



Del Webb Mirehaven Neighborhood Association

Working Together to Build a Stronger Community

SEPTEMBER MEMBERS MEETING

SEPT. 17, 2023

MEETING AGENDA

- **Call to Order**
- **Approve Minutes From Annual Meeting**
- **President's Report**
- **Vote on By-law Changes**
- **WSCONA Report**
- **Neighborhood Watch Update**
- **Questions & Answers**
- **Closing Comments**
- **Adjournment**



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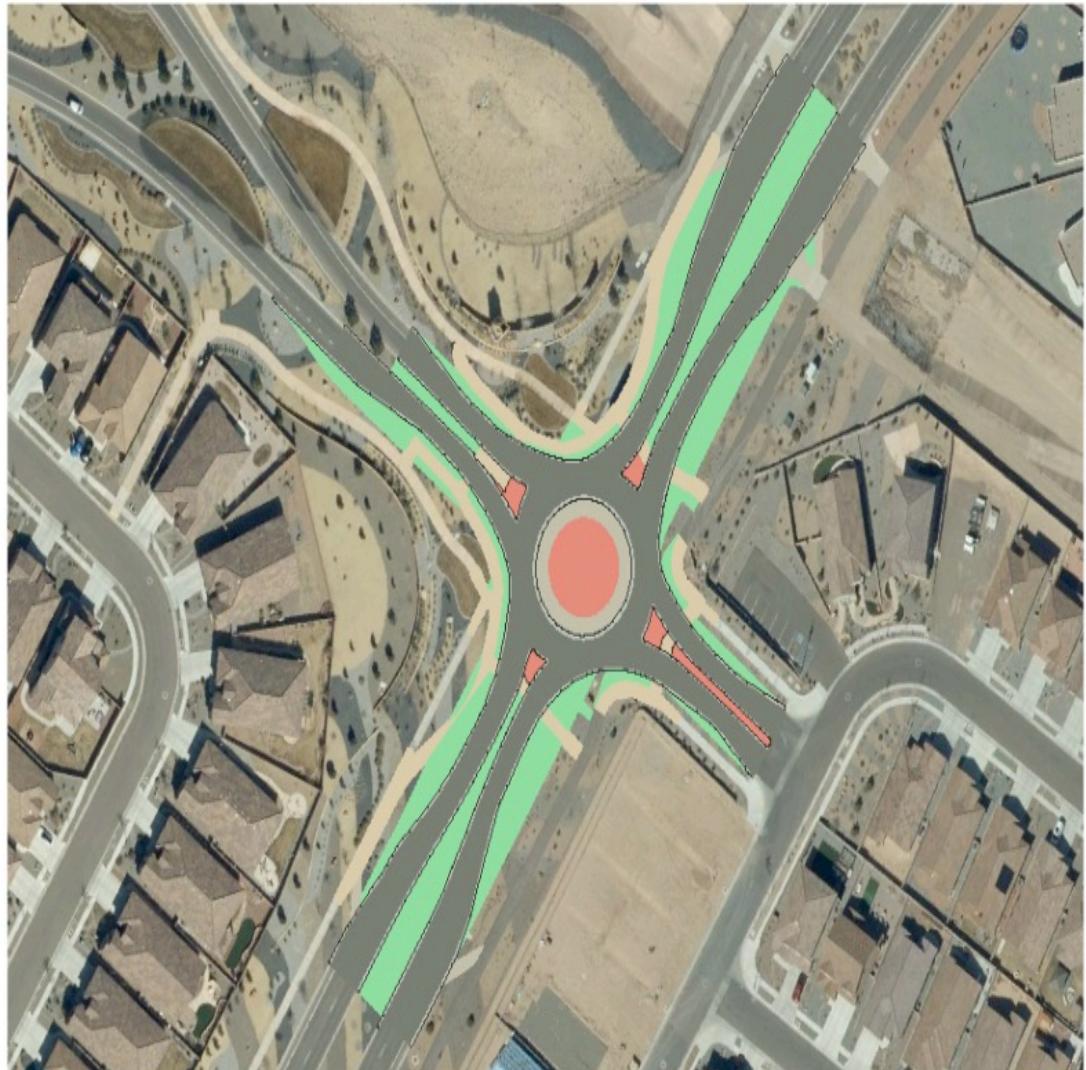
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TRAFFIC CIRCLE UPDATE

- Design has been finalized
- Working to secure a contractor
- No firm start date at this time, but anticipating this Fall/ Winter



Bank and Financial Status

- NA bank account moved from US Eagle to Bank of Albuquerque
- IRS Granted DWMNA a 501(c)3 tax exempt status

Estates at Mirehaven - Estates at +/-

https://estatesatmirehaven.com/page/37480~687729/estates-at-mirehaven

Welcome ▼ Lifestyle and Fitness ▼ HOA Info ▼ Transition ▼ Documents Contacts & Connections ▼

Transition

Transition FAQs

Resident Feedback

Announcements

Vehicle Gate Info

Reports & Findings

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WELCOME TO ESTATES AT MIREHAVEN

Estates at Mirehaven - Transition +

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TRANSITION

Click one of the listed items below to view.

- [Transition FAQs](#)
- [Resident Feedback](#)
- [Announcements](#)
- [Vehicle Gate Information](#)
- [Transition Reports & Findings](#)

https://estatesatmirehaven.com/page/37480~1078625/transition-reports-findings

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TRANSITION REPORTS & FINDINGS

[Facilities- Transition Review of The Sandia Center](#)

[Infrastructure- Transition Review of Common Areas](#)

[Transition Committee Recommendation Status](#)



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Table 1.1 – Transition Committee Recommendation Status

Open Status Update 9/06/2023

TC Action Tracking	Issue / Defect Noted	Category / Concern	Action Recommended	Financial Implications	Comments / Status Updates / Recommended Resolution
TC-3R Approved 8/1/2022 ✓ Met with KP 10/14	Observed Movement of Masonry Block Walls Along Common Areas of Development - Common area and boundary masonry wall rotation greater than 1% from vertical.	Safety & Financial Liability	Provide verification of all community wall construction integrity and/or correct to established standards. The TC has noted that rotation of the structural wall sections is less than 1%, but requests verification of the construction warranty on these structural elements.	Estimate if repair is required would include stabilization, demo, restack, fence removal / reinstall and landscape repair. Condition is identified in Phases 1, 2 & 3 so far. Estimated 4000 sf impacted @ \$60./sf = \$240k	10/14/2022 Ken S. & Kevin S. met with Kevin Patton, Jim Griffin (Aspen Concrete) and Cody Walton. Agreement was reached that the walls should be measured / inspected on a 6-month basis. TC follow-up inspection noted less rotation in structural portion of wall. The TC has been provided wall design documentation. Wall inspections continue but are not budgeted.
TC-4R Approved 9/6/2022 ✓ Met with KP 11/4	Maintenance of Installed Metal "E-Coated" Fencing - Metal fencing that has been installed within the community and on the property boundary with "E type coating" now appears to be failing prematurely, causing coating breakdown and premature corrosion.	Financial Liability	The TC supports the suggested replacement of all fencing with this coating. If not replaced, additional maintenance will be required for this fencing. This additional painting cost was not previously anticipated or planned in the Association's Reserve Analysis.	See also TC-4R SUP	5/19/2023 The Declarant has completed work to replace 4000 linear ft of fence sections. Maintenance (painting) of the remaining 2' view fencing has been added to the reserve planning as an alternative. The reserve analysis should also be updated to include the remaining 2,633 linear ft of 6' boundary fence for maintenance.

Questions on Transition Items

- Submit questions to HOA Board of Directors via an email to:

Julie Karl, Community Director

jkarl@aamnm.com

- Julie will transmit the messages to the HOA Board and the Board will respond to residents via email

Open Interim Board Position

- Interim Period from October 1st through March 31st
- Meetings: 1st Monday of each Month at 1pm
(except holidays)
- Time Required: 1 ½ hours per month
- Location: Cottonwood Room, Amenities Center

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NA Proposed By-Law Changes

- To become a member of the Association, residents or businesses must submit a membership form providing affirmation of their desire to become a member.
- Elimination of dues as a requirement to become a voting member.
- Membership is required in order to vote.
- Recognition the Association is a 501(c)(3) tax exempt organization.

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Westside Coalition of Neighborhood Associations

wsconanm.org



- 29 Westside Neighborhood Associations
- Our representatives: Jean Kelley & Martha Hine
- Raise/discuss issues of broad concern in the area & across the city
- Venue for communications on civic and neighborhood matters

- Channel of communication with local, state & federal governments

Current Example:

- Against approval of a new LNG Facility in SW Rio Rancho, near Petroglyph National Monument and Double Eagle Airport with fuel storage areas and a major gas pipeline
- Believes there is a lack of justification for the facility which requires a (\$180) million investment without benefiting consumer rates

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Neighborhood Watch Objectives

- Expand the number of watch groups to cover the entire community
- Map community to determine zones/blocks not yet covered
- Establish coordinated communication between block captains
- Build a strong relationship with Albuquerque Police Department



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2B MAP

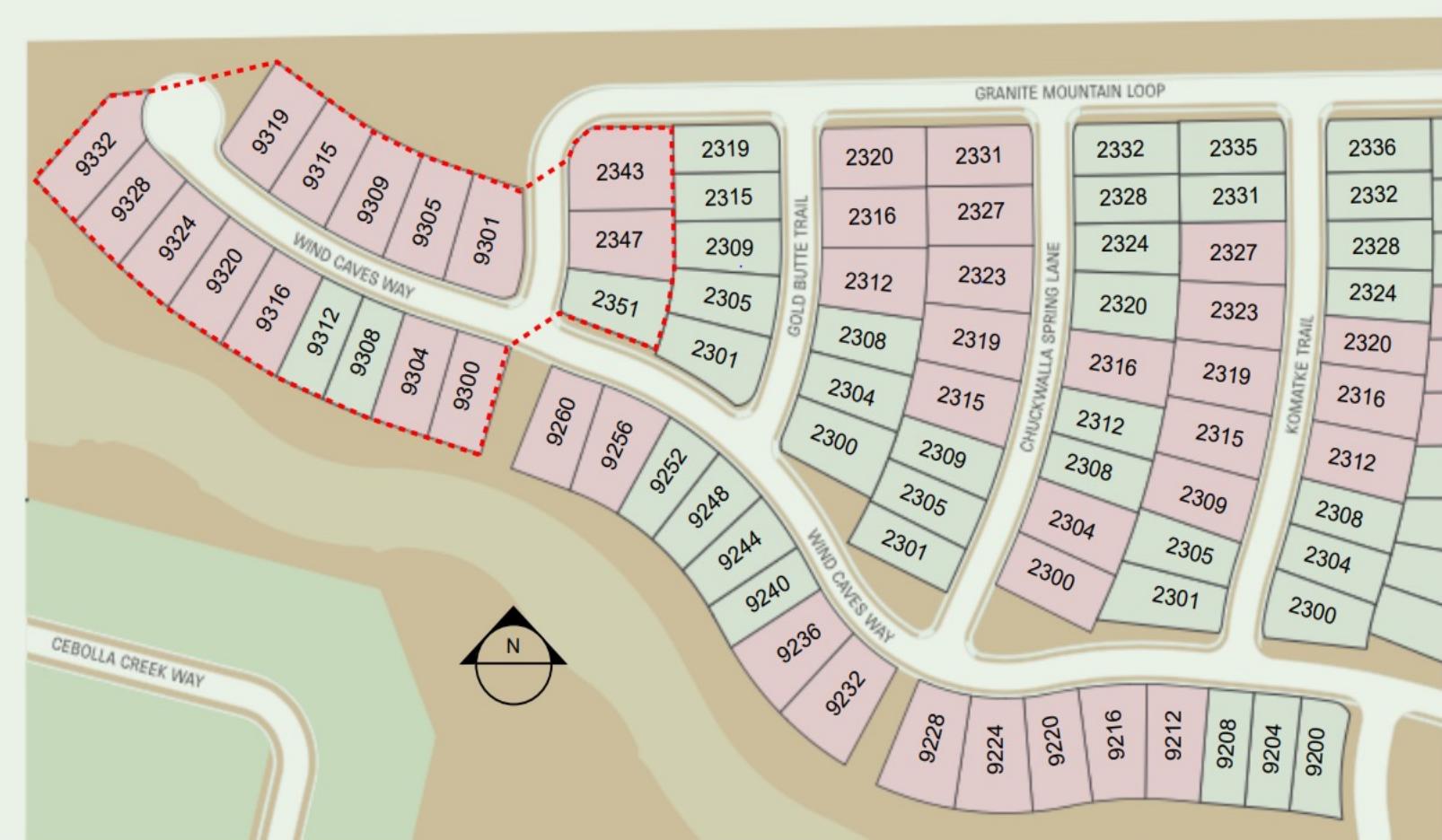
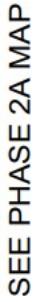


PHASE 2A Neighborhood Watch Groups

Inbox (10) - rverble05@gmail.com X PDF DWM Neighborhood Watch Map X +

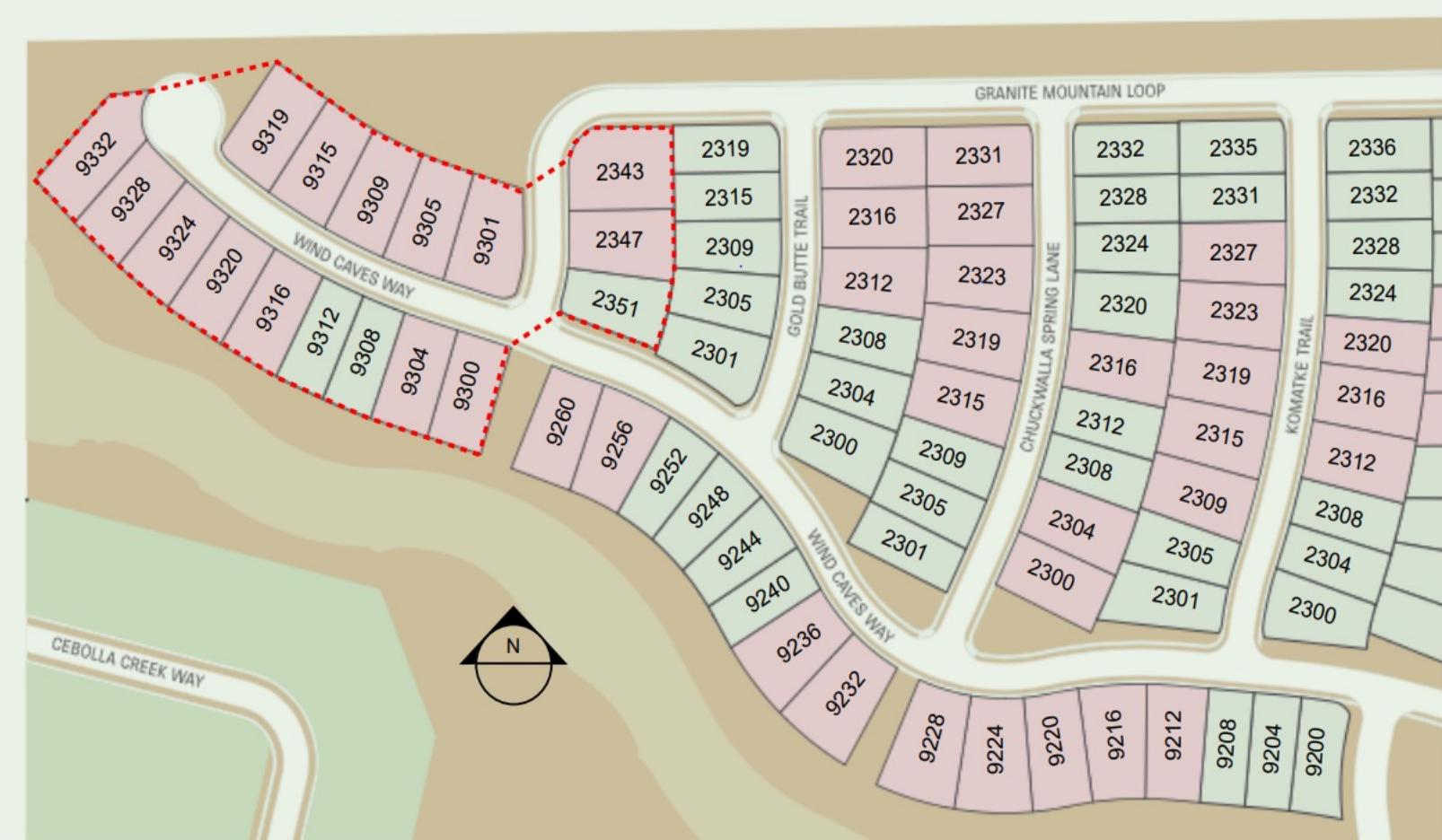
File | C:/Users/Owner/Downloads/DWM%20Neighborhood%20Watch%20Maps%20-%20Public%203.pdf

1 of 1

Draw | Read aloud | - + |  | 

SEE PHASE 2A MAP

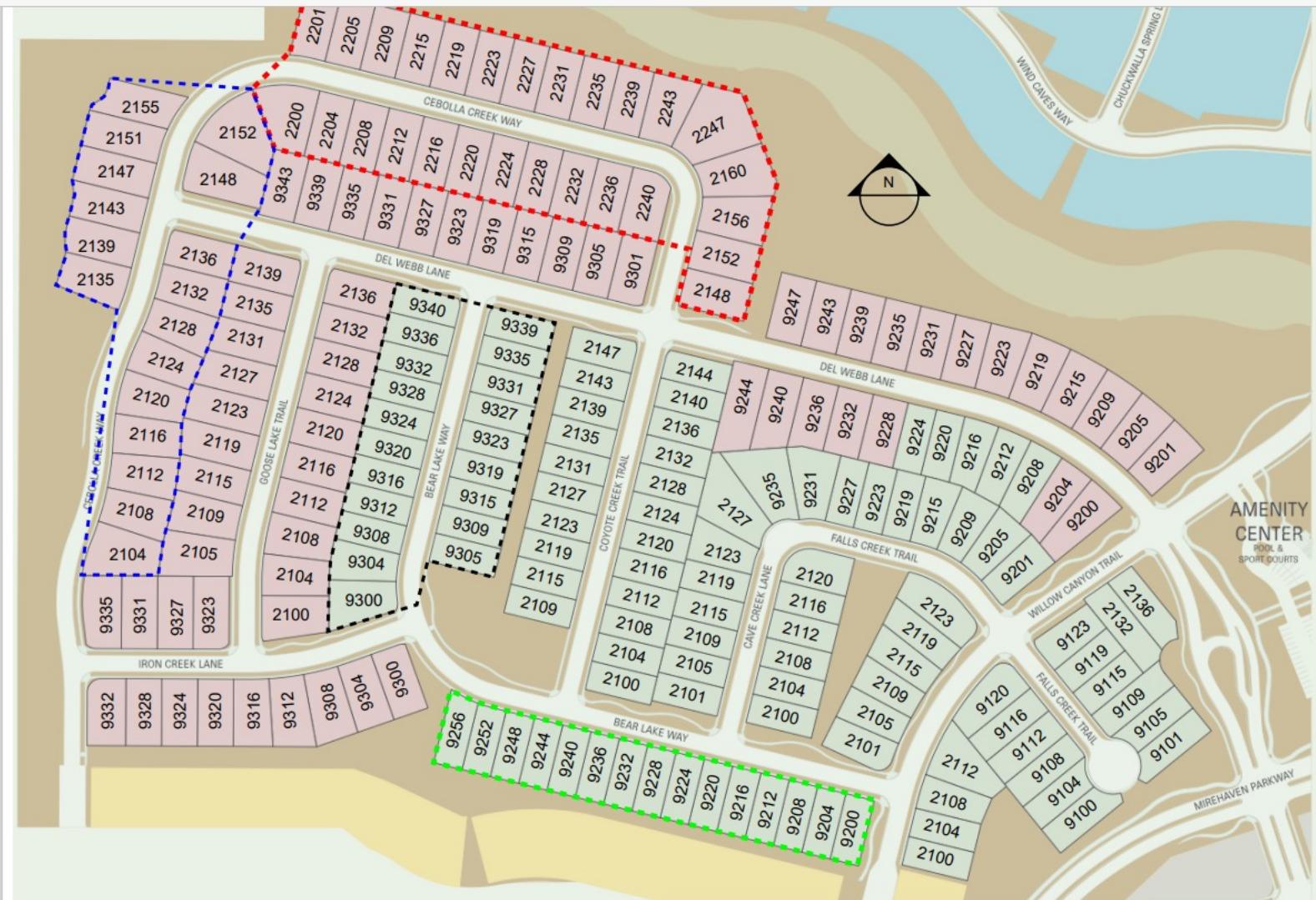
PHASE 2B Neighborhood Watch Groups



The map displays a residential layout with several streets and numbered plots. The streets shown are WIND CAVES WAY, GOLD BUTTE TRAIL, CHUCKWALLA SPRING LANE, and KOMATKE TRAIL. The plots are numbered as follows:

- WIND CAVES WAY (Top Left): 9332, 9328, 9324, 9320, 9316, 9312, 9308, 9304, 9300
- WIND CAVES WAY (Bottom): 9260, 9256, 9252, 9248, 9244, 9240, 9236, 9232
- GOLD BUTTE TRAIL: 2343, 2319, 2315, 2347, 2309, 2305, 2301
- CHUCKWALLA SPRING LANE: 2320, 2331, 2316, 2327, 2312, 2323, 2308, 2319, 2304, 2309, 2305, 2301
- WIND CAVES WAY (Bottom Right): 9228, 9224, 9220, 9216, 9212, 9208, 9204, 9200
- CEBOLLA CREEK WAY (Bottom Left): 9332, 9319, 9315, 9309, 9305, 9301
- GRANITE MOUNTAIN LOOP (Top Right): 2332, 2335, 2328, 2331, 2324, 2327, 2320, 2323, 2316, 2319, 2312, 2315, 2308, 2309, 2305, 2301
- GRANITE MOUNTAIN LOOP (Bottom Right): 2336, 2332, 2328, 2324, 2320, 2316, 2312, 2308, 2304, 2300

A compass rose is located in the bottom left corner of the map area.



PHASE 1 Neighborhood Watch Groups

PHASE 3 Neighborhood Watch Groups

File | C:/Users/Owner/Downloads/DWM%20Neighborhood%20Watch%20Maps%20-%20Public%205.pdf

Draw | Read aloud | - + | 1 of 1 |

Search | Print | Save | Print | Share | Settings

Phase 3

Phase 4

CEBOLLA CREEK WAY NW

9331
9327
9323
9319
9315
9313
9309
9305
9301
9219
9215
9213
9209
9205
9201
1624
1620
1616
1612
1608
1604
1600

GNEISS TRAIL NW

1624
1620
1616
1612
1608
1604
1600

LOST CREEK WAY

1627
1623
1619
1615
1613
1609
1605
1601

BUFFALO BROOK WAY NW

1628
1624
1620
1616
1612
1608
1604
1600

WILLOW CANYON TRAIL

1636
1632
1628
1624
1620
1616
1612
1608
1604
1600

COUGAR CREEK LANE NW

9336
9332
9328
9324
9320
9316
9312
9308
9304
9300
9220
9216
9212
9208
9204
9200

PHASE 4

North arrow

Search | Print | Save | Print | Share | Settings

Benefits of joining or Starting a Neighborhood Watch Group

- 1. Helps creates community where neighbors work together to safeguard their homes and loved ones**
- 2. When calling 242-COPS or 911 dispatchers, identify your location, your affiliation with your Watch Group and name of Watch Captain, dispatcher may be able to assist in a more expedited manner**
- 3. When reporting to police, provide as much detail as possible. SAFELY get a photo or video if possible and send to Block Captain. It is then forwarded to Pete Gelabert with APD**
- 4. 2 ways to report – Call:**
 - a. 911 if you see an actual crime in progress**
 - b. 505-242-COPS if you see suspicious activity or suspicious vehicle**

5. After reporting to police, report to Block Captain so that person can follow-up with APD
6. Anonymous reports can be made
7. Report suspicious activity on your street, vicinity or anywhere else observed within Del Webb Mirehaven
8. Never compromise personal safety to obtain photos or videos
9. Information to provide to police:
 - location of activity observed
 - make/model/ license of any vehicle involved
 - descriptions of people/ which direction they were headed
 - other pertinent information you can provide
10. EXAMPLES
11. Contact Randy Verble, rverble05@gmail.com or 720-883-7774 or email DWMNA at dwmnaNM@gmail.com for assistance in organizing a watch group for your street.

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THANK YOU FOR ATTENDING