



[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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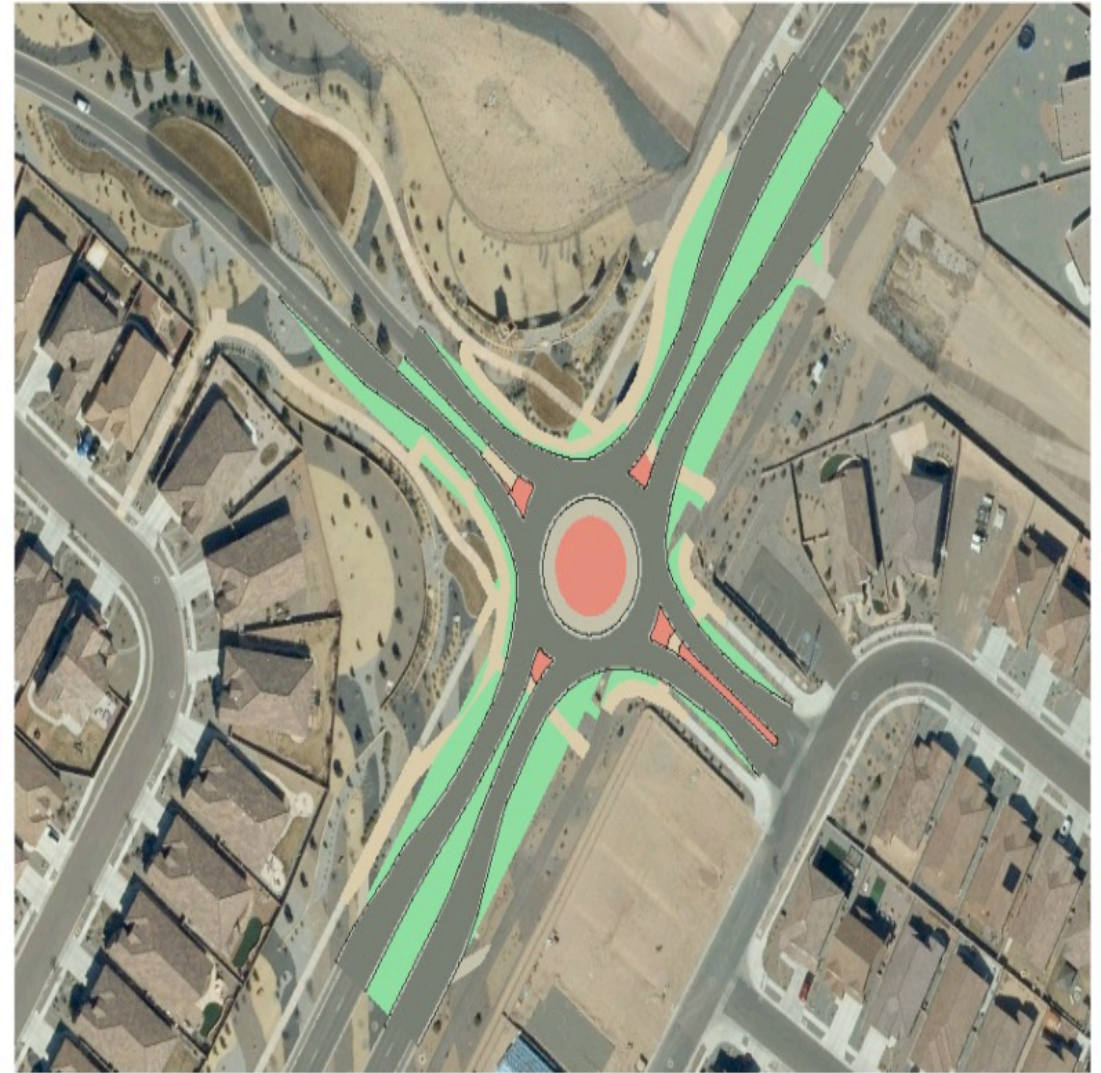
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# TRAFFIC CIRCLE UPDATE

- 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



- Transition
- Transition FAQs
- Resident Feedback
- Announcements
- Vehicle Gate Info
- Reports & Findings

*Del Webb*<sup>®</sup>  
MIREHAVEN

Profile



Sign Out



WELCOME TO ESTATES AT MIREHAVEN





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Profile 👤

Sign Out ➡

TRANSITION

Click one of the listed items below to view.

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



Profile 

Sign Out 

# TRANSITION REPORTS & FINDINGS

Facilities- Transition Review of The Sandia Center

Infrastructure- Transition Review of Common Areas

Transition Committee Recommendation Status

1

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	<b>Observed Movement of Masonry Block Walls Along Common Areas of Development</b> - 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	<b>Maintenance of Installed Metal “E-Coated” Fencing</b> - 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](mailto: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 1<sup>st</sup> through March 31<sup>st</sup>
- Meetings: 1<sup>st</sup> 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](http://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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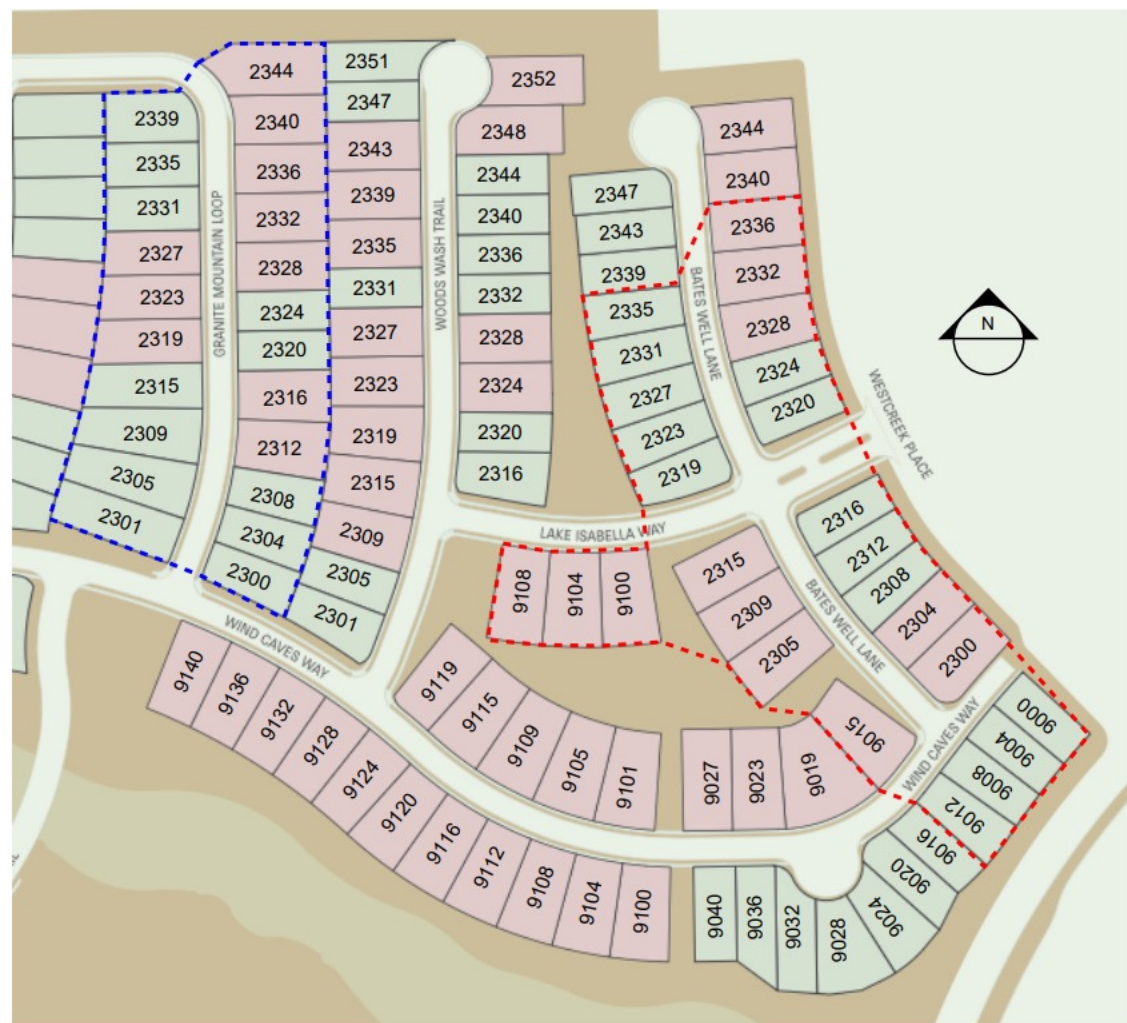
# ***Neighborhood Watch***

## ***Objectives***

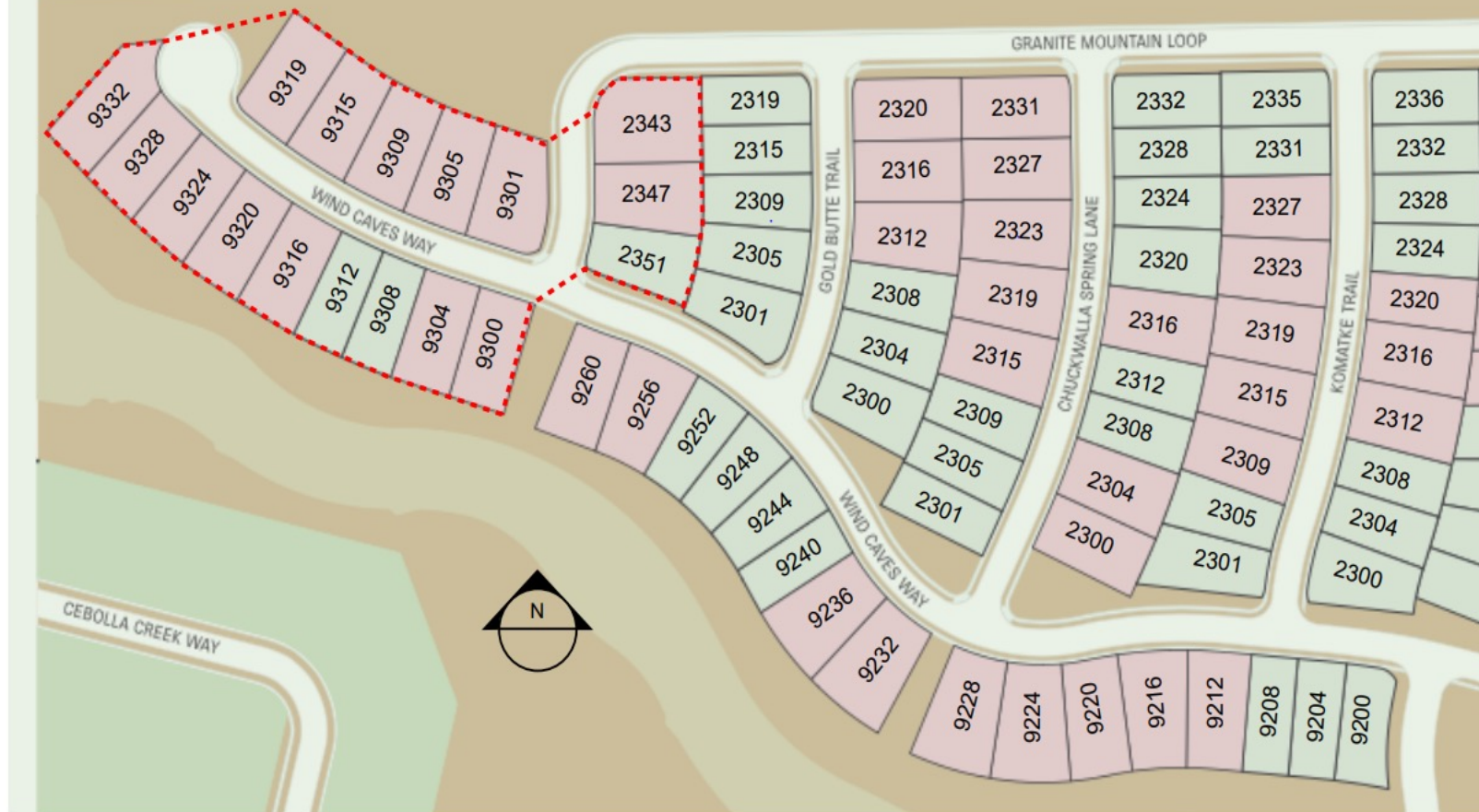
- Expand the number of watch groups to cover the entire community
- Map community to determine zones/blocks not yet covered
- Establish coordinated communication between block captains
- Build a strong relationship with Albuquerque Police Department



SEE  
PHASE  
2B MAP

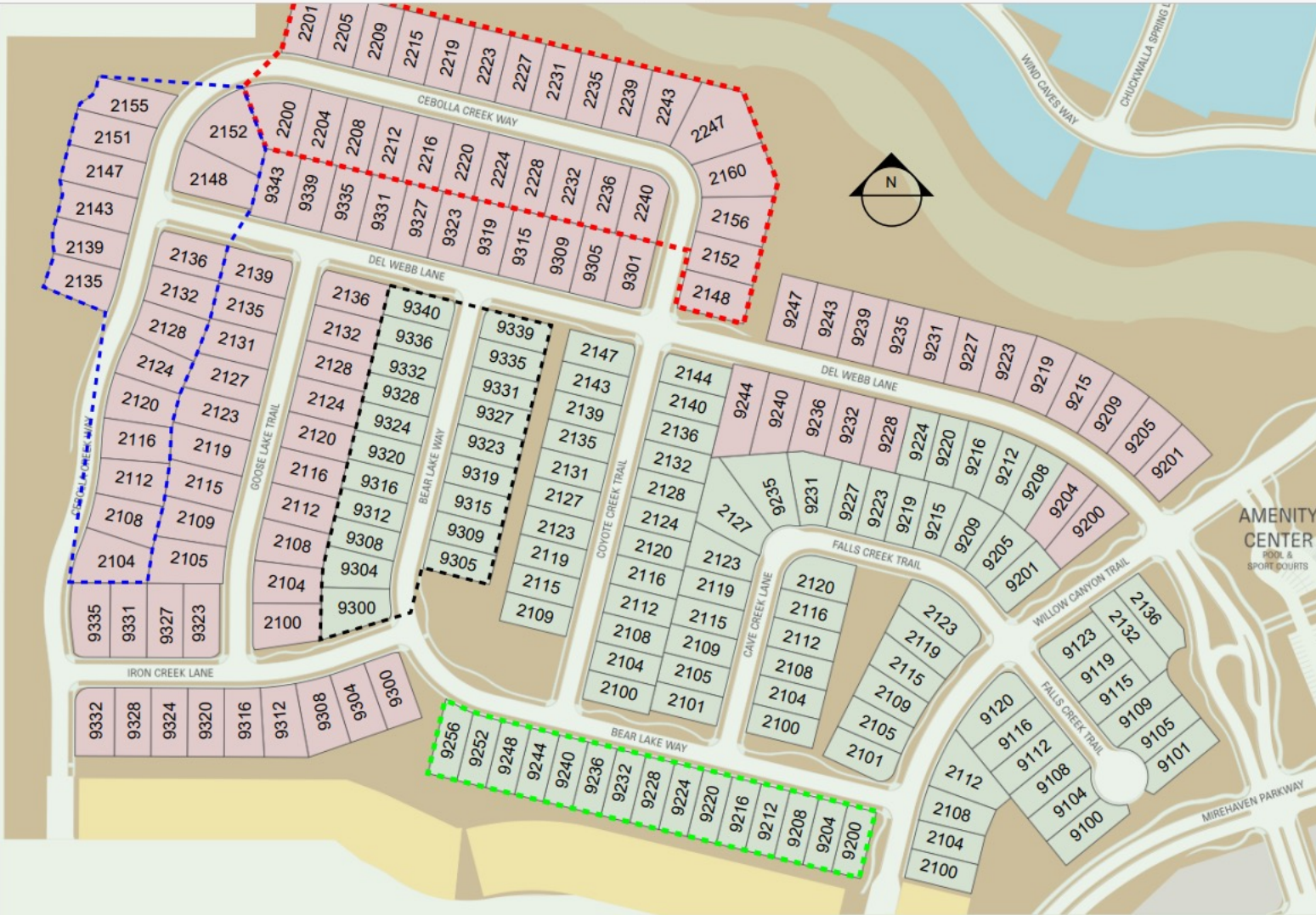


PHASE 2A Neighborhood Watch Groups



SEE PHASE 2A MAP

## PHASE 2B Neighborhood Watch Groups



## PHASE 1 Neighborhood Watch Groups





## **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](mailto:rverble05@gmail.com) or 720-883-7774 or email DWMNA at [dwmnaNM@gmail.com](mailto:dwmnaNM@gmail.com) for assistance in organizing a watch group for your street.

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*THANK YOU FOR ATTENDING*