



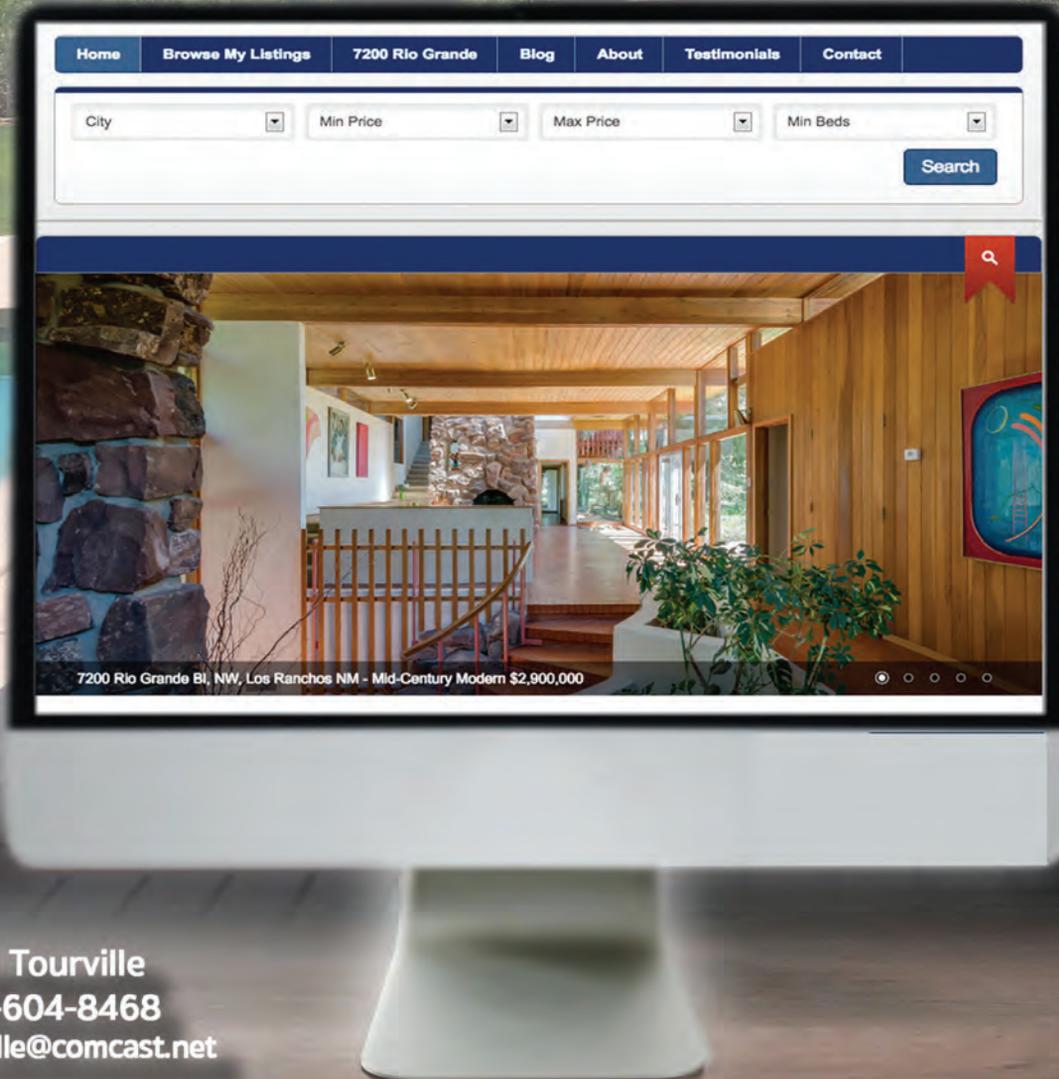
# Los Ranchos *Village* Vision

June 2017



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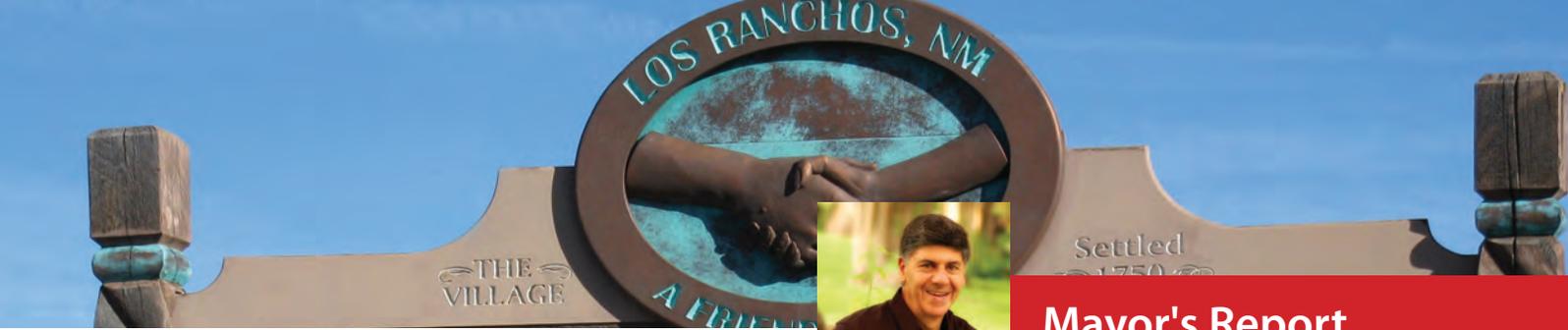


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## Mayor's Report

by Larry Abraham

# Final Designs for Fourth Street Revitalization Approved

At the May meeting of the Board of Trustees, the Board approved the final designs for the Fourth Street Revitalization and Redesign. The solicitation for a contractor has been issued and we anticipate awarding a contract at the July meeting of the Board of Trustees. Construction of the improvements would begin after the award of the contract and as soon as the utility improvements have been completed. The final plans are available for your review either at Village Hall or on the Village website. We are very excited about the final product

All aspects of the project have come together to create a true destination area and one that represents the Village, its heritage, values, and character. I would like to highlight a few of the special details that jump out for me.

The Village of Los Ranchos has not created a community-wide storm drain system and, other than a small section on the South end of the Village, Fourth Street is no exception. Driving on Fourth Street during or after a healthy rain storm is a good reminder that the storm water has nowhere to go. On-site ponding is a requirement of all properties in the Village and in keeping with that, the Village has designed an innovative storm drainage system for Fourth Street.

This approach provides a distributed drainage scheme to lessen the use of large storm water ponds and it provides the added benefit of providing water to the trees and shrubs that will be part of the landscape scheme for the project. The system includes permeable surfaces on sidewalks and gutter pan of the street, subsurface reservoirs for the water storage and use of structural soils to allow trees and plants to freely tap the water source.

As for above ground features, there will be plenty to see.. Gateway signage announcing visitor's arrival into a special place will bookend the first phase of the project. Sidewalks

and on-street parking will facilitate the public's access and ease of movement. Copious trees, grasses, flowering plants, benches, sound system, and accessible WiFi will enhance the environmental and lifestyle experience for us and our guests. Overhead string lights, stylish pedestrian lighting, center turn lane, and distinguishing surface emblems marking each intersection serve to improve safety and the esthetics of the project. Bike racks, modern bus shelters, and attenuated crosswalks support alternate modes of transportation. The water features simulate and honor the acequia system that is a life blood of Los Ranchos. Our connection to the Rio Grande is found in the meandering blue accent concrete in the center turn lane. We are reinforcing our agricultural roots and image through the planting of fruit trees and edible plants, with dedicated planters for seasonal herbs.

There is a lot to see and appreciate in the final designs and we will work diligently to ensure the finished street wows you.

It will be a short year of construction and we will work together to keep each other positive and optimistic about the future with a brand new look on Fourth Street.

We are pleased that business licenses are at an all-time high. There is a growing excitement on Fourth Street with expansion and renovation plans of existing businesses and with interest from new businesses and existing businesses from outside the Village. Recent examples of such are Steel Bender Brewery, Los Ranchos

Foundry, and Pop Fizz. We are excited to welcome each of these new businesses that will add to the diversity and character of our business community.



# Calendar

## Planning and Zoning Commission Meetings

Tuesday, June 13, 7:00 p.m.  
 Tuesday, July 11, 7:00 p.m.  
 Tuesday, August 8, 7:00 p.m.

## Board of Trustees Regular Meetings

Wednesday, June 7, 7:00 p.m.  
 Wednesday, July 12, 7:00 p.m.  
 Wednesday, August 9, 7:00 p.m.

## Deadlines: Los Ranchos Vision Magazine

Advertising and Article Submissions Due  
 Friday, July 21, September Issue

## Growers' and Arts/Crafts Market

Saturday, June 3, 7:00 a.m. - noon  
*Growers' and Arts/Crafts Markets*  
 Saturday, June 10, 7:00 a.m. - noon  
*Growers' and Arts/Crafts Markets, Old Vehicle Day*  
 Saturday, June 17, 7:00 a.m. - noon  
*Growers' and Arts/Crafts Markets*  
 Saturday, June 24, 7:00 a.m. - noon  
*Growers' and Arts/Crafts Markets, Solar / Sustainability*  
 Saturday, July 1, 7:00 a.m. - noon:  
*Growers' and Arts/Crafts Markets*  
 Saturday, July 8, 7 am - 1:00 p.m.  
*16th Lavender & Garlic Celebration (extended hours)*  
 Saturday, July 15, 7:00 a.m. - noon:  
*Growers' and Arts/Crafts Markets*  
 Saturday, July 22, 7:00 a.m. - noon:  
*Flower Festival*  
 Saturday, July 29, 7:00 a.m. - noon:  
*Growers' and Arts/Crafts Markets*  
 Saturday, August 5, 7:00 a.m. - noon:  
*Growers' and Arts/Crafts Markets*  
 Saturday, August 12, 7:00 a.m. - noon:  
*Growers' and Arts/Crafts Markets*  
 Saturday, August 19, 7:00 a.m. - noon:  
*Peak of Season*  
 Saturday, August 26, 7:00 a.m. - noon:  
*Growers' and Arts/Crafts Markets*

## MRGCD Election Dates

Early Voting: Saturday, June 1-June 3, 8:00 a.m. to 5:00 p.m.  
 Election Day: Tuesday, June 6, 7:00 a.m. to 7:00 p.m.

## Independence Day (Fourth of July)

Tuesday, July 4  
*Village office closed*

## Lavender Celebration in the Village

Saturday, July 8 - 15  
*Beginning with Lavender & Garlic Festival, local businesses participation and Lavender in the Village*

## JUNE

S	M	T	W	T	F	S
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

## JULY

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## AUGUST

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12	14	15	16	17	18	19
19	21	22	23	24	25	26
26	28	29	30	31		

# Village at-a-Glance

## Growers' Market

The 25th season of the Growers' Market is off to a great start. Join us at Village Hall every Saturday for a wonderful selection of produce, baked goods, homemade food items, handcrafted items, and so much more. The market begins at 7:00 a.m. and concludes at noon. In the event of inclement weather, the market will be held in the barn located south of the tennis court parking lot. We are looking forward to another great season at the market.

## Summer Farm Camp

Summer Farm Camp will begin Monday, June 5. Weekly sessions will run through June 30. Camp is at capacity, so register early next year for Spring and Summer Farm Camps. Enjoy farm camp highlights on page 12 in this issue.

## Lavender Events

This year the Village will celebrate lavender for an entire week! On Saturday, July 8, the Growers' Market will host a special Lavender and Garlic Event with extended market hours. Los Ranchos businesses will celebrate lavender with their own special shopping events on July 8 and during the week. Then on Saturday, July 15, Lavender in the Village will conclude the week-long celebration with a full day of lavender themed events at the Los Ranchos Agri-Nature Center. Mark your calendars! Updates will be posted as they are received.

June 2017

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Kathryn E. Terry

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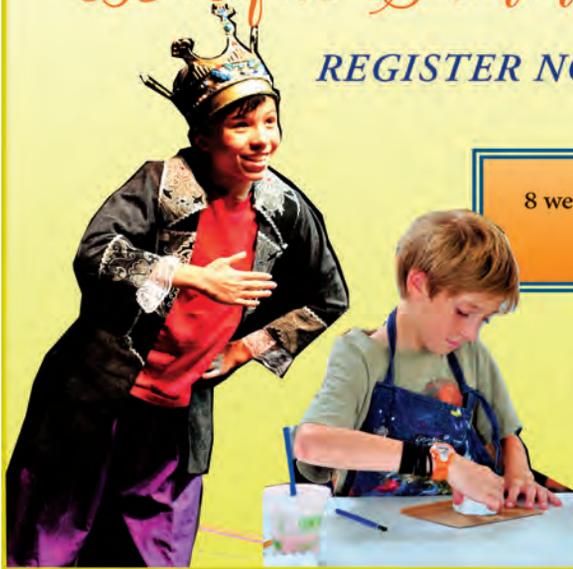
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# Lavender

IN THE VILLAGE



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9AM - 4PM

Agri-Nature Center  
Village of Los Ranchos



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**VILLAGE OFFICE HOURS**  
M, W, Thur, & F: 8:00 a.m. - 5:00 p.m.  
Tues: 9:00 a.m. - 5:00 p.m.

The *Los Ranchos 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 eight times per year and distributed free of charge to residents and businesses. Non-residents and other interested parties may subscribe by contacting Los Ranchos Village Hall at 344-6582. Price, including S/H, is \$20.00 per annum.

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**ADVERTISING**  
The deadline for the next issue is printed in the calendar of each issue. Advertisements must be paid at Village Hall before each deadline, and artwork submitted in a print-ready PDF format.

**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 in jpeg format or on a CD. Refer to the advertising page in this publication. Please call before submitting material to confirm space and suitability.

The *Los Ranchos Village Vision* takes every precaution to ensure the 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 Village will be corrected, when possible, and in a timely manner. If you wish to notify us of an error, you may contact us at 344-6582 or email us at [info@losranchosnm.gov](mailto:info@losranchosnm.gov).

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Growers' Market | [losranchosnm.gov](http://losranchosnm.gov)  
[losranchosgrowersmarket.com](http://losranchosgrowersmarket.com)

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**@LosRanchosNM, Official page**  
**@LosRanchosEM, Emergency Manager**

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# Los Ranchos Tidbits & Tipoffs

by Dave Bexfiel

The Village's first microbrewery, Steel Bender Brewery (8305 Second St, 433-3537, steelbenderbrewery.com),



opened its doors in March and immediately proved—to at least this beer fanatic—that the wait was worth it. Owners Ethan, Gregory and Chris Chant have hit the trifecta out of the gate: ambiance, food, and beer are all stellar. And thank goodness so is the parking, as the place is hopping like a rabbit breeding facility during mating season. ... Karen and Frank Shope have brought their seasoned baking skills from the Pacific Northwest and opened Los Ranchos Bakery (6920 Fourth St, 345-2225, losranchosbakery.com) across from Dan's Boots & Saddles. My father-in-law purchased a cake of theirs and declared it the "best cake ever" and proceeded to back that claim up by not sharing. ... There are more antique stores in the Village than

one can shake a stick at, an expression that leaves linguists and etymologists, ironically, at a loss for words (its origin is unclear). Also unclear is how this writer failed to mention Miyagi's Antiques and Collectibles (6705 Fourth St, 505-681-6394) in his recent column about antiquing, a store that has been in the Village for over half a decade. ... Grace and Troy Lapsys of Joliesse Chocolates (6855 Fourth St Suite C1, 369-1561, lajoliesse.com) captured the



grand prize at the 2017 Chocolate Fantasy Chocolate Sculpture Competition with their sculpture Tik Tok. But the bigger news: the business is celebrating its fourth anniversary this June with

special events, made even more special by the recent arrival of a long-awaited beer and wine license, expanded hours and menu, and jazz every other Saturday night. ... Open Table just crowned Vernon's Speakeasy (6855 Fourth St Suite A, 341-0831, thehiddensteakhouse.com) one of the most romantic restaurants in America. It was the only restaurant in New Mexico to make the prestigious list out of more than 24,000 entries. Be sure to call for reservations before visiting because a password is required to enter. If you say "Dave sent me" you will be met with guffawing laughter. ... Los Poblanos Historic Inn & Organic Farm (4803 Rio Grande Blvd, 344-9297, lospoblanos.com) is now serving breakfast daily to the public from 7:00 to 11:00 a.m. Farm-fresh eggs, local bacon, and house-made granola/chile/honey/etc. highlight the menu of authentic Rio Grande Valley cuisine. ... If your pants are repeatedly falling down inadvertently exposing a cheek or two, there is a clever and less embarrassing solution around the corner. Mike, the master leather crafter and owner of Stone Canyon Leathers (6715 Fourth St, 345-4242, stonecanyonleather.com) makes custom leather belts. Attached to a favorite buckle? He can replace worn leather seamlessly and make that old belt new again.

Have a Los Ranchos happening you would like to contribute? Send your news to Dave at dave@losranchostidbits@gmail.com or call 890-1764.





LOS RANCHOS/BERNALILLO  
COUNTY FIRE STATION 30



## Fire Corner

*by Deputy County Manager,  
Health & Public Safety Greg Perez,  
Bernalillo County*

# A Heartfelt Thank You to All Who Made the 15th Annual Easter Egg Hunt a Success

I would like to thank everyone who helped make the 15th Annual Village of Los Ranchos Easter Egg Hunt a success. This event would not be possible without Village staff, members of 4H who together stuffed more than 4,000 plastic eggs, the men and women of the Bernalillo County Fire Department for delivering our special guest (Easter bunny), and Waste Management for joining us and showing off their waste management vehicle. This was the largest attended event to date. We look forward to seeing you all out again next year. See pages 34-35 for more photos.





Photo compliments of Sunbelt Properties - Sarabande Bed and Breakfast



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## Market Promos Ramped up This Anniversary Year

In celebration of the 25th anniversary of the Los Ranchos Growers' Market, the Village has increased advertising and promotional materials to disseminate information about the market and its activities to a broader audience. In addition to radio spots on KKOZ radio, this year's advertising program includes five pony billboards, as well as a digital billboard on Montañito, that allows the Village to change the message as often as they wish throughout the month. Print media includes monthly and bi-monthly advertising in the Corrales Comment, the Sandoval Signpost and multiple state-wide online calendars.

The familiar rack card which lists dates and special events is now available at the market and the Village office. A door hanger announcing the market's anniversary, location and hours will also be distributed in selected zip codes to generate more traffic to the market.

As a part of the Fourth Street Revitalization project, the Village is also planning to place street pole banners with event flags on light posts up and down Fourth Street. Event flags will include the growers' market, the Lavender Festival and the Holiday Stop & Shop.



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## Ditch Writer

An Agri-highlights Column  
by Sue Brawley

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

# A Plethora of Fresh Produce at the June Markets

In June, the market tables will have a greater variety of locally grown produce. June also marks the start of the fruit season. So far, it appears that there may be fruit this year – yeah. Fruit choices may include strawberries, blackberries, peaches, apricots, and plums. At the beginning of June, pick up tender shelling, snow and edible pod peas. There will be a variety of greens including lettuces, chard, kale, sorrel arugula, spinach, as well as micro greens. Different types of basil will be available for pesto, stir-fries and salad uses. Beets, carrots, cucumbers, broccoli, salad turnips will join the first

of the beans, and perhaps early summer squash. Garlic and shallot scapes, green garlic and green shallots will make their appearances. You will find a variety of plant starts, as well as color spots for your garden. Fresh bouquets with various flowers will be available

As with all our markets, enjoy the music while picking up local arts and crafts as well as locally produced foods such as breads, pastries (gluten and gluten free), pasta, jams/jellies, smoothies, grass fed beef, pork, and more.

On June 10, Old Vehicle Day will feature a display of old vehicles by Poco Quatros Model A Club. On June 24, we

will celebrate the Summer Solstice with a Solar/Sustainability Day. There will be various solar firms available to discuss how to use solar panels for agriculture-related uses, as well as residential uses.

Check out our website for more information about what local produce and products will be available at the market and visit our Facebook page: Los Ranchos Growers Market for local product information and to view pictures.

The arts and craft vendors feature creative and unique gifts that are handmade by New Mexico artists. More information is available at their website: [www.LosRanchosArt.com](http://www.LosRanchosArt.com).

## From Market to Your Table

by Lorilee McDowell

### Sunday Dinner from the Market

We just finished one of our favorite dinners, and as I put things away, it occurred to me that practically everything (except the rice) came from the market. Start with a flank steak, laid in a flat dish suitable for the oven, cover it with thinly sliced shallots and then a mixture of soy sauce, olive oil, thyme, lemon juice, salt and pepper, and hot sauce. Let it marinate for at least two hours, turning occasionally.

Chop more shallots, a little celery, parsley and tarragon, and sauté in several tablespoons of butter until soft. Cook as much rice as you need, when done, mix in the veggies and butter, with salt, pepper, keep warm.

Trim and clean as many young carrots as you wish, slicing lengthwise if they are too fat. Lay them in a sheet pan. Coat them with a mixture of a tablespoon of olive oil, and several tablespoons of maple syrup. Add any seasonings and herbs you wish. Roast in a 400° oven for twenty minutes. Shake the pan several times while roasting, so they brown on all sides. Before serving, sprinkle chopped dill over the carrots.

To prepare the steak, you may grill it outside, but we prefer to broil it in the oven with the marinade and shallots, turning it once. It is best served rare. When done, slice the meat thinly across the grain, and lay it on a platter or on the plate, with its sauce and the browned shallots. Add the rice and the carrots, and you have a very tasty market inspired dinner.

## Farm Camp Highlights

by Staff Writer



The Village is ready to welcome this year's Farm Camp campers. Village staff has been tirelessly working to prepare the Agri-Nature center for the upcoming summer camp. The Village of Los Ranchos has deep agricultural roots. Farm Camp will continue to foster an affection for nature, gardening, health, and exploration.

This year, we will continue with all the wonderful activities that make Farm Camp great. Campers will prepare their own morning snack with healthy, wholesome ingredients. Throughout the day, campers will use their hands and imaginations for arts and craft projects. Nature walks and wildlife observation will remain a staple of Camp this year. Campers are encouraged to flex their brain muscle. Playing with bugs, getting dirty while gardening, and exploring our open space is always encouraged.



This summer we will have a special guest for Homestead Camp. Campers will learn woodworking techniques courtesy of Dovetail Community Workshop. Our guest, Erin Perry O'Donnell, will be at camp to teach practical woodworking and campers will work on their very own project.

As summer approaches, we can feel the buzz of excitement in the air. Campers, dust off your camp songs from last year and be prepared to teach a new camper everything you have learned. We look forward to seeing all your shining faces this summer.



## Do I Need a Building Permit for.....?

by Tim McDonough, Planning & Zoning Director



"Any time a resident or business undertakes some construction project, be it a fence, a shed, a remodel, or an entire building, a zone review permit is generally required."

One of the most common questions we are asked at the Planning and Zoning Department is whether a building permit is needed for a construction project. There are two types of permits required for construction, one is a zone review permit, issued by the Village of Los Ranchos, and the second is the actual building permit which is issued by Bernalillo County. Bernalillo County is the Village's contracted building inspection authority.

Any time a resident or business undertakes some construction project, be it a fence, a shed, a remodel, or an entire building, a zone review permit is generally required. The zone review looks at the project to ensure it meets the requirements of the Village Code. These requirements include height of a wall or structure, location of

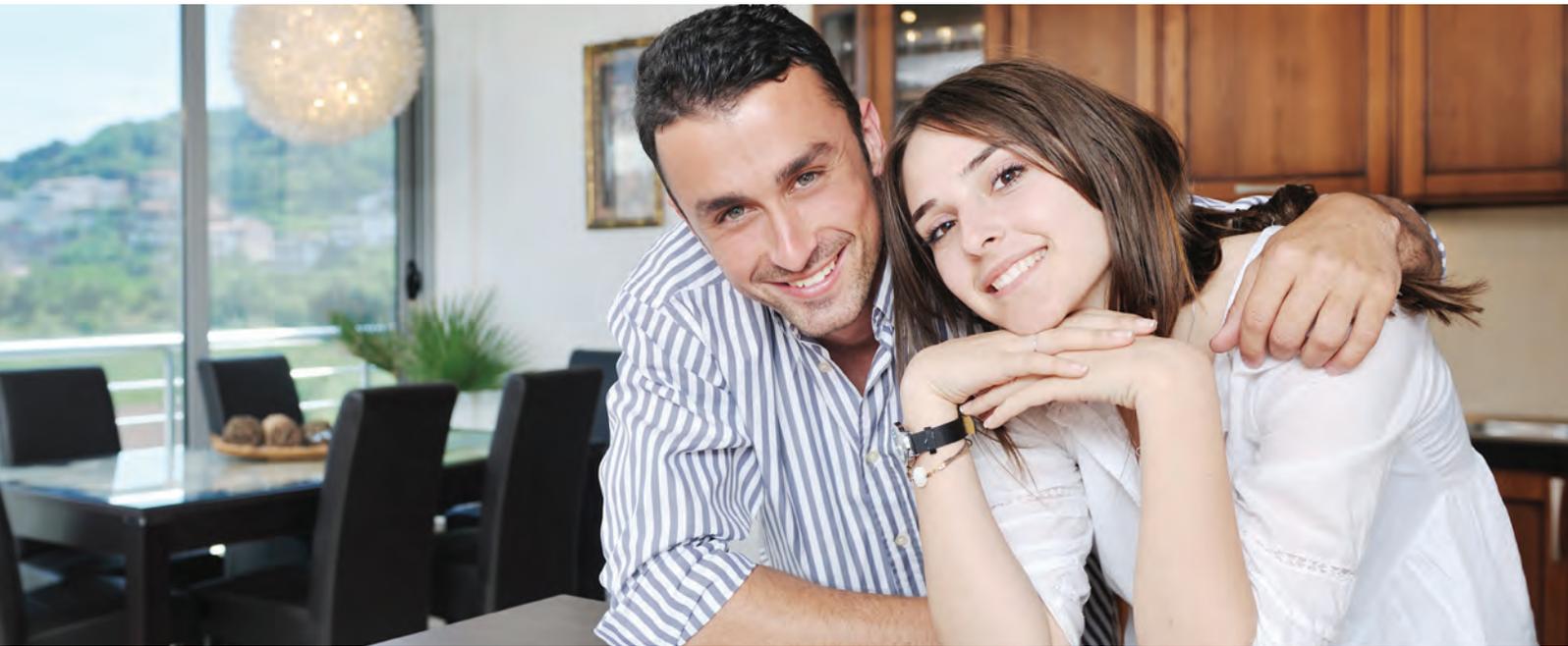
the structure relative to the setback requirements, compliance with the Village Floor Area Ratio (FAR), retention of on-site drainage/runoff, and other Zone Code requirements.

The building permit addresses the actual construction or alteration of a structure. A building permit includes evaluation of the building plans to insure compliance with the International Building Code, construction inspections, and approval. The Village contracts with the Bernalillo County Building Department to provide those services. The County requires that the construction plans have a Zone Review Permit by the Village before they will review the plans for building permit.

The first step in any project should be to contact the Village Planning and Zoning office to discuss the scope of

the project and to get guidance on what permitting is required. Most problems with permitting can be avoided with a simple phone call to the Village Planning and Zoning office. As stated previously, most projects will require a zone review permit. Zone review permit applications are available at Village Hall and include general information regarding the property owner, the contractor, and a site plan showing where the project will occur on the overall property. Our staff is ready to meet with the property owner and/or contractor to discuss the project to help ensure a smooth permitting and construction project.

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## Rediscover the Village

# So This is How it Begins

by Dave Bexfiel



"Why don't more homes come on the market? Easy, they are being passed down to family. And that vacant land? Ditto. Not, it is not for sale I am told, it is being reserved for a child who will eventually move back here and build a home."



Forever Los Ranchos newbies, brother and sister on the tram, circa 1980.

Laura and I moved to New Mexico from the Washington D.C. area nearly 25 years ago when we were in our early 20s. I personally have a long pedigree in the state, or so I thought. My great grandmother, grandmother, and father were all born in the state, and for years I regularly visited my grandparents when they lived in Cochiti Lake. The tractor beam that is New Mexico began to tug at other family members after we arrived: first my sister Karen in 1995, then Laura's parents a few years later, then her brother, then just recently my mother. (Dad plans to join her when/if he retires.)

After all this time, living in the Heights and on the West Side surrounded (generally) by family, we were practically natives. We could tell stories about Albuquerque when the Alameda bridge was just one lane in each direction, when Cottonwood Mall was an abandoned airport, and when there was a drive-in movie theater off I-25. Grizzled old timers, the two of us.

And then in 2015 we moved to the Valley.

In the Valley, we quickly learned that "native" has an entirely different meaning. Born here? That is a start. Parents grew up in the Valley? Closer. The benchmark appears to be three generations and counting of Valley living, and after chatting it up with countless Villagers, I discovered there are other unspoken rules.

For starters, when someone says their parents live "just down the way," they mean that literally, as in you can hit

their house with a well-thrown rock. (Or just walk next door and drop it on their front stoop.) Why don't more homes come on the market? Easy, they are being passed down to family. And that vacant land? Ditto. No, it is not for sale I am told, it is being reserved for a child who will eventually move back here and build a home. Because that is what happens here in the Valley.

Having dinner with neighbors the other day only confirmed what we already knew about the Village. They were lifers, both having grown up blocks from each other in Los Ranchos, one south of Chavez, the other off Guadalupe Trail. High school sweethearts, they went out of state to go to separate colleges, but they returned and married. Now their children are going off to college thousands of miles away. Will they return? I do not need to shake the Magic 8 Ball for the likely answer.

If New Mexico is the land of entrapment, then what is the Valley? How can the Village, in its dead center, have such pull? A couple months ago, I answered my own question. After lovingly harassing my sister Karen for two straight years about the wonders of living in Los Ranchos—harassing as only a brother can—she finally gave in. She and her partner Kris purchased land "just down the way" where they will build their forever house. We are never planning on moving, either. Now we newcomers just need to work on our little sister, Kathryn. And a bonus: she has a daughter, who would make a perfect Valley girl. And so it begins. It is another beautiful day in the Village.



# This property is in the Village of Los Ranchos CRS-1 #02-200

PERMIT

NUMBER \_\_\_\_\_

ADDRESS \_\_\_\_\_

This Property is located in the Village of Los Ranchos de Albuquerque and all Village ordinances apply to this property.

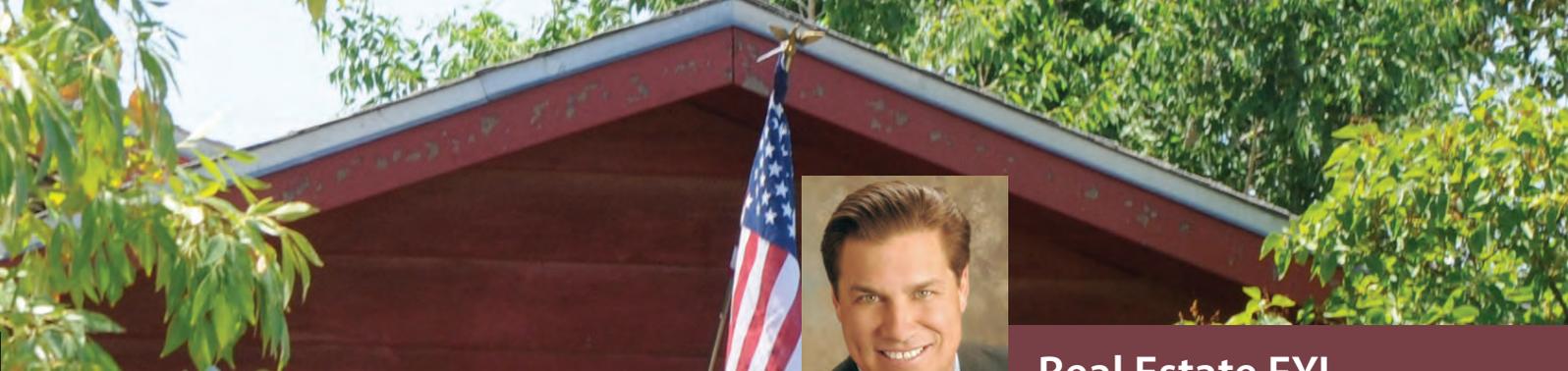
Gross receipts must be reported to 02-200 or subject to maximum penalty under the law.

ORDINANCE NUMBER 196 10-12-2005

ACTIVE

ADDRESS	MLS#	LIST PRICE	LOT	SF	BR	BA	G	AGENT	COMPANY	PHONE
6930 Rio Grande	851114	\$2,200,000.00	6.92	VACANT LOT				D'Nette Wood	Avio Real Estate, LLC	(505) 463-2910
8721 Rio Grande	880539	\$825,000.00	3.66	VACANT LOT				Janis Fensterer	Realty One of New Mexico	(505) 883-9400
2251 Rio Grande	880775	\$720,000.00	3	VACANT LOT				Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
8637 Rio Grande	887852	\$403,000.00	1.81	VACANT LOT				Feil Cabinet	Keller Williams Realty	(505) 271-8200
8633 Rio Grande	887851	\$399,000.00	1.58	VACANT LOT				Feil Cabinet	Keller Williams Realty	(505) 271-8200
1002 Cottonwood	888912	\$380,000.00	1.13	VACANT LOT				Valerie Almanzar	Keller Williams Realty	(505) 897-1100
585 Alma Encantada Ct.	861098	\$329,000.00	1.55	VACANT LOT				Susan Nelson Anderson	Coldwell Banker Legacy	(505) 828-1000
6502 Fourth Street	846437	\$215,000.00	0.58	VACANT LOT				John Yost	Jackie Fisher Rlty & Assoc.	(505) 285-6800
520 Calle Del Pajarito	882857	\$200,000.00	0.79	VACANT LOT				Angela Lang	Q Realty, Inc	(505) 750-0059
8830 Fourth Street	866842	\$185,000.00	0.63	VACANT LOT				Jeanette Raver	Realty One of New Mexico	(505) 554-2213
1001 Acequia	887789	\$179,000.00	0.49	VACANT LOT				Cathy Olson	EXP Realty LLC	(505) 554-3873
7412 Rio Grande	882776	\$2,750,000.00	3.81	6400	5	6	6	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
5415 Eakes	880134	\$2,550,000.00	2	6153	6	7	4	Jeannine DiLorenzo	Keller Williams Realty	(505) 271-8200
5425 Eakes	871425	\$2,000,000.00	2	6800	3	6	4	Joseph Maez	Keller Williams Realty	(505) 897-1100
5005 Rio Grande	877309	\$1,750,000.00	3	4800	3	3	4	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
8635 Rio Grande	887858	\$1,672,000.00	5.7	4773	4	4	1	Feil Cabinet	Keller Williams Realty	(505) 271-8200
5911 Padre Roberto	887316	\$1,495,000.00	2	6400	6	6	3	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
5503 Rio Grande	877004	\$1,495,000.00	3.48	6610	5	5	2	D'Nette Wood	Avio Real Estate, LLC	(505) 463-2910
1703 Eduardo Y Juanita	888905	\$1,380,000.00	1.03	5184	4	5	3	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
8714 Rio Grande	876653	\$1,100,000.00	2.19	3815	5	5	3	Donald Martindell	American Realty	(505) 897-3657
921 Chamisal	888712	\$1,079,000.00	1	4472	5	5	3	Susan Nelson Anderson	Coldwell Banker Legacy	(505) 828-1000
5715 Tinnin	867589	\$1,070,000.00	1.16	5516	5	5	3	Leah Rush	Rush Home Real Estate	(505) 620-0767
304 Nuevo Hacienda	889904	\$1,000,000.00	0.51	5343	5	4	4	Katherine G. Mosley	Vista Encantada Rltors	(505) 884-0020
4601 Rio Grande	853216	\$990,000.00	2.5	3502	3	4	1	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
4611 Rio Grande	882436	\$990,000.00	2.98	3755	4	4	7	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
5110 Eakes	881718	\$950,000.00	3	3850	5	5	3	David Baird	Achthora	(505) 503-7999
4608 Los Poblanos	878655	\$875,000.00	1.24	4282	3	4	6	Nancy Mead	Keller Williams Realty	(505) 271-8200
8635 Rio Grande	887855	\$870,000.00	2.31	4773	4	4	1	Feil Cabinet	Keller Williams Realty	(505) 271-8200
6508 Calle Candela	883122	\$850,000.00	0.57	3893	4	3	3	Aaron Burnett	Re/Max Select	(505) 265-5111
1422 El Portal	876495	\$849,900.00	1.12	5750	3	5	3	Kavan Salas	Realty One of New Mexico	(505) 883-9400
6504 Calle Candela	882425	\$849,000.00	0.77	4140	4	4	3	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
813 Salamanca	886601	\$775,000.00	0.66	2610	3	2	2	Holly Slade	Dave Slade & Assoc.	(505) 342-8100
6400 Ave La Cuchilla	883646	\$725,000.00	0.74	3700	4	3	2	Jessica Beecher	Re/Max Select	(505) 265-5111
707 Alondra	889461	\$699,000.00	0.5	3186	3	3	3	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
8203 Guadalupe	879256	\$699,000.00	1.04	4096	5	3	2	Max Sanchez	Coldwell Banker Legacy	(505) 293-3700
937 Green Valley	886139	\$685,000.00	1.03	4541	4	5	4	Crystal Sadowski	Coldwell Banker Legacy	(505) 292-8900
8312 Guadalupe	862787	\$680,000.00	2.73	2208	5	1	0	Daniel Martinez	Keller Williams Realty	(505) 897-1100
1924 Ave Las Campanas	876649	\$650,000.00	0.9	3516	4	3	2	Bridget Hazen	Nest Realty	(505) 977-4719
925 Pueblo Solano	879197	\$649,500.00	0.72	3083	3	3	2	Sherilyn Lucas	Re/Max Elite	(505) 798-1000
827 El Alhambra	861123	\$629,000.00	0.98	3444	4	3	2	Suzanne Kinney	Coldwell Banker Legacy	(505) 293-3700
316 Nuevo Hacienda	880634	\$599,900.00	0.22	2673	4	4	3	Joseph Maez	Keller Williams Realty	(505) 897-1100
1005 El Alhambra	878212	\$585,000.00	1.19	3178	4	3	2	Claudia McDougal	Realty One of New Mexico	(505) 883-9400
312 Nara Visa	883805	\$485,000.00	0.57	3962	6	4	3	Marilyn Eifert	Q Realty, Inc	(505) 750-0059
2429 Dietz Farm	886817	\$475,000.00	0.75	3242	4	3	2	Chad Petty	One Stop Realty - Vantage	(505) 349-5289
608 Bledsoe	868909	\$475,000.00	1.35	2843	4	3	2	Robin Riegor	Coldwell Banker Legacy	(505) 293-3700
8527 Rio Grande	887291	\$469,000.00	1	2456	3	3	2	Dana Slade	Keller Williams Realty	(505) 271-8200
220 Nico	883811	\$398,000.00	0.21	2540	4	5	4	Suzan Walker	Re/Max Elite	(505) 798-1000
327 Willow	887481	\$350,000.00	0.44	3129	4	3	1	Rick Walsh	Rick Walsh Realty	(505) 797-2000
6822 Fifth Street	860275	\$349,000.00	0.38	2504	3	2	0	Christine Carrejo	The Source Realty	(505) 344-3610
812 Ranchitos	887902	\$235,000.00	0.15	1131	2	2	0	Delese Dellios	Keller Williams Realty	(505) 271-8200
300 Enchanted Valley	874242	\$215,000.00	0.36	1726	3	2	2	Timothy Tourville	Coldwell Banker Legacy	(505) 292-8900
548 Mullen	887922	\$159,900.00	0.56	1700	3	3	1	Christopher Anderson	METROPLEX Realty, Inc	(505) 504-7777

The information herein is deemed reliable, but not guaranteed from SWMLS compiled on or before April 29, 2017 by Tim Tourville, Coldwell Banker Legacy 292-8900.



## Real Estate FYI

by Tim Tourville, CRS

# Small Homes are Trending Nationally and Locally

Over the last several years, Villagers have been telling me they want to scale down but cannot find a nice smaller lot in Los Ranchos. In the Greater Albuquerque Area we are seeing a demand for quality homes on smaller lots but the buyers that want this type of home cannot find it in the Village. According to the National Association of Home Builders (NAHB), first-time homes are coming in smaller packages.

The Association recently released the NAHB Home Builder Preferences Survey indicating that smaller homes are selling well, primarily to first-time buyers, such as the latest cohort –the millennial. The home builders interviewed for the report suggest that many people now prefer to purchase small. And U.S. Census Bureau figures support that position: the average home built in 2016 was 2,634 sq. ft., down from 2,689 sq. ft. in 2015.

Says Rose Quint, NAHB’s assistant vice president of survey research: “2016

marked the end of an era that began in 2009, when homes got bigger and bigger with more amenities. I expect the size of homes to continue to decline as demand increases from first-time buyers.” Smaller homes are finding favor with other groups as well. Retirees who enjoy traveling find that smaller, lock-and-leave residences fit their on-the-go lifestyles, and economic realities mean that they now have to think small.

While both the downsizing and millennial buyers are comfortable with less space (and the resulting savings on utility bills), they still expect the luxurious finishes and modern amenities available in larger homes. Millennial buyers want this because that is what is trendy now, and retirees, because they do not want to feel they are settling for less.

As a result, home décor magazines and TV network programs are touting the benefits of small homes and showcasing elegant space-saving solutions designed

for those who want to scale down their homes without changing their lifestyles, because they will not.

We want to maintain the agricultural heritage in Los Ranchos. However, in the past, developers have sold off water rights on larger parcels, subdivided them into one acre lots per our A-1 Zoning ordinance, and limited agriculture in the covenants. This is not in the interest of preserving our heritage. More on this in my next article.



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 505-345-1954  
 adobegarden.com)  
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# Shedding Old Skin

Airy wardrobes, sandals, swimwear and more outdoor markets and activities...summer is here.

Is your skin summer ready or does it still feel like a winter shield? When we pamper our skin with the right attention, our confidence in its appearance shines bright. However, our skin gets put on the back burner, unless there is an immediate problem involving allergies, scarring, or injury.

Our skin, the largest organ in the Integumentary System, ingests wind, chemicals, and the sun. It has quite an intense job. We can nourish our skin the same way we take care of our bodies, with fresh super-foods. This effort prevents our skin from staying in hibernation mode, merely existing.

Exfoliation is your skin's freedom from harsh cleansers, dead surface cells, complexion high and lows, and adds a suppleness of a baby's bottom. Our skin deserves our attention and intentional care. Exfoliation is merely the process of removing dead skin cells from the skin's outer most surface, the stratum corneum within the epidermis. No harsh chemicals are required. Here is the best part; Our body's food source is our skin's food source!

Coffee involves our smelling senses by exciting us to get going in the mornings. Our sense of taste definitely plays an important part in selecting the right brew along with our sight. The brewing of coffee is part of the excitement as well.

Our fourth sense, touch, can get a piece of the action now. The antioxidants of our favorite hot beverage can be re-accessed through exfoliation. This is cause for excitement. So, instead of tossing away those used coffee grounds, save them for an energizing bath scrub: New Skin Coffee Body Scrub.

Coffee provides big time, non-abrasive exfoliation and antioxidants. Raw honey is added to relax tight skin, ridding the epidermis of bacteria, slow down aging, and resist the effects of harsh, hard water. The last irreplaceable ingredient is natural oil, which is a fantastic moisturizer. The three oils highly recommended are coconut oil (anti-fungal, keeps skin from cracking and aging), olive oil (enhances exfoliation and boosts beauty), and jojoba oil (the lightest oil which adds healing properties for scarred and damaged skin).

Use this magical spa treatment once a week. Follow up with a light, natural, minty lotion. Your skin has been exfoliated, nourished, and moisturized for the day or night.



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- 1/2 cup Dried Recycled Coffee Grounds
- 1 tbsp Natural Oil (Coconut, Olive, or Jojoba Oil)
- 1 tsp Local, Raw Honey

Mix ingredients in a small bowl with a fork and store in a breathable glass container at room temperature.

Massage New Skin Coffee Body Scrub on clean, soap-free, wet skin. Give special attention to your arms, legs, back, hands, and feet. Avoid delicate areas. Rinse thoroughly with warm water and enjoy your extra boost of awesomeness!

[LeelasBodyCocktails@gmail.com](mailto:LeelasBodyCocktails@gmail.com)

# Art Market Every Saturday Morning

Do you love beautiful handcrafted masterpieces? Do you like to support the local economy by supporting local businesses? If you answered “yes” to either or both of these questions, please plan on attending the Los Ranchos Art Market. It is held in conjunction with the Los Ranchos Growers’ Market every Saturday morning from May through early November at the south end of the tennis court parking lot.

Each artist has been juried into the market and makes everything that they have on display. The jurying process assures that shoppers at the market have a variety of quality products to select from. Many of the artists that have previously participated will be back this season and we will also be welcoming lots of new artists. This year we have about fifty artists on our roster. Some of these artists attend the market almost every week, some are there every other Saturday, and some participate occasionally, as their schedule and inventory allows. Specific products offered by each artist vary with the season and/or the creative impulses of the artist, so it pays to come back often to see what is new.

The Art Market offers a wide selection of high quality products at a variety of prices to entice you. You will see many styles of products including traditional, rustic, and even whimsical. The types of artwork that is typically available includes wooden products, pottery, quilts and other fabric creations, glass mosaics, wind chimes, several types and styles of



jewelry, t-shirts, soaps and personal care products, crocheted scarves, bags, useful household items, hats and toys, metal art, wall art of many types, terrariums, painted glass, painted gourds, paintings and photography.

Have you ever been in a store and seen something that you love, but something about it is just doesn’t quite work for you; the color is close but not quite right, or it would fit your space better if it was a little bigger, or the style is just a little too traditional for your taste? Well the beauty of a market like this is that many of the



artists do custom work and would love to create something just for you.

The Los Ranchos Market is a great way to spend part of your Saturday morning. You can stock up on the fabulous produce that the growers have every week as well as discover unique handcrafted treasures. It is a great place to shop for everyone on your gift list. Parking is free and plentiful and the weather is usually beautiful. We look forward to meeting you and showing you all the wonderful things that we love making.

Please check us out on our Facebook page or our website, [losranchosartsandcrafts.com](http://losranchosartsandcrafts.com). Thank you for shopping locally.



# Life in Pictures

We are surrounded by beauty, especially this time of year. The birds and the bees are busy pollinating plants and trees. Yards are full of neatly trimmed flowers, and wildflowers are blooming in the fields. Village residents Lillian Derwelis, Keen Heinzelman, and Daryl Maske have captured the wonders of nature and generously share their images with us.

Heinzelman's image (insert top right) captures a monarch butterfly descending on a white lilac bush.

Just when you think spring is really here, Daryl Maske's *April Snow on the Sandias* reminds us that we live in the high mountain desert and winter not done with us. The *Damselfly on the Althea Flower* on the cover of this issue was taken by Derwelis, as well as the image of the *Old Cottonwood on the Irrigation Ditch* behind the Table of Contents and the remaining images on this page.

We look forward to seeing your images and using them in the Vision and on the Village's website. Please continue to send your images to [losranchosimages@gmail.com](mailto:losranchosimages@gmail.com). Include location of image, a caption, and contact information. Images must be suitable for print (300 dpi at 100 percent). If you have any questions, contact, Ashley Stokes at the Village office





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## Fun Yard Art

Selected Works  
from Members of  
Artists Round Town

- Kathleen Landreth - Oil and Watercolor Painter*
- Kay Richards - Oil and Watercolor Painter*
- Vera Neel - Oil Painter*
- Patty Williams - Mixed Media Painter*
- Vicki Bolen - Mixed Media Artist*
- Luba Udalova - Oil Painter*
- Allen Lowery - Acrylic Painter*
- Barbara Nahler - Mixed Media Artist*
- Mikki Roth - Photography*
- Randy Landavazo - Photography*



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# Creating a Directory for Your Financial Life

As a follow-up to my article last issue, I want to discuss the creation of a master directory for your financial life. Most of the couples with whom I work have finances delegated to one person. While this is efficient, that often means only one spouse knows how to access the accounts online, what bills need to be paid and when, and other financial details.

This is important if something happens to one of you. In addition, single folks often leave their surviving family and friends largely in the dark about what they have and where it is. This article will address the creation of a directory that will guide any survivor through the labyrinth of your financial assets and obligations.

I came across this concept on Morningstar.com in an article by Christine Benz. She created an amazing template that can be accessed via the Morningstar website under a search for "Master Directory".

A distillation of the process follows. Most of us have our money in various banks or brokerage firms, and hopefully not too much hidden in our homes. Gaining access to these accounts, even

to report that the owner has passed away, can be a daunting task. A directory to the websites, passwords, account numbers, etc. is very valuable.

However, this means the document has private and time-sensitive material. It should be stored wherever you keep your most important documents, such as with your attorney, in a safe-deposit box, or in a safe in your home. Your loved one(s) must know of its existence and where it is. If you create a protected electronic document, make sure someone knows where it is kept and has the password!

The directory should include the following:

1. Key persons: the name and contact information for your insurance agents, accountant, attorney, financial planner, important family members, etc.
2. Financial assets: the account numbers, websites, usernames, passwords, and PIN numbers for your banks, investment accounts, retirement accounts, etc.
3. Insurance policies: you'll need contact information for the agent, policy numbers, benefits, etc.

4. Other assets: attach documentation of any other valuable assets that you possess, such as mortgage and title information for your home and autos.

5. Liabilities: include the online access information, due dates for any payments, and deadlines.

As you go through the creation of this directory, it will prompt you to review your own accounts and estate plan to make sure all the information is up-to-date. If it is too unwieldy and complicated, this may be an impetus for streamlining and consolidation of your assets. It must then be updated annually to ensure correct passwords and contact information.

Again, the key components are keeping the directory secure; letting your key family, friends, or professionals know where to find it; and making sure it is updated annually or with any major life changes. This will become a tremendous gift to give your loved ones in the future.

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Joe Craig, Tom Riccobene, Lynn Eby, Joe Brawley, Jeff Phillips, Debra Colman, and Tim Tourville

## Planning & Zoning Meeting

The next regular meeting  
will be held on  
Tuesday, June 13, 2017

### March 14

#### 1. CALL TO ORDER

- A. Roll Call- There was a quorum present.
- B. Agenda
  - 1. Approval of Agenda

*The agenda was approved as presented (7-0).*

#### 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.

*There was no public comment.*

#### 3. 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. APPROVAL OF MINUTES – FEBRUARY 14, 2017

*The minutes were approved as presented with a vote of 7-0.*

#### 4. PUBLIC HEARINGS AND APPLICATIONS

V-2017-01 A REQUEST BY ROBERT E. MARTIN & JERI H. COOK MARTIN FOR A VARIANCE FROM §9.2.7(H)(2) NO SIDING WALL OR FENCE LOCATED IN THE REAR OR SIDE SET BACK AREAS SHALL BE MORE THAN SIX (6) FEET IN HEIGHT. APPLICANTS REQUEST A VARIANCE TO ALLOW FOR AN EIGHT (8) FOOT IN HEIGHT REAR FENCE. PROPERTY IS LOCATED AT 1007 COTTWOOD PLACE NW AND IS LEGALLY KNOWN AS LOT 18 OF THE PRADO SUBDIVISION, WITHIN THE TOWNSHIP 11 N, RANGE 3 EAST, N.M.P.M., VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY CONTAINS 1.1578 ACRES MORE OR LESS.

MoTlo N: Commissioner Craig moved to deny the variance request.  
SECo ND: Commissioner Phillips seconded the motion.

*The motion carried unanimously (7-0).*

**5. OLD BUSINESS**

A. DISCuSSIo N AND ACTIo N o N TeXt AMENDMENTS To THE Co MMERCIAL Zo NING Co DE.

*There was discussion only no actions were taken.*

**6. NEW BUSINESS**

A. ADo PTIo N o F RESo Lu Tlo N 2017-1-P&Z (oPEN MEETINGS ACT).

MoTlo N: Commissioner Craig moved to approve adoption of Resolution 2017-01-P&Z (o pen Meetings Act).  
SECo ND: Commissioner Phillips seconded the motion.

Ro LLCALL Vo TE: *Commissioner Craig, yes. Commissioner Riccobene, yes. Commissioner Eby, yes. Commissioner Brawley, yes. Commissioner Phillips, yes. Commissioner Colman, yes. Commissioner Tourville, yes.*

B. ADo PTIo N o F RESo Lu Tlo N 2017-2-P&Z (Ru LES Fo R THE TRANSACTIo N o F Bu SINESS).

MoTlo N: Commissioner Craig moved to amend the statement "approve adoption of Resolution 2017-02-P&Z (Rules for the Transaction of Business).  
SECo ND: Commissioner Phillips seconded the motion.

Ro LLCALL Vo TE: *Commissioner Craig, yes. Commissioner Riccobene, yes. Commissioner Eby, yes. Commissioner Brawley, yes. Commissioner Phillips, yes. Commissioner Colman, yes. Commissioner Tourville, yes.*

C. ADo PTIo N o F RESo Lu Tlo N 2017-3-P&Z (CLo SED SESSIo NS).

MoTlo N: Commissioner Craig moved to approve adoption of Resolution 2017-03-P&Z (Closed Sessions).  
SECo ND: Commissioner Phillips seconded the motion.

Ro LLCALL Vo TE: *Commissioner Craig, yes. Commissioner Riccobene, yes. Commissioner Eby, yes. Commissioner Brawley, yes. Commissioner Phillips, yes. Commissioner Colman, yes. Commissioner Tourville, yes.*

D. ELECTIo N o F oFFICERS 2017 DEFERRED uNTIL THE Bo ARD o F TRu STEES Co NFIRMS THE Co MMISSIo NERS.

**7. REPORTS**

A. PLANNING DEPARTMENT REPo RT

*There was no Planning Department Report.*

**8. COMMISSIONER'S INFORMAL DISCUSSION**

*There was no informal discussion.*

**9. ADJOURNMENT**

*The meeting was adjourned at 9:15 p.m.*



Pablo Rael, Donald Lopez, Mayor Larry Abraham, Mary Homan and Allen Lewis

## Board of Trustees Meeting

The next regular meeting  
will be held on  
Wednesday, June 7, 2017

April 12, 2017

### 1. CALL TO ORDER

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

*The Board moved approval of the Agenda as presented. The motion carried, 3-0.*

### 2. PUBLIC COMMENT PERIOD

John McDowell said he is concerned about what plans the Village has for evaluating, changing, and improving traffic during the construction on Fourth Street. I live on a busy corner near Roehl and Guadalupe Trail. People use Guadalupe Trail to avoid Fourth Street. We made comments months ago about east/west streets and how to improve them. Guadalupe Trail is narrow and does not have a center line. Guadalupe Trail is highly valued and many people walk and bike on the road. I was talking to a Bernalillo County Deputy recently and he was unaware of the Fourth Street Project, the Village should provide more information to them.

Camille Varoz said I have some pictures that are being passed to the Trustees. The concern of our neighborhood is the large amount of heavy equipment and an increase in traffic on the corner of Fourth Street and El Paraiso. There are several large vehicles that are being parked near the businesses on that corner. Our neighborhood is governed by a covenant, which the Village administration does not uphold, and I have approached both proprietors of the businesses to address these issues. I am hoping to get consideration and support to eliminate parking near that corner. I have spoken with Tim McDonough, Kelly Ward, and even Marcy, but they said because that it is a public access, eliminating parking is not possible there. We do have a five-ton limitation on the roadway. I am concerned because there used to be a chain for fire ingress into the establishment, but the chain is no longer there and the ingress is being used to access the businesses.

### 3. PRESENTATIONS

#### A. FOURTH STREET REVITALIZATION AND REDESIGN UPDATE - PRESENTED BY SITES SOUTHWEST.

George Radnovich, Sites Southwest, provided an update on the status of the one hundred percent complete designs. Sites Southwest continues to work with PNM to determine the final placement of power poles, which is delaying the completion of the plans.

#### B. RECOGNITION OF PAST PLANNING AND ZONING COMMISSIONERS: DEBORAH SELIGMAN, DIANE ALBERT, AND DEBBRA COLMAN.

The Mayor and Trustees commended Deborah Seligman, Diane Albert, and Debbra Colman for their service on the Planning and Zoning Commission.

**4. CONSENT AGENDA**

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. MINUTES – JANUARY 25, 2017 – REGULAR MEETING.

*The Board moved approval of the consent agenda as presented. The motion carried unanimously, 3-0.*

**5. REPORTS**

- A. MAYOR'S REPORT

Mayor Abraham reported on the following:

- The Village's Easter Egg Hunt will be held this Saturday. This year there are more than 4,000 eggs.
- The last winter Growers' Market was well attended. The Market is celebrating the 25<sup>th</sup> anniversary season.
- The Village is receiving positive feedback regarding the Fourth Street Project.

- B. ADMINISTRATOR'S REPORT

Administrator Ward reported on the following:

- Spring Break Farm Camp was very successful. Registration for Summer Farm Camp is open.
- The Agri-Nature Center remodel will begin later this year.
- Contacting an engineering company to scope east/west streets and recommend traffic calming strategies to help facilitate the movement of traffic.

- C. PLANNER'S REPORT

Planner McDonough reported on the following:

- Reviewed the 2016 Planning and Zoning Annual Report.
- Reviewing several building plans.
- Continuing to work on the storm water permit.

- D. LEGAL REPORT

Attorney Chappell reported on the following:

- Reviewing several ordinances and matters related to requests and applications.
- Reviewing property acquisitions and how to manage and dispose of properties in the redevelopment zone.

- E. PUBLIC SAFETY REPORT

Public Safety Liaison Hopkins reported on the following:

Public Safety Liaison Hopkins was absent.

**6. FINANCIAL BUSINESS**

- A. CASH REPORT – JANUARY 2016.
- B. CASH REPORT – FEBRUARY 2017.
- C. CASH REPORT – MARCH 2017.

*The Board moved approval of the January 2017 Cash Report, the February 2017 Cash Report, and the March 2017 Cash Report as presented. The motion carried unanimously, 3-0.*

**7. PUBLIC HEARINGS AND APPLICATIONS**

- A. A REQUEST BY FRESH MOBILE BISTRO, LLC, DOING BUSINESS AS FRESH BISTRO, 7319 FOURTH STREET NW, LOS RANCHOS DE ALBUQUERQUE, NM FOR A RESTAURANT BEER AND WINE LIQUOR LICENSE ON-PREMISE CONSUMPTION ONLY WITH PATIO SERVICE, APPLICATION No. 1033005, NM ALCOHOL AND GAMING DIVISION. THE RESTAURANT IS LOCATED AT 7319 FOURTH ST. NW, LOS RANCHOS DE ALBUQUERQUE, NM, IN THE C-1 ZONE OF THE FOURTH STREET COMMERCIAL CORRIDOR AND CHARACTER AREA, AND IS LEGALLY KNOWN AS A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING IDENTIFIED AS TRACTS 154-B-1 &



154-B-2A A LAND DIVISION OF TRACT 154-B OF M.R.G.C.D MAP 27, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1995 FILED 10/26/1995 IN VOLU ME 95C FOLIO 388. THE PROPERTY CONTAINS 0.9647 ACRES MORE OR LESS.

*The Board moved approval of the request from Fresh Mobile Bistro, LLC (dba Fresh Bistro) for a restaurant beer and wine license with on premise consumption and patio service. The motion carried unanimously, 3-0.*

**8. OLD BUSINESS**

None.

**9. NEW BUSINESS**

- A. DISCUSSION AND APPROVAL OF THE 2017 FARM PLAN FOR THE PASEO DEL NORTE OPEN SPACE BY ALAMEDA FARMS (DAVID MONTONA).

*The Board moved to defer the 2017 Farm Plan to the May 10, 2017 Board of Trustees Meeting. The motion carried unanimously, 3-0.*

- B. IN ACCORDANCE WITH THE VILLAGE OF LOS RANCHOS 2013 CODIFIED ORDINANCES CHAPTER 9, ARTICLE 2, SECTION 2 (A) MEMBERSHIP, §9.2.2(A). THE PLANNING AND ZONING COMMISSION SHALL CONSIST OF SEVEN (7) MEMBERS WHO SHALL BE APPOINTED BY THE MAYOR WITH THE ADVICE AND CONSENT OF THE MEMBERS OF THE GOVERNING BODY:

1. PLANNING & ZONING COMMISSIONERS FOR 2017/2018:
  - a) JOE BRAWLEY
  - B) JOE CRAIG
  - C) LYNN EBY
  - D) SANDRA PACHECO
  - E) JEFF PHILLIPS
  - F) TOM RICCOBENE
  - G) TIM TONRILLE

*The Board moved approval of the 2017/2018 Planning and Zoning Commissioners as presented. The motion carried unanimously, 3-0.*

- C. APPROVAL OF RESOLUTION No. 2017-4-1 A RESOLUTION CONCERNING GOVERNING BODY MEETINGS AND PUBLIC NOTICE REQUIREMENTS AS REQUIRED BY THE NEW MEXICO OPEN MEETINGS ACT AND APPROVAL OF THE 2017 REGULARLY SCHEDULED BOARD OF TRUSTEES MEETINGS.

*The Board moved approval of Resolution 2017-4-1. The motion carried unanimously, 3-0.*

**10. TRUSTEES ROUND TABLE (INFORMAL) DISCUSSION**

Members of the Board discussed various informal topics. No action was taken.

**11. ADJOURNMENT**

The meeting was adjourned at 9:35 p.m.



# Lavender

IN THE VILLAGE



JULY 15, 2017  
9AM - 4PM

Agri-Nature Center  
Village of Los Ranchos



2017 1<sup>st</sup> Place Poster Submission: *A FRAGRANT BREAK* by Diana Monte

Over 50 vendors of divine lavender products, fine art, and delicious foods.

Hand crafted local wines and beer.

Free onsite yoga & wellness classes.

Kids Farm Camp and animal interactions

Seminars, demos, and live music



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

# Celebrating Lavender

by Staff Writer

Be sure to mark your calendars and block out ample time to visit the Village of Los Ranchos beginning July 8. The Village will be celebrating lavender and welcoming friends and family of Village residents and locals from surrounding communities, as well as visitors from abroad.

Celebrating lavender is a tradition that started in the Village generations ago. This year, the celebration will kick-off with the annual Lavender & Garlic Festival at the growers' market. The market hours will be extended to 1:00 p.m. on Saturday, July 8, and will feature lavender and garlic products.



Village businesses will celebrate with special events and featured products during the week.

The week-long lavender celebration will conclude with Lavender in the Village Festival. More than 50 vendors will convene at the Los Ranchos Agri-Nature Center, where festival goers will have a myriad of choices from lavender products, fine art, food, hand-crafted local wines and beer to on-site classes and demonstrations.

The Lavender in the Village Festival will begin at 9:00 a.m. and will end at 4:00 p.m. Circle the dates and plan your week so that you do not miss this special tradition in the Village.



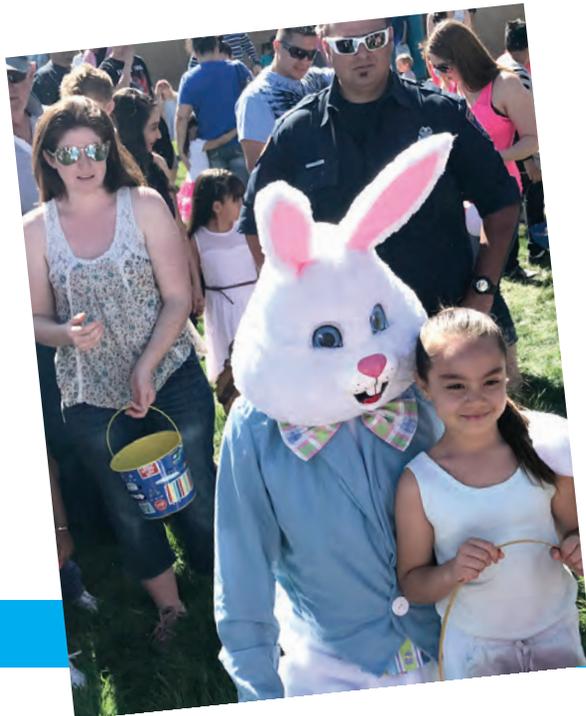
# Easter Egg Hunt: 2017

by Staff Writer



The quote "A picture is worth a thousand words" is especially true when you look at the images from this year's Easter Egg Hunt at Hartnett Park. From looks of apprehension to sheer joy, children

of all ages gathered patiently at the two fields prepared by the Bernalillo County fire fighters for this year's event and a chance to have their picture taken with the firefighter's furry friend





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## Fitness/Health Column

by Dustin Melville

# Are You Overdoing Your Arm Training?

The most common mistake when it comes to training arms is to do too much overall volume. This may be the result of completing too many sets and/or too many different exercises. Keep in mind that every time you do a back exercise which involves elbow flexion, you are also using your biceps. Even though your back training is not “overloading” your biceps, the overall stress is still somewhat cumulative, adding up over time.

Even more important is to consider the amount of work done by your triceps during chest and shoulder pushing exercises. Whether it is a standard bench press, an incline dumbbell press, a standing barbell press, or a basic push-up, pressing movements do place a good deal of stress on the triceps.

In an effort to get bigger arms, many people understandably add sets of bicep and triceps work to their training program, but the problem may not be lack of stimulation. The problem could be that the overall stress placed on the biceps and triceps throughout the week is

more than they can adequately recover from. And if you do not recover, you do not grow.

So if you find that your arm development is not progressing as well as you would like, look at the overall volume of chest, shoulder, and back work that you are doing from week to week. If your volume of training from the push/pull body parts is fairly high, then your lack of arm growth may very well stem from

overtraining. If this is the case try changing your workout

program and giving these body parts a bit more rest and time to recover between workouts. Keep training smart and the results will follow.

*Dustin Melville, Owner  
Powerflex Gyms, North Valley Club  
6601 Fourth Street, Los Ranchos, NM  
369-1011*

*Northeast Heights  
1635 Eubank Blvd. NE  
Albuquerque, NM 87112  
299-1454*

*Midtown Club  
(San Pedro & Constitution)  
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Albuquerque, NM 87109  
828-3208  
[www.aa.edu](http://www.aa.edu)  
[withinreach.aa.edu](http://withinreach.aa.edu) (digital viewbook)

**Alvarado Elementary School**  
1100 Solar Road NW  
Albuquerque, NM 87109  
344-4412  
[www.aps.edu/schools/alvarado](http://www.aps.edu/schools/alvarado)

**Bosque School**  
4000 Bosque School Road NW  
Albuquerque, NM 87120  
898-6388  
[www.bosqueschool.org](http://www.bosqueschool.org)  
Upcoming Events

- June 5 - July 28, 2017 Bosque Summer Programs: Weeklong programs for students in grades 1-12 [http://www.bosqueschool.org/Summer\\_Camps.aspx](http://www.bosqueschool.org/Summer_Camps.aspx)

**Los Ranchos Elementary School**  
7609 Fourth Street NW  
Los Ranchos, NM 87107  
898-0794  
[www.aps.edu/aps/losranchos](http://www.aps.edu/aps/losranchos)

**North Valley Academy**  
7939 Fourth Street NW  
Los Ranchos, NM 87114  
998-0501

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

### Upcoming Events

NVA received an enrollment cap increase from the Public Education Commission, which allows us to dissolve our 4/5 multi-age class and register three full classes at both 4th and 5th grade. We are excited about this as it opens our doors and educational opportunity to more families who want to be part of the NVA school community. Are you, or someone you know, interested? We have a waiting list right now, but it never hurts to fill out a lottery form. Please contact us, or stop by.

**Sandia Preparatory School**  
532 Osuna Blvd. Rd. NE  
Albuquerque, NM 87113  
338-3000 phone  
338-3099 fax  
[www.sandiaprep.org](http://www.sandiaprep.org)

**Taft Middle School**  
620 Schulte Road NW  
Los Ranchos, NM 87107  
344-4389  
[www.taftms.org](http://www.taftms.org)

**Taylor Middle School**  
8200 Guadalupe Trail NW  
Los Ranchos, NM 87114  
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BY NEIL SIMON

DIRECTED BY MARTY EPSTEIN

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## Theater News

by George Williams, Board President, Adobe Theater



# Neil Simon's Classic Comedy *Come Blow Your Horn at the Adobe*

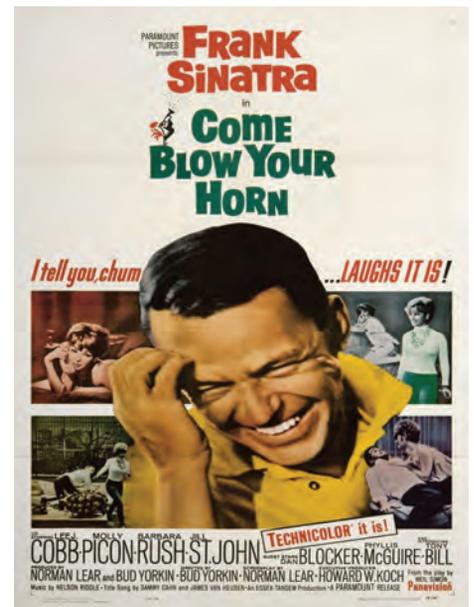
Say you were a young man who wanted to write scripts for plays and television, and say you were pretty sure you weren't going to get much parental support. What would you do? Well, if you were Neil Simon, America's most beloved comedy playwright and screenwriter, you'd sit down and write the hit play *Come Blow Your Horn*. The show was his first big hit, and Simon says it is "semi-autobiographical."

Born on July 4th, 1927, Neil Simon grew up in New York during the Great Depression. His parents endured severe financial hardships which colored their relationship to each other and to young Neil. (He has characterized his parent's marriage as "tempestuous") To escape the tension at home, Simon often took refuge in movie theaters. Comedies were his favorites. He especially enjoyed watching silent stars like Charlie Chaplin, Buster Keaton, and Laurel and Hardy. Sometimes his enjoyment got him into trouble with the theater ushers. "I was constantly being dragged out of movies," he said, "for laughing too loud." He says those

movies shaped his future career. "I think part of what made me a comedy writer," he has said, "is the blocking out of some of the really ugly, painful things in my childhood and covering it up with a humorous attitude, to do something to laugh until I was able to forget what was hurting."

*Come Blow Your Horn* - Simon's premiere Broadway play - is the 1961 story of young Buddy Baker, who leaves his parent's home to live with his 'ladies man' older brother, Alan. Both brothers work for their father, who sells wax fruit. The on-stage relationship between father and sons comedically mirrors Simon's real-life family relationships. ("Plays can close," the father says. "Television you turn off. Wax fruit lays in a bowl till you're a hundred.") Add to this mix a mother who is adept at emotional manipulation and prone to hysterics, and several several serious and casual girlfriends, and the stage is set for fireworks all around

Opening on Broadway on February 22, 1961, *Come Blow Your Horn* ran



for 677 performances. The New York Times said Simon's premiere work was "A slick, lively, funny comedy... smoothly plotted and deftly written... Mr. Simon has served up a multitude of sprightly lines. Best of all, he has provided some explosively hilarious moments rooted in character." A 1963 film version of *Come Blow Your Horn*, adapted by Simon and Norman Lear, gave Simon's career another boost. The film starred Frank Sinatra, Lee J. Cobb, Tony Bill, and Jill St. John.

*continued on page 44*

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1/6 Page	\$45	\$121.50	\$216	\$324
1/12 Page	\$30	\$81	\$144	\$216

### Non-Village Business, Village Resident Rate

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### Non-Village Business, Non-Village Resident Rate

Size	1 Issue	3 Issues 10% off	6 Issues 20% off	12 Issues 40% off
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#### 8 Issues Released Per Calendar Year:

- Winter (January/February)
- March
- Spring (April/May)
- June
- Summer (July/August)
- September
- Fall (October)
- Holiday (November/December)

To place an advertisement, contact the Los Ranchos Village Vision Magazine Publication Coordinator: Ashley Stokes  
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**Advertisements must be paid in full and artwork must be received by each publication deadline. No installments permitted.**

\*Full page bleeds must be indicated when submitting ad. Advertisements should only be submitted in following formats: Print-ready PDF, JPEG, or .tiff. Black text should be 100% black, NOT RICH BLACK. Fonts should be converted to outlines, embedded, or included with the file, as well as any linked images. Ads MUST be designed to exact measurements. Ads not sized correctly may be returned or resized to fit the page layout, at the discretion of the magazine. Ad design or edits must be made by the business prior to submission. Ads must be received by the deadline published in each issue. Flash animation features only viewable on desktops. Prices above include tax. Checks should be made out to *Village of Los Ranchos*.

The Los Ranchos Village Vision Magazine has grown since it began in 2004. Eight issues per calendar year are released, with each issue between 48 and 56 full color pages, and printed on 70# gloss paper. The magazine is mailed free to every household and every business in Los Ranchos. There are, in addition, a number of paid subscriptions outside the Village, and complimentary copies are distributed at Village events. The magazine is written about the Village, by Villagers, for Villagers.



## Food Column

by Staff Writer

# Two Summer Salads Sure to Refresh

There is nothing better than a huge bowl of fresh crisp fruit and greens to satisfy your hunger on a hot summer day; and, nothing screams summer like a big bowl of ice-cold watermelon. Mix the two and you have created the a perfect light lunch, side dish or dinner. Be sure to assemble the salad right before serving; watermelon has a high water content and will make the other ingredients soggy.

### Balsamic Watermelon Feta Salad

#### Ingredients:

#### For the dressing:

- 2 tablespoons balsamic vinegar
- 2 tablespoons red wine vinegar
- Salt and pepper
- 1/4 cup olive oil

#### For the salad:

- 1 (5-pound) watermelon, cut into bite-sized chunks
- 6 cups fresh spinach or arugula
- 1 red onion, thinly sliced
- 2/3 cup feta cheese, crumbled
- 1/2 cup slivered almonds
- 2 tablespoons chopped fresh basil

In a small bowl, combine the vinegars, salt, pepper, and whisk until salt is dissolved. Slowly whisk in the olive oil, a few drops at a time. Add in the chopped basil, taste, and adjust seasonings.

In a large bowl, combine the melon, arugula/spinach, onion, and feta. Pour the dressing over the melon mixture and toss gently until everything is coated and evenly mixed. To serve, divide salad among individual plates and garnish



with slivered almonds and extra basil leaves.

The second salad calls for baby kale, however, any fresh greens from the growers' market will work.



### Baby Kale and Blackberry Salad

- 4 cups baby kale
- 1 cup blackberries
- 1/2 avocado, cubed
- 4 ounces ricotta salata\*
- Rosemary Honeyed Almonds

#### Dressing:

- 4 tablespoons lemon juice
- 3 tablespoons extra virgin olive oil
- salt and pepper to taste

On two large dinner plates, divide and arrange the kale, blackberries, avocado and ricotta salata. Set aside.

Mix up the dressing in a small bowl or glass. Top each salad with the dressing and finish with the almonds. Serves 2 large salads

#### Rosemary Honeyed Almonds

- 1 teaspoon olive oil
- 1/2 cup sliced almonds
- pinch of sea salt
- pinch of black pepper
- 1/4 teaspoon dried rosemary, crushed a bit
- 2 teaspoon honey

In a heavy cast iron pan over medium high heat, add the olive oil and the almonds. Keep the pan moving as the almonds begin to get toasted. As soon as you smell the nuttiness, add the salt, pepper and rosemary. Toss for one more second then add the honey. Stir until all of the almonds are coated. Continue for just a few more seconds, remove from the heat and allow the nuts to cool in the pan for just a few minutes.

\*Ricotta Salata is an Italian semi-hard cheese made from goat's milk.

Recipes by <http://www.layersofhappiness.com/balsamic-watermelon-feta-salad/> and <http://www.tasteloveand-nourish.com/2014/03/18/baby-kale-and-blackberry-salad/>

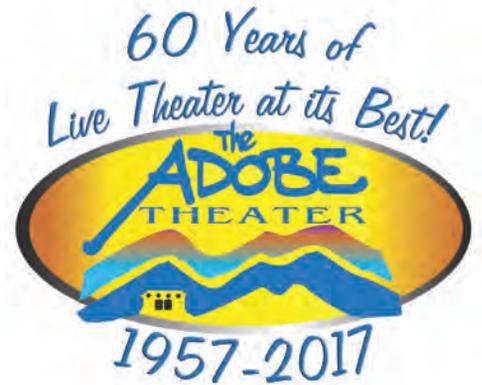
## Neil Simon's *Come Blow Your Horn* at the Adobe Theater

Neil Simon followed *Come Blow Your Horn* with a string of other comedy showpieces *Barefoot In The Park* (1963), *The Odd Couple* (1965), *Sweet Charity* (1966), *Promises, Promises* (1968), *The Sunshine Boys* (1972), *Murder by Death* (1976), *Rumors* (1988), and *The Goodbye Girl* (1993), just to mention a few.

Director Marty Epstein - who staged *You Can't Take It With You* at The Adobe in 2016 - has gathered an experienced cast of Adobe regular and newcomers. They are: Michael Wepler (Alan

Baker), John Goffard (Buddy Baker), Philip J. Shortell (Mr. Baker), Alaina Warren Zachary (Mrs Baker), Adrienne Valdez (Peggy), and Heather Donovan (Connie).

*Come Blow Your Horn* runs June 2 through 25 at The Adobe Theater (9813 Fourth Street NW). Performance times are: Friday and Saturday nights at 7:30 p.m., and Sunday afternoons at 2:00 p.m. A special "Pay What You Will" performance is scheduled for Thursday, June 15 at 7:30 p.m., where



all proceeds directly benefit the cast and crew. Tickets are available at [www.adobetheater.org](http://www.adobetheater.org), also at [www.brownpapertickets.com](http://www.brownpapertickets.com) or by calling 898-9222.



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# happenings

Business in Los Ranchos is growing with business licenses at an all-time high. There is a growing excitement on Fourth Street with expansion and renovation plans of existing businesses and with interest from new businesses and existing businesses from outside the Village. Please welcome the new businesses that will add to the diversity and character of the Village business community.



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Children and adults enjoyed the annual Easter Egg Hunt. The largest attended event to date, was possible thanks to Village staff and members of 4H who together stuffed more than 4,000 plastic eggs, the men and women of the Bernalillo County Fire Department for delivering the Easter bunny, and Waste Management for joining us and showing off their waste management vehicle.



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Celebrating lavender is a tradition that started in the Village generations ago. This year, the celebration will kick-off with the annual Lavender & Garlic Festival at the growers' market, and conclude with Lavender in the Village. More than 50 vendors will convene at the Los Ranchos Agri-Nature Center.



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