11N, R3E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING KNOWN AS TRACT 149-B, AND A PORTION OF TRACT 146-A2, M.R.G.C.D. MAP 24, THE PROPERTY CONTAINS 1.31 ACRES, MORE OR LESS**

*The Board of Trustees gave approval to adopt the annexation Ordinance. The motion carried unanimously, 4-0.*

**8. NEW BUSINESS**

**A. DISCUSSION AND APPROVAL TO INCREASE THE SOLID WASTE COLLECTION RATES WITHIN THE VILLAGE BY 3.5% AS PREARRANGED IN THE AGREEMENT WITH WASTE MANAGEMENT**

*The Board of Trustees approved the increase to the solid waste collection rates within the Village by 3.5%. The motion carried unanimously, 4-0.*

**B. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2008-2-2 - ADOPTING THE GOVERNOR'S EXECUTIVE ORDER FOR THE NATIONAL INCIDENT MANAGEMENT SYSTEM IN THE VILLAGE OF LOS RANCHOS**

*Resolution No. 2008-2-2 was approved by the Board of Trustees. The motion carried unanimously, 4-0.*

**C. DISCUSSION AND APPROVAL TO ADVERTISE IN SUMMARY AN ORDINANCE ESTABLISHING AN EMERGENCY MANAGEMENT PROGRAM**

*The Board of Trustees approved the advertisement of the ordinance. The motion carried unanimously, 4-0.*

**D. DISCUSSION AND COMMENT ON THE GARDUÑO ROAD STORM DRAINAGE IMPROVEMENTS PROJECT AGREEMENT BETWEEN THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, THE VILLAGE OF LOS RANCHOS AND BERNALILLO COUNTY**

*Trustee Lopez asked how the engineer will be selected. Trustee Rael asked that on the agreement the Village of Los Ranchos be added as an insured to the liability insurance.*

**E. DISCUSSION AND APPROVAL OF MATCHING FUNDS IN THE AMOUNTS OF \$10,000 AND \$17,300 FOR THE 2008 SCENIC BYWAY GRANT AWARDED BY THE NM DEPARTMENT OF TOURISM**

*The Board of Trustees approved the matching funds for the Scenic Byway Grant awarded by the NM Department of Tourism. The motion carried unanimously, 4-0.*

**9. TRUSTEES INFORMAL DISCUSSION**

*Trustee Homan announced that the Old Village Hall is now being used by the Girl Scouts in addition to the Boy Scouts; she received a call from a resident asking what the Village policy is for skunk pick ups; and stated that she will not be attending the March Board of Trustees Meeting.*

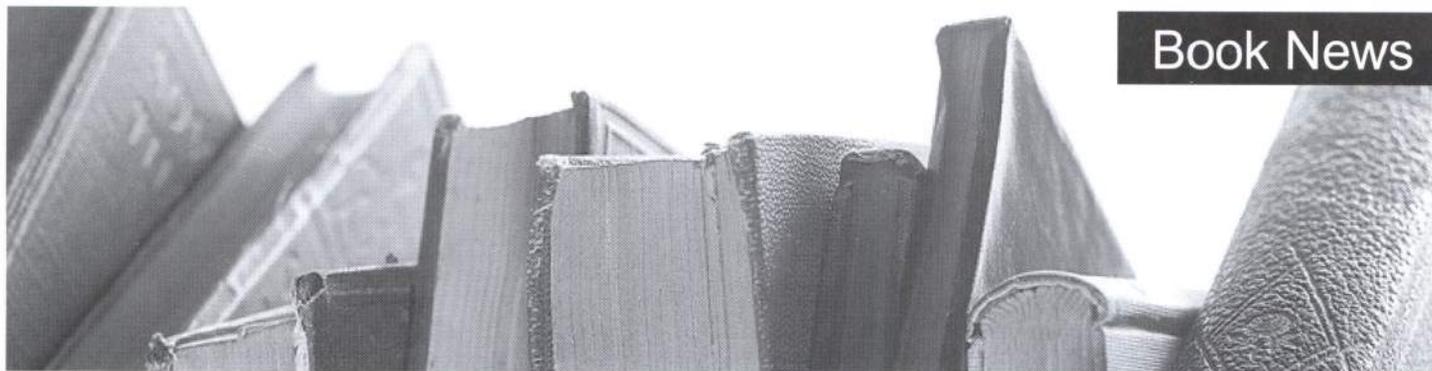
*Administrator Kelly Ward stated that Critter Control and Skunk Man will pick up skunks for a fee.*

*Trustee Rael stated that the Village should be proactive and try to come up with boundaries for annexations instead of allowing new developers to ask for annexation of small sections. He suggested that the Village start charging a fee to developers for annexations*

*Trustee McDonough discussed a concern he received that no stop signs be installed on Rio Grande Blvd.*

**10. ADJOURNMENT**

*The meeting was adjourned at 9:05 p.m.*



by Barbe Awalt & Paul Rhettis

## 2008 New Mexico Book Awards Announced

The New Mexico Book Co-op is pleased to announce the 2008 New Mexico Book Awards Competition. Open to all books by New Mexico authors or publishers, books can be entered in any of the 34 categories, which range from children's picture books to history, and even poetry (the complete list of categories can be found at [www.nmbookaward.com](http://www.nmbookaward.com)). Borders stores in New Mexico will also host the People's Choice Award honoring any book ever published or written in New Mexico or about New Mexico. The deadline for entry submissions is July 1, 2008 (a discount is offered for entries received before May 31).

The 2008 Friends of New Mexico Books Award will go to **Denise Chavez** (Las Cruces), author and founder of the Border Book Festival, and **David Morrell** (Santa Fe), author of the Rambo series. The Friends of New Mexico Books Award recipients and the winners of each of the categories will be honored at the awards banquet on **November 21 at the MCM Elegante Hotel in Albuquerque.**

Underwriters of the 2008 New Mexico Book Awards are Albuquerque The Magazine, Borders, New Mexico Book Co-op, and New Mexico Humanities Council. Sponsors for the individual book categories include: Borders Books, New Mexico Kids, Albuquerque The Magazine, New Mexico Humanities Council, Southwest Writers, Page One Books, Albuquerque/Bernalillo Library System, Wordharvest Writers Workshop, Sunbelt Shows/Fiery Foods, New Mexico Book Co-op, LPD Press/Rio Grande Books, and the New Mexico Book Association. Additional sponsors will be announced in the near future.

For more information on the New Mexico Book Awards and rules go to [www.nmbookaward.com](http://www.nmbookaward.com).

## Dave Dewitt Signs Avenging Victorio at the Fiery Foods Show Feb. 29th & Mar. 1 & 2

**Dave Dewitt**, award-winning author and founder of the Fiery Foods Show, will be signing copies of his newest novel, *Avenging Victorio*, as well as his cookbooks: *The Spicy Food Lover's Bible*, *Da Vinci's Kitchen*, and *Heat Up Your Life DVD* at the Fiery Foods Show at Sandia Casino. *Avenging Victorio* was a finalist in the recent New Mexico Book Awards.

Dewitt will be signing: Friday, February 29th, 1-3 pm; Saturday, March 1st, 9am - noon & 4-6pm; and Sunday, March 2<sup>nd</sup>, 1-4pm. at the **LPD Press/Rio Grande Books booth 724** in the meeting room near the ballroom of Sandia Casino.

Attendees to the **Fiery Foods Show** will also have the opportunity to taste samples of salsa, sauces, candy, and many more spicy foods. The book signing is open to any attendee to the **Fiery Foods Show at Sandia Casino.**

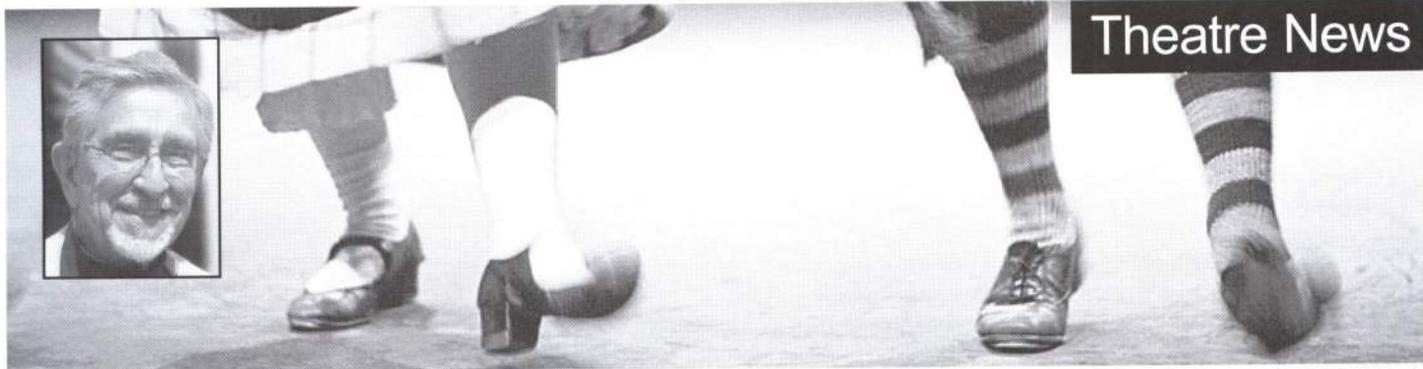
## Meet the Author Book Fair Event at HolyGhost

**Holy Ghost Catholic School** is hosting the **Meet the Author Book Fair** - author event on **Saturday, March 8, 2008, from 10am to 5 pm.** The event is free and participants will have the opportunity to talk with authors, go to talks by authors, and buy books that appeal to children and adults. There will be ethnic foods and live entertainment. (Holy Ghost is located at 6201 Ross Ave. SE, Albuquerque 87108 (three blocks north of Gibson on San Pedro).

Authors scheduled to appear are: Sabra Steinseck, Jerry Davis, Barbe Awalt, Paul Rhettis, Mark David Gerson, Nancy Bartlitt, Sue Houser, Chris Eboch, Kathy Barco, Anna Redsand, Gary Wilson, Phil Jackson, Jill Lane, Bernadette Vadurro, Ken Hudnall, Margaret Nava, Albert Hoyer, and many more. In addition Albuquerque The Magazine, LPD Press/Rio Grande Books, Petals & Pages Press, Amador Publishers and other publishers will be attending. Some authors are also giving talks that are also free.

This is an opportunity for the public to meet authors and browse books. There are some spaces available for authors/presses to sign up

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[nmsantos.com](http://nmsantos.com)



by Phil Bock

## Who's Crazy Now?

**Elwood P. Dowd** is an amiable bachelor who has an unusual friend. This character, made famous by Jimmy Stewart in the movie "Harvey," is quite harmless though he does like his share of whiskey. He can also upset his sister, Veta, with whom he lives, especially when he introduces her guests to his friend, a six foot tall rabbit that only he can see! Veta is anxious for her daughter, Myrtle Mae, to marry well. When she tries to have her brother committed to a mental hospital, the fun begins in Mary Chase's delightful, classic comedy, **HARVEY**.

Director Kenneth Bennington had an abundance of actors to choose from for this March/April production at the ADOBE. He has selected a cast of regulars and newcomers, including the popular Vernon Poitras as Elwood, and Cyndy Noll as his sister, Veta. Wendy Traylor will play the awkward Myrtle Mae, who is finally pursued by the hospital orderly. Mr. Wilson is played by Freddy Vargas. Other regulars in the cast are Michael Girlando as the young doctor at the mental hospital, Jennifer Lloyd as the lovely nurse who admires him, and Pete Alden as Dr. Chumley, the socially ambitious head of the hospital. Actor and playwright Bill Derringer will be the Judge who must sort out the confusion. A newcomer to the theater, but not to the North Valley, Christine Lopez, principal at Los Ranchos Elementary School, will play Mrs. Chauvenet, the wealthy Aunt Ethel, who adores Elwood until she is introduced to HARVEY. If you have seen the film or the play, you will still enjoy the antics of this cast as they rotate around Elwood and his romantic fantasies. You will laugh again — or for the first time — as this warm, wonderful, popular play is presented in the newly renovated ADOBE Theater, starting on March 21. Make your reservations soon! Director **VILLAGE VISION**

Bennington has directed plays at three other venues in Albuquerque. If he looks familiar to ADOBE patrons it is because he sang and acted in two shows here in recent years, "What About LUV," and "Murder Among Friends." He agrees with Elwood's philosophy: "In life you must be oh so smart or oh so pleasant. For years I was smart. I recommend pleasant." Kenneth adds that audiences are "sure to have a pleasant evening with HARVEY."

**HARVEY**, by Mary Chase, opens Friday, March 21 and runs through April 13 at the **ADOBE, 9813 Fourth St. NW**, two blocks north of Alameda. **Performances Fri. and Sat. at 8:00, Sunday at 2:00. Tickets only \$12, seniors and**

**students \$10. Call 898-9222**

On April 25, the Adobe will premiere **SUNDOWN**, a musical about **Doc Holliday and the shootout at the OK Corral**. Directed by CY and Jane Hoffman, who brought you the stunning production of **GIGI** last year, this unusual work will interest audiences who know the story, as well as those who are not familiar with the mythical encounter. Tickets are only \$14 and \$12 for this lively evening of song and story. Adobe musicals often sell out early, so call **898-9222** for reservations.

## AaBbCc

### ESCRIBIENTE MEETINGS

**PAT FLORENCE** and **BILL KEMP** present "Basic Tips for Linking the Computer with Calligraphy" at the March 5, 2008, 6:30 pm, meeting of **ESCRIBIENTE**, Albuquerque's Calligraphy Guild. The free, public demonstration will be held at Manzano Mesa Center, 501 Elizabeth SE. More information? Call Alma B. Sanderson at 265-0015, or [alma@almasanderson.com](mailto:alma@almasanderson.com)

Escrribiente's Membership will demonstrate techniques for "Writing on Almost Everything and Anything" at the **Wednesday, April 2, 2008, 6:30 pm** meeting of **Albuquerque's Calligraphy Guild**. The free, public demonstration will be held at Manzano Mesa Center, 501 Elizabeth SE. More information? Call **Escrribiente** at 265-0015.

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by Randy Shamlian

## South Mountain Dairy: The “Udder” Kind of Dairy

Spring is fast approaching and a new brood of kids are on their way at the South Mountain Dairy, that “udder” kind of dairy – the one that raises goats. Owners **Marge Petersen** and **Donna Lockridge** are the caretakers of this micro farm that is nestled up close to South Mountain, just on the eastern side of the Sandia Mountain Range. It is a well cared for operation, as evident in the tender love and attention they provide to their “Girls” and “Boys” – goats that is, and in how they maintain their farm and cheese production as “natural” as they can get it.

Marge and Donna produce a variety of fine goat milk products that are made available at the Los Ranchos de Albuquerque Growers’ Market throughout most of the year. The uniqueness of their goat wares is that, as Donna states, “they’re not goaty.” Meaning that their goats are fed quality alfalfa and their milk is prepared so that the end result is a mellower, yet rich tasting product as compared to cow’s milk chevres and fetas that have a tendency to be a bit tangier. Of their variety of cheeses they have been experimenting with for the past three years, they produce blended herb chevres, breakfast chevres, fresh and marinated fetas, and an assortment of flavored havartis.

Raising goats is a distinct “lifestyle” that Marge and Donna have dedicated themselves to, between their own ongoing professional careers. As April nears, every Sunday South Mountain Dairy will be open to the public for tours, where you can get a chance at bottle feeding the new kids (for only \$1). This is a great way to spend a leisurely afternoon. You can visit their website at [www.lafarmita.com](http://www.lafarmita.com) for more information and directions.

Below is an adapted recipe I prepared from a suggestion by Donna using their Dill Chevre:

Salmon & Chevre en Papillote (salmon & goat cheese baked in parchment paper)

### *Per Serving:*

6oz salmon filet  
 1/4 cup julienned fennel bulb  
 1/4 cup julienned carrots  
 1/8 cup sliced red onion  
 2 chive sprigs  
 1 dill sprig  
 1 Tbl dry white wine  
 1/4 tsp orange zest  
 1 Tbl fresh orange juice  
 2 Tbl South Mountain Dairy Dill Chevre  
 Salt & Pepper

Preheat oven to 425°F. Cut a 12-by-15-inch sheet of parchment paper per serving. Fold each sheet in half to crease, then unfold. Season fish with salt and pepper, and put fillet to right of crease on each sheet. Top each fillet with remaining ingredients. Fold left half of parchment over fillet. Starting at one corner of crease, fold edge of parchment over in triangles (each fold should overlap previous one). Tuck last fold under to seal papillote completely.

Bake papillotes on a baking sheet for 12 - 14 minutes.

To serve: slit top of papillotes with a knife and tear open (caution: hot steam). Pour contents onto plates accompanied with long grain rice pilaf, topped with toasted pine nuts, and salad greens and fresh dill, dressed with a raspberry vinaigrette.





## March / April Events

### Alvarado Elementary School

Solar Road NW, Albuquerque, NM 87107

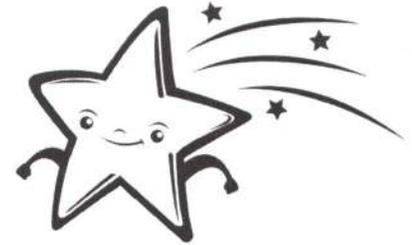
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#### March

- 5th ASA (Alvarado School Association) meeting
- 6th Jog-A-Thon
- 17th-20th Conference Week, *Early Dismissal at 1pm all week*
- 20th Class picture day
- 21st No School, *Vernal Holiday*
- 24th-28th Spring Break, *No School*

#### April

- 2nd ASA (Alvarado School Association) meeting
- 16th Kindergarten pre-registration
- 30th Volunteer Appreciation Lunch



### Bosque School

4000 Learning Road NW, Albuquerque, NM 87120

(505) 898-6388

[www.bosqueschool.org](http://www.bosqueschool.org)

March 24-28: Spring Break

#### April 26-27: Run Your Age Event

Open to the Public Minimum entry fee \$25 **Fund Raiser to Benefit Bosque School's:** Boys' Soccer Team, Girls' & Boys' Cross Country Teams, and Bosque School's wildlife and Bosque Ecosystem Monitoring & education Programs  
 For Information: Klaus Weber at 898-6388 or [funrun@bosqueschool.org](mailto:funrun@bosqueschool.org) Online Registration Powered by [www.active.com](http://www.active.com)



**BOSQUE  
SCHOOL**

### Los Ranchos Elementary School

7609 4th St. NW, Los Ranchos, New Mexico 87107

898-3611

- 3-18th Standard Based Assessment for grades 3-5 (State Test)
- 16th Eagle Scout Project to refurbish the "green house"
- 17th Happy St. Patrick's Day!
- 21st Vernal Friday - No school in session
- 24-28 Spring Break - no school in session

#### April-2008

- 10th Once Upon a Theater presentation of "Who Done It?" at the Raymond G Sanchez Community Center for our 4<sup>th</sup> and 5<sup>th</sup> Graders
- 18th MADD Assembly for all grade levels at 9:00 AM
- 23rd Literacy Night - creative journal writing and making book marks
- 25th Talent Show - 6:00 PM in the gym





## North Valley Academy

7939 Fourth Street NW, Los Ranchos, NM 87114  
998-0501

SBA Testing, March 10-14  
Governance Council Meeting, March 10th, 6:00 pm  
Spring Break March 21-24  
Last Day of Second Trimester April 4<sup>th</sup>  
Intersession April 7<sup>th</sup> to May 4<sup>th</sup>



## Sandia Preparatory School

532 Osuna Rd NE, Albuquerque, NM 87113  
338.3000

"High School Musical" presented by the Sandia Prep Theater Department **Saturday-Sunday, March 1-2** | 2:00 p.m. & 7:00 p.m. | Sandia Prep Theater Tickets: \$10 adults, \$6 students and seniors (65+) For tickets: call 338.3031 or email tickets@sandiaprep.org

**Jazz Concert** presented by the Sandia Prep Music Department  
**Monday, March 3** | 7:00 p.m. | Sandia Prep Theater Free admission

**Spring Choral Concert** presented by the Sandia Prep Music Department  
**Tuesday, March 4** | 7:00 p.m. | Sandia Prep Theater Free admission

### SummerPrep 2008 Open Registration

**Saturday, March 8** | 9:00 a.m.-12:00 noon | Sandia Prep Commons and Saunders Library  
Info: Sandia Preparatory School | 338.3000 | www.sandiaprep.org

### APRIL

*Noche de Arte* biennial auction gala presented by the Sandia Prep Development Department  
**Friday, April 25** | 6:00 p.m. | Hyatt Regency Downtown  
Tickets: \$100 per person / \$1,000 per table.  
Info: Sandia Preparatory School | 338.3029 | www.sandiaprep.org.

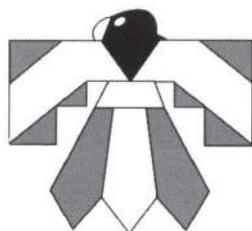


## Taft Middle School

620 Schulte Rd. NW, Los Ranchos, NM 87107  
344-4389

March 1 - Math Placement Test for Incoming 6<sup>th</sup> graders  
March 11 - End of Third Quarter  
March 20 - Beginning and Intermediate Band Concert 6:30pm Cafeteria  
March 21-28 - Spring Break

April 16<sup>th</sup> - Honor Society Candlelight Ceremony  
April 24<sup>th</sup> - NM State Band Festival

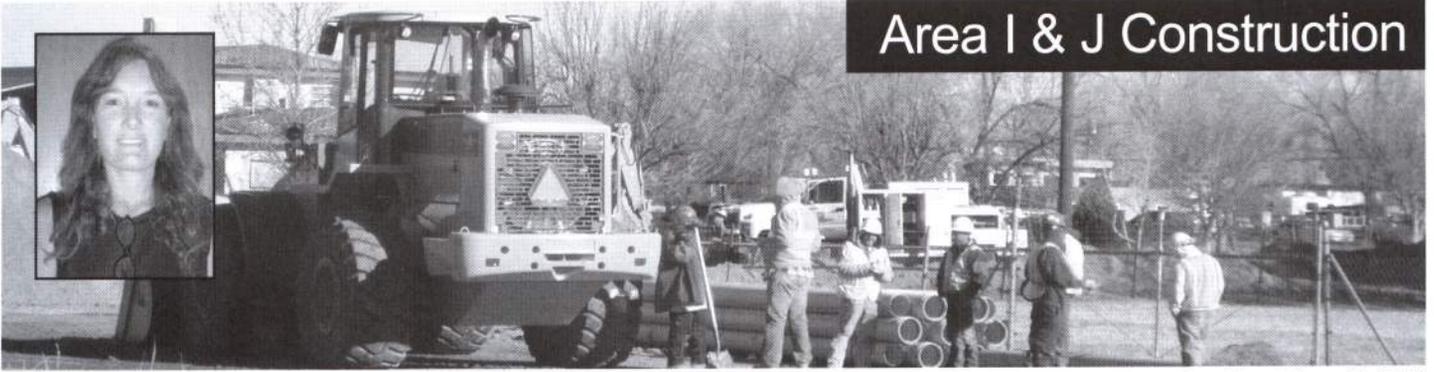


## Taylor Middle School

8200 Guadalupe Tr. NW, Los Ranchos, NM 87114  
898-3666

March 4, 5, 6, and 11: SBA testing  
March 21 - 28: Spring Break  
April 8: Cibola Cluster Parents' Night: 6:30 to 8:30 at LBJ Middle School

Our children are taking part in Choral and Band Festivals, but not at Taylor



by Lisa Manwill, P.E.

## Area I & J Sewer Construction Update

The Area I&J project is underway and, as of the writing of this update, is on schedule. It is anticipated that this month will be spent installing sewer line in Tinnin Farms and on Rio Grande.

The first three phases of Tinnin Farms construction are complete. The fourth and fifth phases are a little longer, as a sewer lift station has to be constructed. The phasing is being done in order to keep one paved entrance to Tinnin Farms throughout the duration of the project.

Please be prepared for delays and shut downs on Rio Grande over the duration of the project. The Village website, [www.villageoflosranchos.com](http://www.villageoflosranchos.com), is a good way to stay abreast of road impacts.

NMUI will be handing out flyers announcing the anticipated date when construction will begin on your road. You can expect these flyers to be handed out 4 to 7 days prior to the start of construction on your road.

The system being installed is a gravity sewer system run by a series of lift stations. Because of this, we have some flexibility when it comes to the placement of your sewer stubs. Please review the information below and contact the County prior to sewer installation on your road. If you do not contact us, we will install the stub 6 feet deep somewhere along your front property line.

### SEWER STUBS

Below are some steps you may want to consider when trying to determine the best location for your sewer stub. If you

are not planning on installing your sewer yard line, contact a plumber to assist you with the steps below. Please consider hiring a licensed and bonded plumber.

#### 1. Depth of Sewer Line at House:

- a. Locate your sewer clean outs and determine the depth to the bottom of your sewer line. Generally, the clean out is located between the house and the septic tank.
- b. If you can not find, or do not have a sewer clean out, you must determine the depth of the sewer line exiting your house by digging it up.

#### 2. Length of Yard Line

- a. Measure the length required for the new sewer yard line (from the house to the street)

#### 3. Horizontal Location of Service Stub (at street)

- a. The location of your yard line at the street (2a) will tell us the horizontal location of your sewer stub.
- b. Once the County's contractor is getting close to your residence, you will receive a flyer requesting you to provide the desired horizontal placement of your sewer service stub. Please be on the look-out for the flyer.

#### 4. Vertical Location of Service Stub (at street)

- a. Call or email the County Project Manager to confirm that we have your stub deep enough. We can determine proper depth, providing you are able

give us measurements described in 1 and 2 above. PLEASE make certain to mention if your property is above, below, or about the same elevation as the street.

b. Unless you've been contacted previously, all sewer stubs will be a minimum of 6 feet below the street. This depth is usually deep enough to maintain proper yard line slope and keep yard trenches as shallow (less expensive) as possible. If needed, in many cases we are able to provide a deeper stub. A deeper stub may be required for:

- A home that sits far back from the street
- A home that has cleanout depths (1a /1b above) deeper than 2 feet
- A home that sits below the street

#### Project Manager:

Rodrigo Eichwald, P.E.  
[rleichwald@bernco.gov](mailto:rleichwald@bernco.gov)  
848-1574

#### Project Engineer:

Lisa Manwill, P.E.  
[lmanwill@bernco.gov](mailto:lmanwill@bernco.gov)  
848-1512

**For the most current information, see the Village websites:**

[www.losranchosnm.gov](http://www.losranchosnm.gov)  
[www.villageoflosranchos.com](http://www.villageoflosranchos.com)





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505-922-1209



Cover Photo: Larry Abraham

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