



# Los Ranchos Village Vision

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**: SPOTLIGHT ON  
: THE PUBLIC LANDS  
: INTERPRETIVE  
: ASSOCIATION**

**PLUS:  
A Conversation  
with Local Author  
Cynthia Sylvester**

- ▶ Celebrate a Green Halloween with WM
- ▶ AgriFutures Regenerative Agriculture Update

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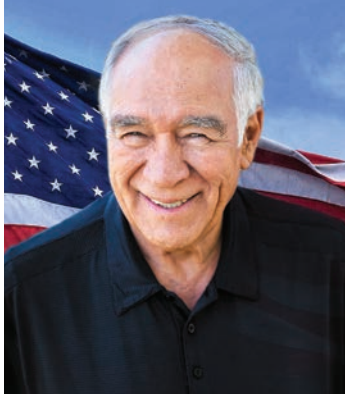
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# Mayor's Report

Dear Residents,

The Village of Los Ranchos is a diverse place. It is both semi-urban and semi-rural. It is quiet and agricultural while also serving thousands of cars on 4th Street every day. It is made up of diverse residents with diverse points of view and that's what makes it most special.



I have heard from all these points of view about the development and open space preservation my administration has championed. On the development side, there is the Village Center project, which I stand behind as an important economic engine for Los Ranchos into the future. Likewise, continuing the improvements along 4th Street will attract new businesses, and provide new sources of GRT, the largest source of revenue that runs our government, pays for services, and allows us to continue to preserve land as open space.

And speaking of open space, my administration has prioritized agriculture and open space since day one. Not only have we improved programming and strategic partnerships at the Agri-Nature Center, we secured one of the largest

remaining tracts along Rio Grande Boulevard, the Anderson Fields, as forever undeveloped. We will be closing on the Anderson Fields in Mid-September. Stay tuned as we begin to workshop ideas for the house and how we hope to use the fields as a balloon landing site.

I want to thank all those involved with the 2025-2029 ICIP—the Infrastructure Capital Improvement Plan—a process the Village participates in each year to assess its priority projects. Your participation at the open house earlier this year provided a good touchstone into many community priorities. The list was then vetted with the Trustees at the August 9th Board of Trustees meeting, who then adopted the list of priorities below. Some projects are immediate and others long-term. I am very pleased with the outcome of our ICIP.

Our Village is growing and changing, as change is inevitable. By preserving agriculture, quiet neighborhoods, and other unique features, while embracing new projects and new opportunities we can grow our community for the future.

Feel free to call me or come by on Thursdays during my office hours to let me know of your thoughts and concerns.

Mayor Donald T. Lopez, PE, CMO

## 2025-2029 Infrastructure Capital Improvement Plan (ICIP)

1. 4th Street—To construct improvements to 4th Street including storm water mitigation and right-of-way acquisition for ADA pedestrian and vehicular facilities, lighting, signalization, and signage.
2. New Acquisition of Land and Property—To purchase property that will be kept undeveloped and protected as open space for all Villagers.
3. Chavez Road Multi-Use Trail--A trail that improves the safety of all users on Chavez Road in a manner that respects the culture, environment, and quality of life.
4. Sound Barriers----A project in partnership with the DOT to identify plan, design and fund to sound barriers or sound mitigation measures along Paseo del Norte.
5. Agri-Nature Center—Improvements to the existing buildings and grounds such as, ADA restrooms; indoor classroom upgrades; and adding basecourse to the dirt roadway.
6. Village Hall—Renovations to meet ADA standards in the Village Hall chambers, restrooms, and rooftop solar.
7. Road Safety Enhancements--Renovations and repairs to existing roads within the Village.
8. Levee Mitigation—Mitigation measures to assure safety from flooding from Alameda to Montano Blvds.
9. Alfredo Garcia Community Barn Upgrades--To plan, design, improve, and equip the Alfredo Garcia Community as a community gathering space.
10. Osuna and 2nd Road—To plan, design, and construct improvements to Osuna Road from 2nd Street to 4th Street.
11. Veteran's Memorial—To design and construct a Veteran's Memorial at Hartnett Park including pad, landscaping, seating, and ADA access.
12. EV Charging Stations—To plan, design, equip, install EV Charging Stations at Village Hall and in the 4th Street Parking Lot.
13. Old Village Hall—To improve Old Village Hall to create a small community gathering space.
14. Community Center—To plan, design, construct a new community and cultural center.
15. Schulte House—To repair the Schulte House, a facility on the Agri-Nature Center property.



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### Village Vision General Information

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 events and activities taking place in and around the Village. The Village Vision is published seven times per year, and distributed free of charge to Village residents and businesses. Non-residents and other interested parties may subscribe to the magazine by visiting the Village Vision web page, or by contacting the Village Vision. Price, including S/H, is \$20.00 per annum.

### ADVERTISING

The Village Vision Media Kit contains all the information you need to place an ad in the Village Vision: dimensions, rates, deadlines, and more. It also includes the "advertising purchase request form," which needs to be submitted in order to purchase advertising space. You can find it online at [www.losranchosnm.gov/village-vision-magazine](http://www.losranchosnm.gov/village-vision-magazine).

### CONTRIBUTIONS

Articles of general interest about the Village of Los Ranchos de Albuquerque are always welcome. Please contact the Village Vision with your ideas or to submit your article for consideration.

### VILLAGE VISION ONLINE

More information, the Village Vision Media Kit, and back issues, can be found at [www.losranchosnm.gov/village-vision-magazine](http://www.losranchosnm.gov/village-vision-magazine).

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COVER PHOTO: "SEPTEMBER UNDER THE COTTONWOOD." PHOTO BY JENNA SIMON

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# BACK TO SCHOOL ISSUE CONTENTS



Proving the benefits of rotational grazing at the Agri-Nature Center on page 16.



Get to know resident author Cynthia Sylvester and her book. Have a great Halloween while keeping the environment in mind. And much more!

## COLUMNS

- 10. **Los Ranchos Growers' Market** • The Bounty Continues | Vendor Profile: Cactus Barrell Candy
- 16. **The Agri-Nature Center** • Regenerative Agriculture, the Benefits of Rotational Grazing for Soil Health, Forage, and Habitat
- 18. **Los Ranchos Art Market** • Art is my Imagination and Language, featuring Susan Zimmerman
- 20. **Mindful Living** • The Benefits of Maintaining a Gratitude Practice
- 22. **Business Highlight** • Public Land Interpretive Association
- 28. **Adobe Theater** • Albuquerque Theater in Full Swing!
- 38. **The Real Estate Market** • Childproofing Your Home

## FEATURES

- 26. **Resident Author Cynthia Sylvester** • A Conversation About her Book, "The Half-White Album" by Gordene MacKenzie and Lynn & Lynda Miller
- 32. **Green Halloween!** • Celebrate a Spooktacularly Greener Halloween By Anne Spitz, Media & Communications at WM

## PLUS

- 28. **RECIPE:** Seasonal Recipe—Butternut Squash by Sue Brawley
- 31. **What to do in Your Garden in October and November**
- 35. **October and November 2023 Agri-Nature Center Workshops**
- 36. **Welcome to the Village!** A Listing of New Village Businesses
- 38. **Residential Properties for Sale**
- 43. **Election Information**

## VILLAGE HALL

- 3. **Mayor's Report**
- 8. **Capital Projects Update** • 4th Street, Roadway Improvements, Del Norte Open Space, and More
- 40. **Legislative Report** • A Message from Representative Dayan Hochman-Vigil
- 44. **Board of Trustees Meeting Summary:** July 12, 2023
- 44. **Planning and Zoning Committee Meeting Summaries:** July 11, 2023 and August 8, 2023



Discover an incredible resource for maps (and much more!) hidden in plain sight right here in the Village on page 22.

# Vote

# DONALD LOPEZ

# for Mayor

SERVING OUR COMMUNITY WITH EXPERIENCE AND HEART BY:

## Preserving Our Agricultural Heritage:

Mayor Lopez's pivotal role in maintaining our Village's Agricultural Heritage is evident through his work at the Agri-Nature Center, nurturing our unique identity.

## Pioneering the Future:

Through the Village Agri-Futures Program, Mayor Lopez demonstrates his forward-thinking approach, aiming to ensure a sustainable and prosperous tomorrow.

## Dedication in Service:

With a remarkable 30-year tenure in the US Air Force, including during the Vietnam War Era and overseas in the Gulf War, Mayor Lopez embodies the values of duty, honor, and leadership.

## From Trustee to Mayor:

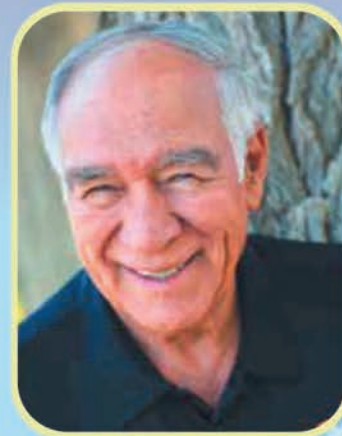
Mayor Lopez's public service journey began as a Trustee in 1992, eventually leading him to the Mayor's office, showcasing his commitment to our community's growth.

*Re-elect Mayor Lopez to ensure a future guided by extensive experience, unwavering dedication, and genuine care for the prosperity of our community.*

Connect with Mayor Lopez:

Telephone: 505-715-3068

Email: [DonaldTLopez@msn.com](mailto:DonaldTLopez@msn.com)



Visit: [VoteForMayorDonaldLopez.com](http://VoteForMayorDonaldLopez.com) to learn more

PAID FOR BY DONALD T. LOPEZ PE, CMO FOR MAYOR, DENISE DIXSON TREASURER

# 4th Street, Roadway Improvements, Del Norte Open Space, and More

**AGRI-NATURE CENTER ROAD** The next phase of this project is to add base course or other permeable paving to the roadway from the lavender field to the parking lot. We are exploring a potential funding source specific for capital outlay project overruns, for which this project may qualify.

**OUTDOOR KITCHEN CLASSROOM** (and surrounding environment): The outdoor classroom is under construction, and we anticipate completion by the end of summer. Minor delays resulted from a longer than anticipated building permit process. The project includes outdoor kitchen equipment for farm to table cooking demonstrations, seating, a new concrete plaza, and shade structures. The outdoor classroom also features an adjacent raised bed garden of differing heights to accommodate those with disabilities. We are also in the design phase of the edible trail and additional landscaping with architects of Dekker Perich Sabatini, who are on a professional retainer services agreement with the Village.

**4TH STREET PHASE 2** The Village has contracted with Bohannon Huston for the final design and engineering. The second public information meeting on project aesthetics was held August 1st. Subsequent public information meetings will be held for input at 60% design, and at 90% design. Additionally, an open house will be held specifically for property owners/tenants in the project area on September 19 and 20, 2023. The utility phase is underway. Coordination meetings have been held with all providers in the project area.

Coordination will continue through 90% design with all utility impacts to be removed by August 2024. Other construction coordination is occurring with ABQ Ride (bus stops/bus service), Waste Management of NM, and US Postal Service. Bernalillo County and Wilson Engineering have begun design of the 4th St. road diet project (reduction to two travel lanes and a bike lane) from Alameda Blvd. to Ortega. We continue to coordinate on logical termination of their bike lane into our project area.

**ROADWAY IMPROVEMENT PROJECT FY23-24** The Village has been awarded for a project amount of NMDOT COOP funding of \$603,690.00. We will begin the environmental review phase of the project to include the following roads for repaving

(pulverize, subgrade prep., asphalt): El Paraiso Road, Guadalupe Trail-Chavez to Tyler, Charles Place, Ortega Road east of 4th Street. Particular attention will be paid to maintain the current road grade to prevent issues on the roadway shoulder and adjacent properties. The project also includes crack seal on the following roads: Los Poblanos Place, Los Poblanos Court, Chavez Road-west of Rio Grande Blvd., Los Ranchos Road, Vineyard Road, Rio Grande Lane, Place, and Court. We anticipate construction to begin in early spring.

**CHAVEZ ROAD MULTI-USE TRAIL** The Village is in contract with Parametrix in the amount of \$347,349.54 for preliminary engineering and design services with an anticipated completion date of July 31, 2025. Currently, the topographic survey is complete, and the right-of-way investigation/research is underway.

The sub-surface utility engineering (SUE) and environmental work are also imminent. The first public information meeting will be held when there is adequate survey information to determine preliminary scope alternatives. The goal of the project is to provide a trail that improves the safety of all users in a manner that respects the culture, environment, and quality of life of the Village. Public input will be invaluable in ensuring that the goal of the project is met.

**PEDESTRIAN CROSSWALKS ON CHAVEZ ROAD** We are in final negotiations with a contractor for installation of the raised crosswalks. The work is anticipated to begin in late September-early October, dependent upon the contractor's ability to schedule materials and labor.

**DEL NORTE OPEN SPACE** To irrigate the eastern side of the property more efficiently we changed the method of watering from flooding west to east, to a ditch down the center of the property with a north to south orientation. Delays occurred as a result of labor shortages and the contract farmer is now going to berm the fields and install turnouts. The Village will be installing wayfinding signs for those walking and using the property for exercise. In addition, as a balloon landing site, the Village will be instructing balloonists on ways to enter the property.



# ACADEMY IN MOTION



## STRIVING

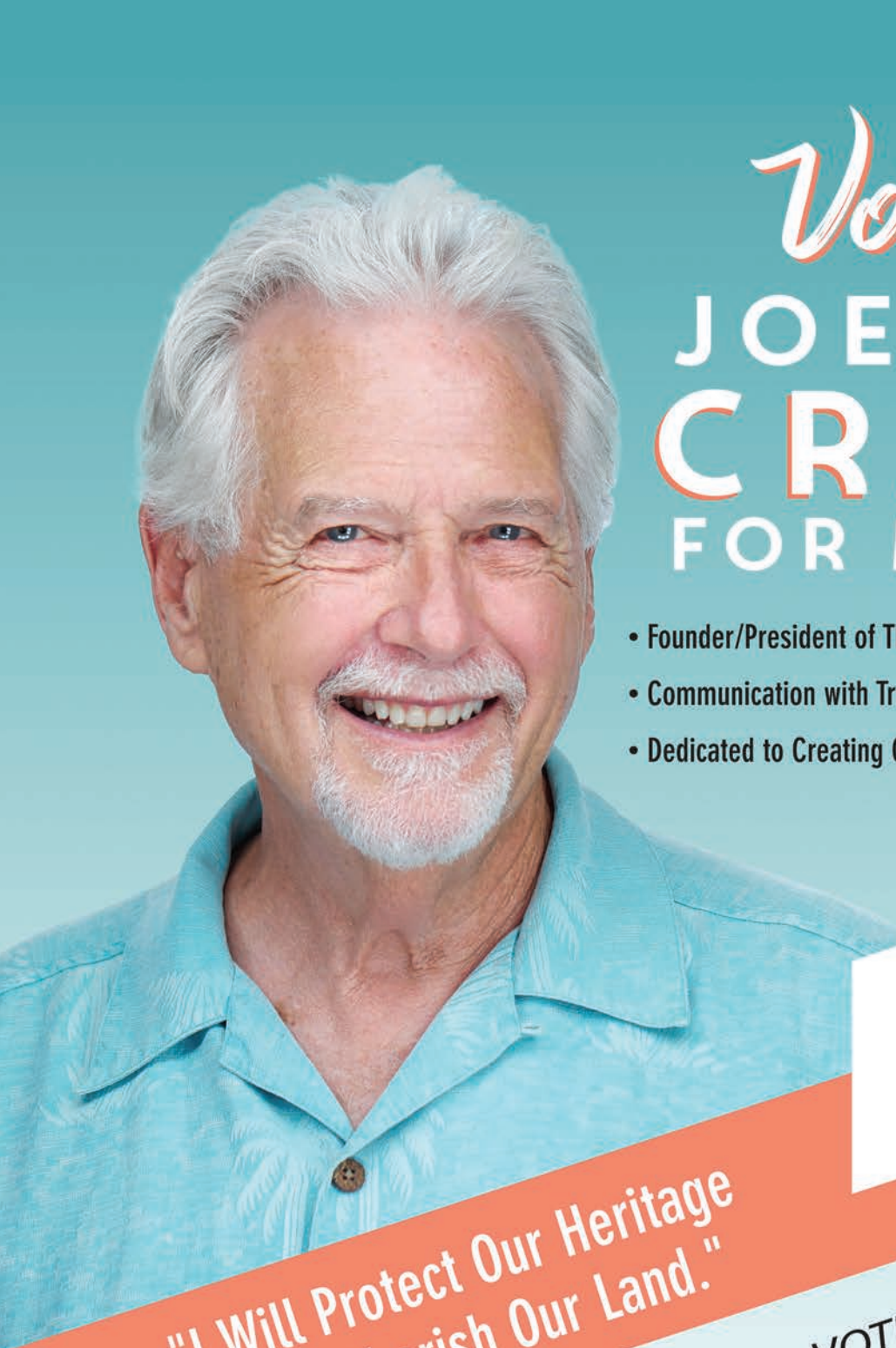
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FOR MAYOR

- Founder/President of The Friends of Los Ranchos, Inc.
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- Dedicated to Creating Community & Open Communication

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# The Bounty Continues

By Sue Brawley



## October 21 is Costume Day

Dress up and go trick-or-treating at the vendor tables. Also: photo opportunities with Cider Man!



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Markets**

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**OCTOBER AND NOVEMBER** | Depending on the first frost date, the market may have apples, pomegranates, watermelon, pears, roasted chile, hot peppers/chiles, cucumbers, tomatoes, sweet peppers, summer squash, okra, eggplant, onions, garlic, assorted greens, beets, salad turnips, carrots, herbs, New Mexico pecans, pinto beans, potatoes, various winter squash, grass-fed beef, wild Alaska salmon, honey, jams/jellies, baked goods, candy treats, and more!

Many of the winter squash varieties are good keepers: pick some up now for later in the winter. Winter squash makes delicious pies as well as soup. Local products include Wilder Gardens' tomato sauce that pairs well with Elena's fresh pasta. Also there may be winter/cool-weather bedding plants available. Enjoy a slice of breakfast pizza from Zia Bros Pizza, burritos from Mini-Os, and coffee from various vendors.

Weekly music in October and November will include Rob & the Mummy Sticks, Abq Skeleton Crew, Joe DeRouche, and Dave Palsce. Well-behaved, leashed pets are welcome.

## Vendor Profile: Cactus Barrel Candy

Will Applonie, an 8th grade student, is the market's youngest vendor. His company, Cactus Barrel Candy, makes freeze-dried candy treats. Will likes succulents and used a succulent, cactus, in the name of the candy company. He designed the logo and the banner himself. Will has been making freeze dried candy since January using a Harvest Right Freeze Dryer. This is his first year selling at the Los Ranchos Growers' Market. (The ice cream he makes is not sold at the market.)

The candy treats are made from Skittles, Airheads, Jolly Ranchers, Big Hunks, caramels, caramel M&M, Hi-Chews, peach rings, and saltwater taffy. Will says all candy is a little bit different when freeze-dried. Skittles and Airheads become crunchy; caramel and Jolly Ranchers puff up and get light and crisp; Big Hunks and Hi-Chews are crunchy and then melt.

All candy is sold neatly packaged. Will is currently looking at making a variety pack with some of the candy. Will sells to some kids after school, but this is his only regular market. Customers of all ages like his treats. They make great gifts too!



### GROWERS' MARKET SCHEDULE CHANGES AFTER NOVEMBER 11

After November 11, the Los Ranchos Growers' Market switches to its Winter Schedule. Winter Markets are held the second Saturday of the month: December 9, 2023 and January 13, February 10, March 9, and April 13, 2024. These markets are held from 10 am - noon.

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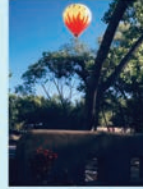
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# Regenerative Agriculture

## THE BENEFITS OF ROTATIONAL GRAZING FOR SOIL HEALTH, FORAGE, AND HABITAT

By Wes Brittenham, Head Horticulturalist at Los Poblanos

The fourth year of the AgriNature Center's program *Aligning our AgriFutures*. This program's purpose is defined by an idea and a question: *Imagine the Village of Los Ranchos is the center of regenerative urban agriculture in central New Mexico. What does that look like?*

The program is a partnership between New Mexico State University and the Village of Los Ranchos, and brings together volunteers from across the community to participate in the process of Strategic Doing: each year, groups of individuals ("committees") work together to identify a project, create a process to bring that project to fruition, and analyze the results.

The overarching frame of reference for these projects is the practice of Regenerative Agriculture including Healthy Soil Principles. This year's committees are Education, Agritourism and Economic Development, and Research.

The Agri-Nature Center's Manager, Joshua O'Halloran spearheads the Research group this year. One of the Healthy Soil Principles is keeping animals on the land, and, as the Agri-Nature Center has been the summer home to a flock of Churro Sheep, there was an opportunity to have a soil test done on the pastures that had experienced rotational grazing, and adjacent pasture which had no animals on it.

In Regenerative Agriculture advocates using rotational grazing in order to improve soil health as well as the amount and quality of forage. Animals move over the soil, deposit nutrients, slightly disturb the soil allowing for better water infiltration and aeration, and are moved from area to area to prevent overgrazing.

Joshua was curious to see whether the quality of the soil was improving, and whether that could be measured. On December 21, 2022 soil samples were taken on a two-acre field divided into 6 paddocks with 13 sheep that were regularly moved from paddock to paddock, and on an adjacent pasture that had no animals.

The soil samples were sent to Ward Laboratories for testing and analysis. These tests, known as Phospholipid Fatty Acid Test or PLFA tests, measure the biomass of soil microbes. For



Flock of sheep at the Agri-Nature Center

reference, one gram of healthy soil can contain 100 million bacteria, several yards to several miles of fungi, several thousand protozoa, and from ten to several hundred nematodes.

The results of the soil tests showed some interesting differences, with the pasture that was rotationally grazed having more microbial activity than the pasture with no animals on it. The pasture with the sheep had significantly more bacteria, actinomycetes, rhizobia, and total fungi including arbuscular mycorrhizal fungi and saprophytes. There were more protozoa present, and significantly more undifferentiated beneficial microorganisms.

This initial test shows the benefits of rotational grazing, and the positive impacts well-managed livestock can have to help improve and increase the volume and activity of these microorganisms in the soil. This increase in healthy soil improves water infiltration, promotes strong root growth, helps to aerate the soil, and increases the availability of nutrients to the root systems of the plant community. This results in higher quality, more nutritious forage, quicker regeneration from grazing, and improves overall habitat for wildlife, including beneficial insects and pollinators.

Rotational grazing mimics the natural patterns of, for example, the huge herds of bison that once ranged freely, keeping the prairies, grasslands, and even woodlands healthy and able to support large and diverse ecosystems that functioned naturally in what we now identify as the Healthy Soil Principles at the core of Regenerative Agriculture.



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# Art is my Imagination and Language

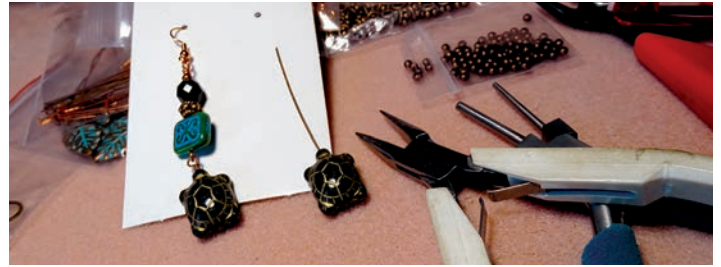
By Gordene MacKenzie

"My art is my Imagination and language — a way of communicating what's inside to others." Many of Susan Zimmerman's intricate and detailed jewelry designs incorporate Kumihimo, a Japanese weaving technique.

Using this format, Susan weaves a flat end piece of fiber with unusual yarns which she embellishes with various sizes, shapes, and colors of beads to create different textures. She inserts this piece in the middle of a round slotted Kumihimo disc. Around the perimeter she hangs multiple strands of beads to be woven into the main design. The surrounding beads are held in place by hanging spools of soft, clear plastic, that, when held up, look like an octopus with many tentacles.

Susan describes her process as trial and error. "I usually start with a color combination that interests me... I never really know what the final design will be." She loves searching for unusual pieces to use as centers in her designs. One of them has a large piece of amber she gifted to her mother many years ago. Others incorporate Chinese vintage beads, unusual pendants, faceted stones, and lamp work beads. "Doing art makes me happy." Solutions for jewelry problems or new pastry recipes emerge when she is in a creative state of flow.

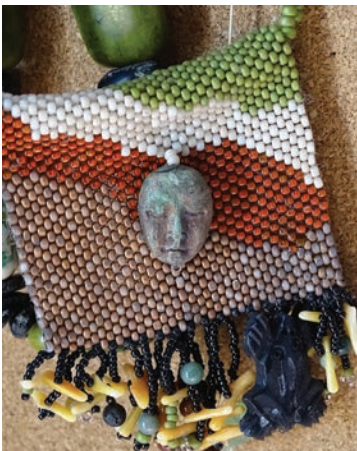
Previously, Susan owned a large restaurant, bakery, and tearoom in Canada where she trained to be a pastry chef. Today, she works as a pastry chef two days a week. Like her jewelry, her pastries are skillfully made, beautiful, and delicious.



Dogs, jewelry, and creativity are Susan's priorities. "To me creativity is a spiritual experience. When you are in that space, art makes itself." You can find Susan the first and third Saturday at the Los Ranchos Art Market. You can also visit her Etsy store, Delidot Jewelry.



Susan and her creations. Very top: earrings in the making. To the right: Susan using her Kumihimo disc



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If you started your wine's second fermentation in a carboy (a glass jug commonly used in wine-making) last September, it is now time to "rack your wine." This means siphoning off your wine into a separate carboy, leaving the sediment in the original carboy. This way, your wine will have much less sediment and improved clarity. White wine should be racked about a month after adding yeast. Red wine is ready to be racked around Thanksgiving.

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MINDFUL LIVING



WITH LARK ERICSON  
LIFE COACH, RN, LF

# The Benefits of Maintaining a Gratitude Practice

Gratitude is a simple yet powerful emotion that has the ability to transform your life. By practicing gratitude regularly, you can cultivate a sense of positivity, happiness, and fulfillment that will improve your overall well-being.

The benefits of a gratitude practice are endless. It can help you to focus on the present moment, appreciate what you have in your life, and develop a more positive outlook. Studies have shown that practicing gratitude can also improve your relationships, reduce stress and anxiety, increase self-esteem, and even improve your physical health.

So how can you start a gratitude practice? It's easy! You can start by simply taking a few minutes each day to reflect on the things you are grateful for. This can be as simple as writing down three to five things you are thankful for each day in a journal or on a post-it note.

You can be grateful for the smallest things like a cup of coffee, finding a great parking spot, or not having to set an alarm on the weekends. You can also try practicing gratitude during your daily routine by focusing on the positive aspects of your day, such as a delicious meal or a kind gesture from a coworker.

To maintain your gratitude practice, try setting a regular time each day to reflect on the things you are grateful for. This could be in the morning when you wake up, before bed, or during your lunch break. You can also try incorporating gratitude into your daily routine by saying thank you more often, whether it's to a friend, family member, or even a stranger.

One day, I was feeling particularly down about my life. I was stuck in a negative mindset and couldn't seem to shake it. Then, I decided to try something new - I started a gratitude journal. At the end of each day I wrote down three to five things that I am grateful for. At first, it was hard for me to come up with anything because I was feeling really down, but as I continued to practice, I began to notice more and more things in my life that I was thankful for.

As I continue to practice gratitude, I am constantly noticing a shift in my

mindset. I am more positive and hopeful, and I appreciate the small moments in my life that I had previously taken for granted. By focusing on the things I am grateful for, I am able to let go of negative thoughts and emotions, and embrace a more joyful and fulfilling life.

Practicing gratitude is a simple yet powerful way to improve your life. By taking a few minutes each day to focus on the things you are thankful for, you can cultivate a sense of positivity and joy that will enrich every aspect of your life. So why not give it a try today? You might be surprised at the wonderful things that come your way.

.....  
Lark Ericson works with adults and teens to develop confidence, self-esteem, and resilience. She is a hypnotherapist who focuses on building confidence and joy by releasing unwanted behaviors and emotions. Reach her at [larkericsoncoaching.com](http://larkericsoncoaching.com) or [larkericsoncoaching@gmail.com](mailto:larkericsoncoaching@gmail.com).

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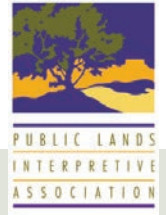


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THE BUSINESS HIGHLIGHT PAGE GIVES LOCALLY-OWNED BUSINESSES IN THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE A PLACE TO TELL THE WORLD WHO THEY ARE AND WHAT THEY OFFER.



# Public Lands Interpretive Association



The Public Lands Interpretive Association (PLIA) is a non-profit organization with the mission to “inspire and educate the public about the natural and cultural heritage resources of America’s public lands.” Even though they are an incredible resource that has been located in the same location in the Village for over 40 years, not many Village residents are familiar with who they are and what they do. Let's change that!

## HOW IT GOT STARTED

PLIA was founded in 1981 to help visitors learn about the diversity of public lands that exist outside of the National Park Service system. Across the Western United States, there are millions of acres of Forest Service, Bureau of Land Management (BLM), and Fish and Wildlife Service land open to the public. PLIA's mission is to help connect people to these unique places.

## RETAIL AND INFORMATION

PLIA manages visitor centers and bookstores at 14 sites across New Mexico and Arizona. This includes their Los Ranchos location, which is well-equipped with maps and books available

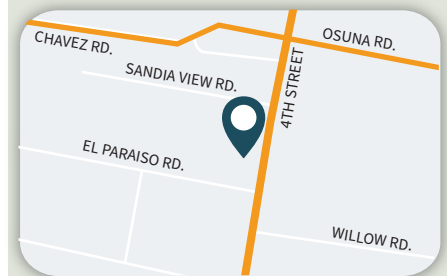
for purchase. They offer a wide variety of topographic and travel maps for New Mexico and eleven other states as well as books by local authors, including trail guides, birdwatching and animal identification guides, and histories of specific areas.

PLIA also offers a variety of free brochures, maps, and more from the Forest Service, BLM, National Park Service, and New Mexico State Parks. Their staff is knowledgeable and can help answer specific questions and provide resources for planning trips onto public lands.

They maintain a physical library at the Los Ranchos store, which currently includes more than 3,000 titles covering topics from recreation and science to the natural and cultural history of the American West.

Their website includes an online store that offers the full inventory of their Los Ranchos store, with shipping available anywhere in the US. It also features an interactive recreation map with public lands destinations like campgrounds and parks for the Western US and many articles on wildlife and wilderness.

## Find the Public Lands Interpretive Association



### ► 6501 4th Street NW, Suite 1

The store is open Monday through Friday from 8:00AM - 4:30PM. Drop by for maps, books, hiking, plant and animal identification guides, and outdoor information for New Mexico and all other states west of the Rocky Mountains.

► (505) 345 - 9498

► online store at [publiclands.org](http://publiclands.org)



## CAMPGROUNDS AND PROGRAMS

PLIA manages three seasonal campgrounds in the Kaibab National Forest, and they work with the Forest Service, Bureau of Land Management (BLM), and other partners to create educational and interpretive programs for youth and adults.

In the last year for example, their Cover Quest Academy and Whiptail Trails Club programs have provided in-class presentations, field trips, and overnight camping trips to hundreds of New Mexico students.

To the left: The library and reading nook at the Los Ranchos PLIA store. Opposite page: Whiptail Trails Club and Cover Quest Academy photos.





The Whiptail Trails Club seeks to empower middle-school students in New Mexico to learn about public lands and develop land stewardship, first-aid, and wilderness survival skills. The program is led by PLIA in partnership with BLM, Conservation Corps New Mexico, and volunteer leaders.

The Caver Quest Academy Program is a kid friendly educational experience geared toward 7th grade students in New Mexico. Presented by PLIA, this

interactive experience introduces kids to cave safety, and Leave No Trace ethics.

**LOCATION**

For PLIA, Los Ranchos is the perfect location. That's why it is the location of its administration office. It is centrally located to sites across the Southwest and it is within arm's reach of many amazing public lands managed by the Village, the City of Albuquerque, Bernalillo County, and State of New Mexico, as well as National Forests and Monuments.

**FUNDING**

While they work closely with several public agencies, PLIA is not a government organization, but rather a 501(c)3 non-profit. Their revenue comes primarily from bookstore and visitor center sales, donors, and membership programs they offer. Specific programs also receive grant funding.

So, time to visit the PLIA store in Los Ranchos and see all they can offer you and your family!





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# Resident Author Cynthia Sylvester

A CONVERSATION ABOUT HER BOOK,  
"THE HALF-WHITE ALBUM"

By Gordene MacKenzie and Lynn & Lynda Miller

*"This is my sand painting, this paper, black on white. These pieces, poems and stories, are my songs that I offer to the night sky with the hope that at dawn the ancient deities will see me—see us—and remember our names.*

*Maybe she could walk between worlds, maybe she could walk where lightning had struck and find that the path between black and white and this and that was just the zigzagged path of lightning."*

Excerpts from the Half White Album

Incandescent images conjured by Los Ranchos writer Cynthia Sylvester in her book *The Half-White Album* transmute into gorgeous and haunting journeys of love and generational trauma, including forced assimilation into boarding schools.

Cynthia is an enrolled member of the Diné, born into the Kiyaa'anii Clan for the Bilagáana Clan. A recipient of the Native Writer's Award at the Taos Writer's Conference, her work has received local and national attention.

She says her vivid and lovable characters came to her and she followed each one to see who they were. "Writing the book was a healing ceremony for me."

*The Half-White Album* is part of the *Lynn and Lynda Miller Southwest Fiction Series*, published by the University of New Mexico Press. Lynda and Lynn are Village residents who selected Cynthia's work as a standout piece for their own publication, *The Bosque Journal*. Lynn is a former writing and performance professor, author of four novels, and a 2023 book of stories titled *The Lost Archive*. Lynda is the managing editor and art director of their journal *ABQ in Print*, and she recently authored the book *More Horses than Cars*.

I asked Lynda and Lynn Miller to interview Cynthia about her writing. Here is their interview.



Photo above: Cynthia (center) with her friends Lynn & Lynda Miller. Photo on opposite page: Cynthia with the Half White Band, whose music was interwoven with Cynthia's storytelling during her recent book launch.

**Q** When you first started writing this book, were music and ceremony as integral as they are in the published book, or did those two components surface as you wrote?

**A** Music was. But it wasn't until I did a show with a rock band in 2013 called *Stories That Rock* that I realized that these pieces—poetry, short and long fiction, and essay—were my Birth, Rain, and Mourning Songs. The stories combined with music felt like ceremony to me. At the time, I wasn't promoting a book; I just wanted to be in a rock band. And it did rock! And it was a powerful experience for me and the audience. One of my favorite reviews of *The Half-White Album* was, "It's a unique treasure in the book and music world."

**Q** How did you decide on the structure of the book? I.e., did you always see the book as a combination of prose, poetry, and memoir?

**A** These pieces were written over a decade. I had separated them into two collections: one, a chapbook-length of poetry and flash-fiction and memoir, and the other one was a traditional short story collection with long-form stories. I was trying to stuff them into a recognizable form they didn't want to conform to. So, more years went by, and then during the pandemic, when campgrounds reopened out of state, my sister invited my wife and me to go camping. She made "Cowboy Margaritas," and I had a few. It was the perfect combination of high altitude and tequila, and I awoke in a dream walking toward two books on a shelf. One was called "It's All One Story." BAM! I went home, deconstructed both collections and reassembled them into this book.

**Q** You call your book a "hybrid" form. Can you talk a little about that and how the form you're using allowed you to express elements you couldn't have with a more traditional form?

**A** I called it a hybrid form because it had to have a name or a label. When I dreamed it was "all one story," I was



inspired and allowed myself to break through the traditional barriers of form and let the book be what it wanted. The book and I emerged together, or maybe even it's pulling me along on its journey.

**Q** Who were your major influences as a writer, and has that changed over time?

**A** Joy Harjo and Flannery O'Conner are two of my most significant influences. Joy taught me about rhythm, and Joy and Flannery create unforgettable images. That's what I want to do, too. You may not remember my whole book, but an image or a character may stay with the reader. [...]

**Q** What are you working on now, and is it anything like *The Half-White Album*?

**A** The project that is closest to completion is my novel. It's set in Albuquerque and the north valley and is about friends who met when they played high school basketball together. They were the Lady Warriors and, at "middle age," are still working to recoup their losses. So, you could say that the themes of loss, friendship, family, and what is "home" plays an integral part in that novel as it does in *The Half-White Album*. But is that the second, nameless book in my dream? I don't know.

I'm also working on, dreaming about, creating a show based on *The Half-White Album*. I did something similar to *Stories That Rock* for the book's launch but bigger! I had a whole band, *The Half-White Band*, and they supported my reading of the book, interweaving music and story into the Half-White Show. We just did that show on the UNM Campus, and we'll go to Fort Lewis College in October to do another.

To learn more about Cynthia, find links to purchase her book, and view her calendar of events, visit her website at [cynthiajylvester.com/](http://cynthiajylvester.com/)



# Albuquerque Theater in Full Swing!

By Marcelle Cady

**THE HOLLOW** | Following the hilarious show *Calendar Girls*, The Adobe Theater presents an Agatha Christie classic which she wrote in 1951 based on her 1946 book.

A typical Agatha Christie gem, this play follows an unhappy game of romantic follow-the-leader that explodes into murder one weekend at The Hollow, home of Sir Henry and Lucy Angkatell, played by Douglas Vandewinckel and Lorri Layle Oliver.

This play is considered Christie's finest comic grande dame. Dr. John Cristow (Matthew Van Wetering), the Harley Street lothario, is at the center of the trouble when, assembled in one place, we find his dull but devoted wife Gerda (Devoney Wilhite), his mistress and prominent sculptor Henrietta (Nicee Wagner) and his former lover and Hollywood film star Veronica (Clair Gardner).

Also visiting are Edward (Ed Benson) and Midge (Kristine Padilla) whose romantic assertions are likewise thrown into the mix. As the list of romantic associations grow, so does the list of potential suspects when Cristow is shot dead. Typical Christie style, nearly everyone has a motive but only one of them did the deed! Other members of the cast include Emily Cox, Echo Dobie, Tyler Alan Strand and Michael Weppler.



Nicee Wagner, Matthew Van Wetering, and Clair Gardner in "The Hollow"



Lorri Layle Oliver and Tyler Alan Strand in "The Hollow"

Director Pete Parkin loves Dame Agatha's plays and enjoys working on them. He directed THE HOLLOW many years ago, and found it to be a real audience pleaser, drawing crowds and getting full houses. He considers it a kind of a murder mystery soap opera with humor. "Laughing is good" and should appeal to many. Come see for yourself.

**LOVE AND INFORMATION** | West End Productions' final show in 2023 opens November 3 at North Fourth Art Center.

A dramatic comedy, LOVE AND INFORMATION by noted British playwright Caryl Churchill is a fast moving kaleidoscope of more than a hundred characters trying to make sense of what they know. These characters are performed by a stellar cast—Fawn Hanson, Aodan Luthazar, Colleen Neary McClure, Margie Maes, Yannig Morin, Parker Owen, Scott Sharot and Patricia Thompson.

The play premiered in London in 2012. Ben Brantley of *the New York Times* lauded LOVE AND INFORMATION as a "thought-churning, deeply poignant new play." Director Joe Feldman considers it "an astute observation of contemporary society. Across the individual vignettes, it depicts the difficulty of forming connections in a society overloaded with information." It is sure to be an interesting evening of theater.

## Adobe Theater

9813 4th St. NW  
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 ▶ (505) 898-9222  
 ▶ [info@adobetheater.org](mailto:info@adobetheater.org)



## West End Productions

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 ▶ 1 (855) 937-8505  
 ▶ [info@westendproductions.org](mailto:info@westendproductions.org)



## Seasonal Recipe: Butternut Squash

This recipe can be used with any type of winter squash such as acorn, buttercup, butternut and delicata. This recipe is for smaller sized squash where one half is a portion. Cut squash in half-length wise, remove seeds and stringy bits, and put on a rimmed cookie sheet or in a baking pan. Put cubed butter, brown sugar, and cinnamon in the vacated seed cavity and bake at 350 for an hour or until fork-tender.

*Recipe by Sue Brawley of the Los Ranchos Growers' Market*



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# October/November

► **Fall is a time of year** when we realize how lucky we are to live in New Mexico. The air is crisp, but things are still blooming. The average date of the first freeze is October 29th.

► **Pick green tomatoes** and wrap them in newspaper before a hard frost kills these tender crops, They will ripen slowly between now and Christmas. Take a few and try a green tomato recipe. They are delicious!



► **Before cutting back plants** to the ground, notice how lovely the grasses and other perennials are with their seed heads. These are the makings of your winter garden. The garden will not suffer if you save the final clipping for spring. And the birds will delight in feasting on the seed heads all winter. Many plants appreciate the extra warmth that a coat of dead stems and flowers provides in cold weather.

► **Prepare plants for winter** — Tie up vines to reduce rubbing of branches and stems. Where branches may rub, prune them off. (This is not the time for major pruning, just problem prevention.)

► **Begin pruning evergreens.** Use the greenery to decorate your house.

► **Start thinking about your holiday decorations.** Make a wreath for your front door or a dried arrangement with some of those gorgeous seed pods, evergreen branches, dried flower heads, leaves, twigs and vine trimmings from your garden.

► **Save some leaves and flowers** for winter crafts and decorations by pressing them.

► **Apply a high phosphate fertilizer** to your perennial beds now if you have not already. It will give them a real boost for the spring. Bulbs, in particular, use phosphate during the winter months.

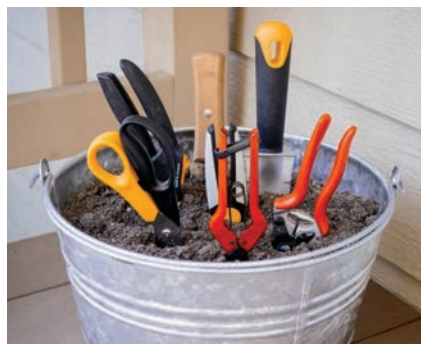
► **Fertilize the lawn** after mowing to stimulate root growth. Remember to always water thoroughly after any fertilizing, especially with synthetic fertilizers which can burn the grass blades.

► **Don't water trees** during October until after a hard frost; then water deeply.

► **Hollyhocks** — Cut and remove all hollyhock debris to eliminate the hollyhock weevil. Do not compost the material.

► **Perform regular maintenance** on your pruners before putting them away for the winter. Clean, sharpen and oil them. Replace any broken handles and springs.

► **Clean, oil, and store your tools** for next spring. Wooden handles will benefit from a light sanding and several good rubbings with linseed oil. A bucket of sand mixed with a quart of used motor oil will do wonders for shovels and trowels. Just stick the bucket in a corner with the tool blades poked into the sand and your tools will be ready to go next spring.



► **Clean the lawn mower** and remove any remaining gas before storing, otherwise it won't start in the Spring. Oil all hinges, springs, and moving parts on both your tools and gates.

► **Dig and divide perennials** like bee balm, catmint, daylilies, penstemons, and Shasta daisies. Replant immediately with compost and a high phosphate fertilizer, water well.

► **Plant xeric wildflower seeds** like Blackfoot daisies, desert bluebells, globe mallows, firewheel, and Mexican Hat. Be sure to keep the soil moist until they germinate well..

► **Plant spring-flowering bulbs** like tulips, daffodils, and Spring star flower (Ipheion uniflorum) after the first frost. In containers, plant perennials, pansies, ornamental cole crops.



► In protected areas, you can **continue to plant or transplant cool season vegetables** like beets, broccoli, cabbage, carrots, cauliflower, celery, chard, collards, endive, lettuce, mustard, parsley, peas, radishes, rutabaga, spinach, and turnips.

► **The compost pile** is taking a winter break. This is a good time to begin hole or trench composting. Dig a hole about 12 – 18 inches deep. Place your kitchen waste in it and mix with dirt. Place a light covering of soil over the top. Repeat with one more layer and then dig another hole next to it and repeat the process. By late April, this organic matter will be composted, providing nourishment to spring plants.

This information is brought to you by the Albuquerque Master Gardeners. For more information visit [abqmastergardeners.org](http://abqmastergardeners.org). Have questions? Call the Master Gardeners Hotline at (505) 243-1386 or the Bernalillo County Extension Service at (505) 243-1386.

# Green Halloween!

## CELEBRATE A SPOOKTACULARLY GREENER HALLOWEEN

By Anne Spitz, Media & Communications at WM

Pumpkin jack-o-lanterns, spooky holiday decorations, imaginative costumes and trick-or-treating are all synonymous with Halloween. What most of us are less aware of is the additional waste created during All Hallows Eve festivities. From the 1.5 billion pounds of fresh pumpkins reportedly sold in the U.S. during the season to the \$3 billion Americans are expected to spend on Halloween candy, we create extra waste.

As the year-end holiday season kicks off, WM of New Mexico encourages everyone to make a conscious effort to reduce the amount of waste we create and to remember seasonal Recycle Right rules. Here are some tips for how to celebrate a greener Halloween.

**Toss Candy Wrappers In Trash:** They may feel like plastic, but candy wrappers are made from mixed materials and are not accepted in recycling. Additionally, the tiny size of even foil wrappers deems them simply too small for industrial sorting equipment at Material Recycling Facilities to recover. Remember to toss candy wrappers in the trash can, never put them into recycling bins.

**Opt for Sustainable Trick-or-Treat Bags:** Add a bit of bling to a common household item to make a sack to carry all that candy loot. A plastic bucket, a pillowcase, or even the tote normally used for grocery shopping are functional yet sustainable accessories rather than single-use bags.

**Create an Upcycled Costume:** Dig into the donation bag of unwanted clothing you haven't gotten around to contributing to a worthy cause yet or visit a local thrift store and consider creatively upcycling clothing into a costume or reinventing an old costume for a fresh look. A little imagination, along with scissors, fabric paint and glue go a long way to creating a greener costume and less waste. If you do buy a new costume, be sure to donate it when you or your family no longer have use of it.

**Rethink Disposable Decorations:** In the spirit of reducing waste, make a plan to lighten-up on the use of disposable and non-reusable decorations. There is plenty of would-be-trash around the house that can be repurposed to create spooktacular decorations. Empty plastic milk jugs can magically become a glowing jack-o-lantern for the porch lit



with solar-powered votives. White plastic shopping bags can be stuffed with newspaper and tied to create a gaggle of ghosts floating in the bushes. Cardboard shipping boxes can be transformed into RIP gravestones for the yard.

**Forego Single-Use Party Supplies:** If hosting a Halloween bash, find ways to forgo throwaway items. Instead of single-use plastic tablecloths, drink cups and plates opt for washable and reusable items. Tie-dye an old fabric tablecloth black and orange. Purchase a monster mash of drink cups from the thrift shop and offer your guests permanent markers to customize their goblet, even encourage them to take their cups home at the end of the evening.

**Put Your Pumpkin to Good Use:** Most parts of the pumpkin can be used. Pumpkin seeds and meat make tasty homemade treats. Of course a pumpkin used as a jack-o-lantern is in no condition to be consumed, so after it's served its purpose consider either composing the remains or burying them in your yard to become go on to become fertilizer.



.....  
*Photo at top: Wispy plastic bag ghosts are easily made from single-use plastic grocery bags. RECYCLING TIP: Never put plastic bags or plastic film into recycling. Also never bag-up your recyclables, put them directly and loosely into recycling bins.*

*Photo on bottom: A foam egg carton makes a seasonally appropriate candy dish along with foam cups festooned to look like eyeballs. RECYCLING TIP: Foam items are not recyclable -- this includes no foam egg cartons, foam cups or foam packaging.*





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## Agri-Nature Center Workshops October and November 2023

Thursday Oct. 5th at 5:30PM  
Chile Ristra Making Workshop (\$5)

Thursday Oct. 19th at 5:30PM  
Wine Bottling Workshop (\$5)

Saturday Oct. 28th: Maize Maze!

Thursday Nov. 2nd at 5:30PM  
Workshop with Josh Allison-Burbank (\$5)

Saturday Nov. 16th at 5:30PM  
Mushroom Growing Workshop (\$5)

Saturday Nov. 18th 4-7PM  
Tellabration in partnership with Story Tellers of New Mexico (\$5)

Full schedule at [losranchosnm.gov/agri-workshops/](http://losranchosnm.gov/agri-workshops/)



Above: Grapes starting the primary fermentation

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- Agriculture
- Trust
- Transparency
- Small business
- Wildlife



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Authorized and paid for by Jennifer Kueffer

# Welcome to the Village!

The Village of Los Ranchos is proud to welcome and support new businesses that have chosen to make Los Ranchos their base of operation. Some of these are new starts and some have relocated from elsewhere. We urge you to stop by, say hello and make an appointment or a purchase.

<b>Business Name</b>	<b>Address</b>	<b>Type of Business</b>
House of EPO	6855 4th Street	Hair Salon
The Cennea Thorla Guidry Scholarship Foundation	6501 4th Street NW, Suite H	Charitable Foundation
Bee Active CBD, LLC	6897 4th Street NW, Suite A	Oils and Lotions
The Enhancement Company	7520 4th Street	Non-invasive body sculpting
Lotus Flower Counseling, LLC	6666 4th Street Suite C-1	Psychotherapy/Mental Health Services
Christina S. West, P.C.	7424 4th Street NW	Law Office
Justin J. Solimon, P.C.	7424 4th Street NW	Law Office
Impact	6601 4th Street NW	Group Fitness Studio
Cumming Alpaca, LLC	8600 Rio Grande Blvd. NW	Alpaca Farm
Cynthia Clark	316 Del Aker Rd. NW	B&B/Short Term Rental
Dr. MG McCullough	532 Westgate Ln NW	Acupuncture Sessions & Telehealth
Artist Barbershop Los Ranchos, LLC	404 Osuna Rd NW # C	Barber
Signed Expressions Interpreted, LLC	Home Occupation	Onsite Communication
David Tart B&B	6434 Rio Grande Blvd	B&B-Short Term Rental/HO
Dandelion Derm	7520 4th Street NW	Skin Care
Bear Beauty, LLC	7520 4th Street NW	Waxing Studio
Los Ranchos Veterinary Clinic	320 Ranchitos Rd. NW	Vet
Ramblin Roses Allure, LLC	6601 4th Street NW	Beauty Salon
The Garrity Group Public Relation	7103 4th Street NW	Public Relations Consulting
Tip Top SF, LLC	7901 4th Street NW	Landscaping





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# Childproofing Your Home

As a kid, "Going into the Tunnel" was a term my older brother used to describe this time of year when daylight hours diminish and temperatures decline. We didn't like *going into the tunnel* because it meant less time outdoors and more time confined to the house. My stay-at-home mom of six kids had her hands full, especially with the toddlers that seemed to be able to get into anything and everything. Childproofing our home was essential for keeping the little ones in safe places and away from potential dangers. Here are some tips to help in your efforts to keep kids safe.

### DOOR KNOB COVERS

One of the first steps in childproofing your home is to ensure your kids can't get into rooms or areas they aren't supposed to be in. Door Knob covers help prevent a child from properly grabbing, turning and opening doors. They should be placed on all doors that lead out of your home, bathroom doors and other rooms that aren't childproofed.

### CABINET LOCKS

Securing your cabinets is another safety precaution when you have young children in your home. Internal locks can be screwed into the inside of your cabinet, although they are prone to breaking. External locks can be attached to the outside of the cabinet, but you must remember to put the lock back on each time you access them.

### STOVE GUARD

A stove is a major home hazard for children. To prevent a child from playing with this appliance, a stove guard can stop your children from getting burned by the stovetop or accidentally turning on the burners.

### FIREPLACE GATE

Many homes have fireplaces, and they can be significant safety hazards. Utilizing a fireplace gate is a great way to keep children safe while the fire is burning. We used a free standing arc shaped screen that added a little extra distance from the heat.

### STAIR GATES

Securing the stairs is crucial to childproofing your home. Installing stair gates prevents falls or other mishaps that could injure your child. Gates should be installed on the top and bottom of every staircase in the home. They also work great for keeping your dogs where you want them.

So if you have toddlers... give yourself some peace of mind and childproof your house as we "Go into The Tunnel."



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 Cell: (505) 604-8468  
[timtourville@comcast.net](mailto:timtourville@comcast.net)

## Summary of Residential Property For Sale in the Village of Los Ranchos

Listing#	Street#	Street Name	Listing Price	ApxSqFt	BR	BA	G	Lot Acr.	Listing Office	Office Phone	Listing Member
1026922	7012	Rio Grande	\$3,700,000	7839.00	5	5	8	8.06	Ida Kelly Realtors	(505) 888-1000	Channing Kelly
1024201	7028	Rio Grande	\$2,698,800	LAND				6.8	Berkshire Hathaway NM Prop	(505) 798-6300	Juan Duran
1032914	4900	Rio Grande	\$2,500,000	3600	3	5	2	6.92	Hanna Commercial, LLC	(505) 332-0522	Richard Hanna
1039404	5111	Rio Grande	\$2,500,000	7388	5	6	4	2.65	Keller Williams Realty	(505) 271-8200	Susan Feil
1029433	520	Sandia View	\$1,400,000	LAND				2.72	The M Real Estate Group	(505) 247-1002	Thomas Mestas
1039106	8209 A	Guadalupe	\$1,200,000	3181	3	3	2	2.08	Kate Southard Real Estate	(505) 264-9586	Kate Southard
1038593	1020	Ortega	\$1,195,000	3382	3	4	3	0.5	Sotheby's International Realty	(505) 982-6207	Marsha Adams
1039778	6831	Guadalupe	\$865,000	3066	3	4	2	1.1	Kate Southard Real Estate	(505) 264-9586	Kate Southard
1027262	1001	Cottonwood	\$495,000	LAND				1.52	The Maez Group	(505) 718-4980	Joseph Maez
1027246	7220	Zia View	\$299,000	LAND				0.56	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027247	7201	Zia View	\$299,000	LAND				0.55	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027248	7200	Zia View	\$299,000	LAND				0.56	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027249	7221	Zia View	\$299,000	LAND				0.55	Absolute Real Estate	(505) 681-8578	Leola Robledo

The information herein is deemed reliable, but not guaranteed from SWMLS compiled on or before August 21, 2023 by Tim Tourville, Coldwell Banker Legacy.

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# A Message from Representative Dayan Hochman-Vigil



## Greetings Villagers!

As the summer winds to a close and we shift our attention to the new school year, the legislature continues to have interim committee hearings in helping to prepare the state’s budget for the upcoming 2024 legislative session.

Next year will be a “short” 30-day session, during which the legislature will work primarily on crafting the budget for the 2025 fiscal year. As has been the case for the past few years, New Mexico continues to see record-breaking revenue surpluses—with a predicted \$3.8 billion dollars available next year in new, unencumbered funds.

The amount of money is a wonderful opportunity for the state and our community, and when combined with the availability of additional federal funding for infrastructure and other development, New Mexico is well-positioned to make significant, once-in-a-lifetime investments in our future. These game-changing investments also underscore the need to ensure our legislature is making the right decisions as to how we will invest these funds for the future of our state.

Along with continued statewide investments in K-12 education, infrastructure, public safety and community health, this surplus will manifest in our community in myriad ways. For example, we will continue expanding and preserving designated open space, as well as fortifying and expanding our water infrastructure in and around the village. We will add electric vehicle charging stations on 4th Street, and I will continue working with both village and county officials to address the noise and environmental concerns raised by our neighbors along the Paseo del Norte corridor.

But my work is just beginning – and I take very seriously my responsibility to connect with and represent my constituency to ensure your voice is heard when these important decisions are made. Please reach out to me with specific priorities or ideas as to what the best use of these funds in our community would be, now or any time prior to the 2024 legislative session.

**Contact Dayan Hochman-Vigil**  
 ► [dayan.hochman-vigil@nmlegis.gov](mailto:dayan.hochman-vigil@nmlegis.gov)  
 ► (505) 948-2320

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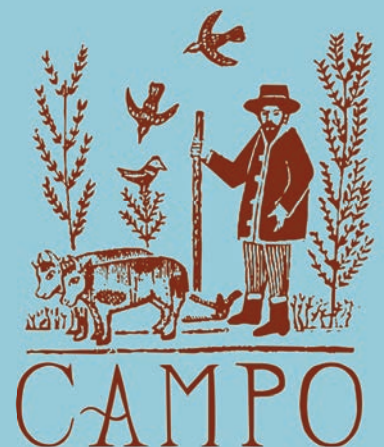
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# Election Information

## 2023 At Large Positions for the Village of Los Ranchos:

- One position for a Mayor for a four-year term
- One position for a Trustee for a four-year term
- One position for a Trustee for a four-year term

## EARLY VOTING

Early voting runs from Saturday, October 21, 2023 to Saturday, November 4, 2023. A total of twenty (20) Early Voting Convenience Centers (EVCCs) in Bernalillo County plus the Mobile Voting Unit will be open for the 2023 Elections. Most are open Monday to Saturday 10AM to 7PM.

### Early Voting Location in the Village of Los Ranchos

Los Ranchos Villa, 6601 4th St NW, Suite U  
Monday – Saturday 10AM - 7PM

Other early voting locations at [losranchosnm.gov/election-info](http://losranchosnm.gov/election-info).

## ELECTION DAY

The 2023 Regular Election is scheduled for Tuesday, November 7, 2023 from 7AM to 7PM at voting locations located throughout Bernalillo County.

Seventy-two (72) Election Day Voting Convenience Centers (VCCs) will be open Tuesday, November 7, 2023, from 7AM to 7PM.

Bernalillo County voters may vote in-person or hand-deliver a completed absentee ballot to any of these locations.

### Polling Locations in the Village of Los Ranchos

- Los Ranchos Villa, 6601 4th St NW, Suite U, 87107
- Taylor Middle School, 8200 Guadalupe Trl NW, 87114
- Valley High School, 1505 Candelaria Rd NW, 87107 (just outside of Village limits)

Other voting locations at [losranchosnm.gov/election-info](http://losranchosnm.gov/election-info).

If you have any questions regarding the upcoming election, please feel free to contact Village Clerk, Danielle Sedillo-Molina by email at [dmolina@losranchosnm.gov](mailto:dmolina@losranchosnm.gov) or by phone at (505) 344-6582.

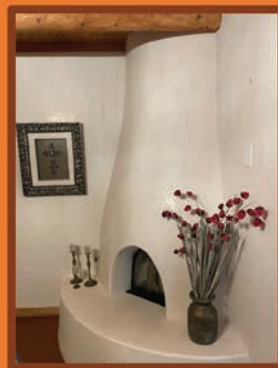
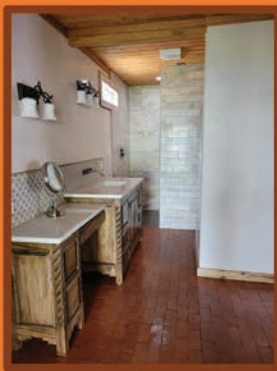
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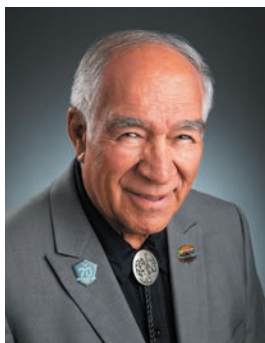


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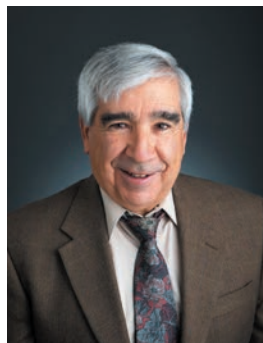
## BOARD OF TRUSTEES MEETING SUMMARY



Donald T. Lopez  
Mayor



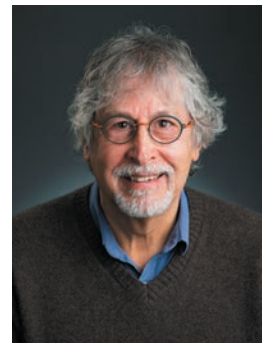
Sandra Pacheco  
Mayor Pro Tem



Gilbert Benavides  
Trustee



Allen Lewis  
Trustee



George Radnovich  
Trustee

Please note: there was no Board of Trustees meeting in June, 2023.

### JULY 12, 2023 7:00PM/Regular Meeting\*

Location: Warren J. Gray Chambers and streamed on the Village Website and via Zoom

Present: Mayor Donald T. Lopez, Mayor Pro Tem/Trustee Pacheco, Trustee Benavides, Trustee Radnovich, Trustee Lewis

#### PUBLIC COMMENTS

Comments by Tom Donelan, 6668 Edgewood Drive NW; Joe Craig, 505 Calle Del Pajarito NW, Rhiannon Samuel, 435 Montañó Road NE, Gabe Gallegos, 501 Poco Loco Drive SW, Albuquerque; Coralee Quintana, 720 Woodland Avenue NW, Nathan Smith, 1901 San Rio Court NE/317 La Chamisal NW; David Montoya, 8831 4th Street NW; Gordene MacKenzie, 7315 Guadalupe Trail NW; Nancy Nangeroni, 7315 Guadalupe Trail NW; Todd Clarke, 715 8th Street NW (remote participation); Martha Carpenter, 277 Dandelion Lane, Corrales (remote participation); Mariah Chavez, 1605 Copper Mountain Trail NW; Mariah Chavez, 1605 Copper Mountain Trail NW; Randy McKee, 749 Chavez Road NW; Camille Varoz, 427 El Paraiso Road NW

#### PRESENTATIONS

A. Katie Snapp, Lavender in the Village

#### FINANCIAL BUSINESS

A. Discussion and Approval of the May 2023 Cash Report.

Unusual or Significant Items:

1. The Village paid the Albuquerque Asphalt for Tyler Road improvements, in the amount of \$213,766.42; check #2607.
2. The Village paid for LEPF expenditures and overtime for BCSO in the amount of \$23,755.27; checks #2582, 2609 and 2641.
3. The Village paid Bohannon Huston for Phase 2 4th Street professional services through 5/19/23 in the amount of \$235,056.59, check #2690.
4. The Village started the re-roof project on Village Hall and paid EverGuard Roofing in the amount of \$49,299.36, check #2644.
5. The Village paid Franken Construction \$132,273.12 for Phase 1 of Agri-Nature Center roadway project, check #2613.

**Motion to Approve Report Passed 4-0**

B. Discussion and Approval of the June 2023 Cash Report.

Unusual or Significant Items:

1. The Village completed the re-roof Village Hall, which resulted in the following invoices during June: • AirPro, check #2807 in the amount of \$21,058.38 • EverGuard Roofing, check #2747 & 2818, in the total amount of \$50,672.97.
2. The Village completed the barn parking lot improvement project, paid to DKM Construction, check #2809, \$42,497.84.
3. The Village reimbursed Bernalillo County \$20,320.55, check #2788, for BCSO overtime in May 2023 and the purchase of a new ATV through LEPF funds.
4. The Village paid Franken Construction a total of \$274,764.00 via checks 2812 & 2707 for the Agri-Nature Center roadway improvement and the Agri-Nature outdoor classroom project. Both these expenditures were through State Capital Appropriations and will be reimbursed. **Motion to Approve Report Passed 4-0**

*continued on next page...*

## BOARD OF TRUSTEES MEETING SUMMARY, *continued*

- C. Discussion and Approval of Resolution No. 2023-07-01; A Resolution Accepting the 2023 Final Quarter Financial Year ending June 30, 2023. **Motion Passed 4-0**
- D. Discussion and Approval Resolution No. 2023-07-02; A Resolution Adopting the Village of Los Ranchos de Albuquerque Budget for Fiscal Year 2023/2024.  
MOVED: Trustee Pacheco with the condition of continuing the practice of placing excess funds in the land acquisition fund.  
SECONDED: Trustee Lewis  
**Motion Passed 4-0**

### PUBLIC HEARINGS

- A. Discussion and Approval of S 23-03; A request by Nijmegen Plaza LLC for a Preliminary Plat for a Major Subdivision in the VC Zone in the Fourth Street Character Area. The property is located at 6502 4th St. NW, is legally known as all of Lot A Exc East 165.84 Ft Of lanche B Dokkens Subd of Lot 2 Merritt, and contains 0.5016 acres more or less.  
Mayor Lopez asked each Trustee for full disclosure of real or potential conflicts of interest with this item of business.  
Trustee Pacheco-recused herself and left the chambers. No other conflicts.  
Public Comment: Mr. Chris Pacheco, 5905 El Prado NW (Applicant); Nancy Robinson, 231 Willow Road NW  
MOVED: Trustee Lewis  
SECONDED: Trustee Benavides  
**Motion Passed 4-0 by Roll Call Vote:** Trustee Pacheco-Recused, Trustee Lewis-Yes, Trustee Benavides-Yes, Trustee Radnovich-Abstained,
- B. Discussion and Approval to Adopt Ordinance 295; An Ordinance Authorizing the Issuance and Sale of Village of Los Ranchos de Albuquerque, New Mexico, General Obligation Bonds, Series 2023, in the Principal Amount of \$6,068,000, payable from Ad Valorem Taxes Levied on All Taxable Property within the Village, Levied without Limit as to Rate or Amount; Providing for the Form, Terms and Conditions of the Bonds, the Manner of their Execution, and the Method of, and Security for Payment; Providing for the Award and Sale of the Bonds to the Purchaser and the Price to be paid by the Purchaser for the Bonds; and Providing for other details concerning the Bonds.  
Administrator Simon discussed the bonds and indicated the property in question is Anderson Fields.  
Public Comment: Randy McKee, 749 Chavez Road NW (declined, spoke under public comment); Linda McKee, 749 Chavez Road NW (not present); R Foster Seaton, 336 Nara Vista Court NW; David Montoya, 8831 4th Street NW; Loretta Chavez Smith, 536 Chavez Road NW  
**Motion Passed 4-0**

### NEW BUSINESS

- A. Discussion and Approval of Resolution No. 2023-07-03; A Resolution designating the Village of Los Ranchos de Albuquerque's participation in the Local Government Road Fund Program Administered by the New Mexico Department of Transportation (NMDOT).  
**Motion Passed 4-0**
- B. Discussion and Approval of Resolution No. 2023-07-04; A Resolution Approving a Purchase Agreement between the Village of Los Ranchos de Albuquerque and the Pattie Geraldine Anderson Trust Under Revocable Trust Agreement Dated November 27, 2012, as Amended and Restated, and the Maxie L. Anderson Marital Trust, Under Trust Agreement dated October 11, 1982.  
Administrator Simon presented the purchase agreement to acquire twenty-three acres plus a home at 5100 Rio Grande Blvd.  
Public Comment: Linda McKee, 749 Chavez Road NW (not present); David Montoya, 8831 4th Street NW  
**Motion Passed 4-0**
- C. Discussion and Approval of a contract award in response to RFQ #2023-05-LRLSM; Providing Management Services for a Federal FEMA Levee Scoping Study.  
**Motion Passed 4-0**
- D. Discussion of the Infrastructure Capital Improvements Plan (ICIP) and upcoming schedule.

**Mayor Lopez excused himself at 10:02 p.m.**

**Mayor Pro Tem Pacheco chaired the remainder of the meeting.**

- E. Applicant Palindrome Communities, LLC, request of the Board for authorization to present factual information as permitted in accordance with 9.2.25 (H) (3)(c) at the Appeals of SDP-01, SDP-02, and SDP-03, scheduled for July 26, 2023, at 5:00 pm.  
Mayor Pro Tem Pacheco asked each Trustee for full disclosure of real or potential conflicts of interest with this item of business.  
Mayor Pro Tem Pacheco-None, Trustee Lewis-None, Trustee Benavides-None, Trustee Radnovich-Recused himself and left the chambers  
Attorney Winter explained that in accordance with Ordinance No. 258, any party to an appeal can request permission from the Board of Trustees to present additional information.

*continued on next page...*



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## BOARD OF TRUSTEES MEETING SUMMARY, *continued*

Trustee Benavides asked if the Village has some requirement as to how far in advance prior to the hearing this request needs to be made? Attorney Winter replied not in this situation, if it is a request to the Board of Trustees, the answer is no. If it is a request to the Planning and Zoning Commission, the answer is yes.

Trustee Benavides asked even on the day of the hearing they can make a request? Attorney Winter replied absolutely.

Trustee Pacheco asked Attorney Winter to read the section that allows evidence to be requested. Attorney Winter read the section of Ordinance 258, 9.2.25 (H)(3)(c).

Attorney David Campbell requested a list of additional documents to be included in the record and requested limited witness testimony to rebut the Friends of Los Ranchos.

Attorney Mel Eaves (represents Friends of Los Ranchos) expressed disappointment in the Village attorney and objected to including anything that wasn't presented to the commission, stating "You should not have a different record."

MOVED: Trustee Lewis move to approve the request by Palindrome Communities and encourage the same thing to the Friends of Los Ranchos.

SECONDED: Trustee Pacheco

Trustees discussed the matter.

- ▶ Trustee Benavides said the new information that Attorney Campbell suggested we introduce for the July 26th meeting, seems to be a moot point, it doesn't seem to be new information to me.
- ▶ Trustee Lewis commented that this is a very big issue and if there is any information that we don't have before us to help us with our decision then I would want it before us
- ▶ Trustee Pacheco commented I feel like I need all the information and Friends of Los Ranchos should also bring any requests. If we are going to sit up here and make a decision this important, we should have everything in front of us 100%.

**Motion Passed 2-1 by Roll Call Vote: Trustee Lewis-Yes, Trustee Benavides-No, Trustee Pacheco-Yes, Trustee Radnovich-Recused**

**Trustee Radnovich returned to the chambers.**



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# PLANNING & ZONING COMMISSION MEETING SUMMARIES\*

## July 11, 2023 7PM/Regular Meeting

Location: Warren J. Gray Chambers

Commissioners Present: JT Michelson, Chair; Mary Homan, Vice-Chair; Connie Barrow; Dan Gay; Karen Christensen; Robert Martinez

Commissioners Absent: Shelleen Smith

Staff Present: Maida Rubin, Planning & Zoning Director; Ann Simon, Village Administrator; Michelle Austin, Administrative Assistant; Nan Winter, Village Attorney

### CONSENT AGENDA

Approval of June 13, 2023 Regular Meeting Minutes, with one amendment: Commissioner Homan was absent-excused. The motion carried 6-0 by roll call vote.

### PUBLIC HEARINGS AND APPLICATIONS

A. BB 23-02; A request by Phillip and Joan Bustos for a Bed and Breakfast Permit, as allowed by §9.2.25(E)(l) in the R-2 Zone in the 4th Street Character Area. The property is located at 520 Calle del Pajarito NW, is legally known as Lot 3 Amended Plat Of Lots 1 Thru 6 Inclusive Lands of Monico Abeyta and contains 0.7912 acres more or less..

- ▶ Director Rubin gave the planning report with recommendation of approval with conditions.
- ▶ Speakers: Phillip Bustos and Joan Bustos (Applicants)
- ▶ Motion: Commissioner Homan moved to approve. The motion carried 6-0.

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## August 8, 2023 7PM/Regular Meeting (DRAFT Minutes\*)

Location: Warren J. Gray Chambers

Commissioners Present: JT Michelson, Chair; Mary Homan, Vice-Chair; Connie Barrow; Dan Gay; Shelleen Smith; Robert Martinez

Commissioners Excused Absent: Karen Christensen

Staff Present: Ann Simon, Village Administrator; Michelle Austin, Administrative Assistant; Nan Winter, Village Attorney; Darnell Worrell, IT Specialist

### PUBLIC COMMENT

- ▶ Gordene MacKenzie – 7315 Guadalupe Trail NW, Los Ranchos 38, Camille Varoz – 427 El Paraiso Rd. NW, Los Ranchos 39, Marsha Smiley – 623 El Paraiso Rd. NW, Los Ranchos

### CONSENT AGENDA

Approval of July 11, 2023 Regular Meeting Minutes. The motion carried 6-0 by roll call vote.

### PUBLIC HEARINGS AND APPLICATIONS

A. V 23-04; A request by Duane and Brenda Summers for approval of a Variance from 21 §9.2.10(E)(2)(a) requiring a 15-foot rear setback and a 10-foot side setback. The 22 property is zoned R-2, is located at 519 Charles Pl. NW in the Fourth Street Character 23 Area and is legally described as Lot 14 Block 3 Green Valley Addition. The property 24 contains 0.33 acres more or less

- ▶ Administrator Simon gave the planning report with recommendation of denial.
- ▶ Speakers: Brenda Summers – 519 Charles Pl., Los Ranchos (Applicant); Amy Legant – 511 Charles Pl., Los Ranchos (In Favor); Camille Varoz – 427 El Paraiso Rd., Los Ranchos (In Favor)
- ▶ Motion: Commissioner Homan moved to deny. The motion carried 6-0.

B. V 23-05; A request by Charles Henry and Sharon Niederman for approval of a 18 Variance from §9.2.11(C)(1) requiring guest houses be limited to 1,000 square 19 feet. The property is zoned R-3 in the Fourth Street Character Area, is located at 20 305 Wayne Rd NW, and is legally described as Lot 7 Englebrecht Subdivision. 21 The property contains 0.574 acres more or less.

- ▶ Administrator Simon gave the planning report with recommendation of denial.
- ▶ Speakers: Charles Henry – 305 Wayne Rd., Los Ranchos (Applicant); Sharon Niederman – 305 Wayne Rd., Los Ranchos (Applicant)
- ▶ Motion: Commissioner Gay moved to approve. The motion carried 6-0.

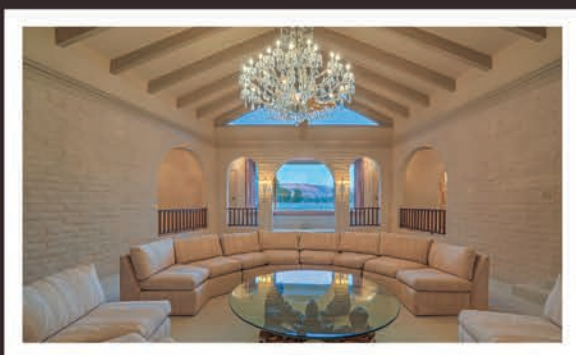
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\* APPROVED MINUTES, MEETING PACKETS, HEARINGS AT [LOS RANCHOS NM.GOV/PLANNING-AND-ZONING-MEETINGS](https://losranchosnm.gov/planning-and-zoning-meetings)



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## PLANNING & ZONING COMMISSION MEETING SUMMARIES\*\* *continued*

C. CDSP 23-01; A request by Chavez Guadalupe, LLC for review and recommendation of a Conservation Development Standards Permit as allowed by §9.2.27. The request is for a residential development in the A-1 Zone in the Guadalupe Trail Character Area. The property is located at 6535 Guadalupe Trail NW and is legally described as a tract of land situated within the Elena Gallegos Grant, projected Section 29, Township 11 North, Range 3 East, New Mexico 22 Principal Meridian, within M.R.G.C.D. Mop No. 29, being all of Tracts 36-A-1-23 E-2, 36-A-2-E-2, 36-A-3-E-2, 36-A-1-F, 36-A-2-F, 36-A-3-F, 35-A-2-A and 62-24 8-2-B, M.R.G.C.D. MAP NO. 29. The property contains 9.2682 acres more or 25 less.

- ▶ Administrator Simon gave the planning report with recommendation with conditions.
- ▶ Speakers: On behalf of the applicant: Scott Schreiber – 9400 Del Arroyo Ave, ABQ  
Opposed: Gordene MacKenzie – 7315 Guadalupe Trail NW, Los Ranchos, Nancy Nangeroni – 7315 Guadalupe Trail NW, Los Ranchos, Diana Clark – 601 El Paraiso Road, Los Ranchos, Mary Chappell – 6435 El Caminito de Guadalupe, Los Ranchos, Jennifer Kueffer – 722 Mullen Rd., Los Ranchos, Randal Gins – 908 Green Valley Rd., Los Ranchos, Joe Craig – 505 Calle del Pajarito, Los Ranchos, Jeff Rob, Ann Stern – 613 Sandia View Rd., Los Ranchos, Patrick Hurley – 909 Salamanca, Los Ranchos
- ▶ Motion: Commissioner Homan moved to recommend approval to the Board of Trustees with these additional findings
  - o Open space language to include maintenance
  - o Keep visual openness of the open space
  - o Open space not to be left in a HOA AgreementThe motion carried 5-1 by roll-call vote: Commissioner Homan – yea, Commissioner Barrow – yea, Commissioner Gay– nay, Commissioner Smith – yea, Commissioner Martinez – yea, Commissioner Michelson – yea

D. Appeal to SDP 23-05; A request by Chavez Guadalupe, LLC for review and 6 recommendation of a Preliminary Site Development Plan as allowed in §9.2.27. The 7 request is for a residential development in the A-1 Zone in the Guadalupe Trail 8 Character Area. The property is located at 6535 Guadalupe Trail NW and is legally 9 described as a tract of land situated within the Elena Gallegos Grant, projected Section 10 29, Township 11 North, Range 3 East, New Mexico Principal Meridian, within 11 M.R.G.C.D. Mop No. 29, being all of Tracts 36-A-1-E-2, 36-A-2-E-2, 36-A-3-E-2, 36-12 A-1-F, 36-A-2-F, 36-A-3-F, 35-A-2-A and 62-8-2-B, M.R.G.C.D. MAP NO. 29. The 13 property contains 9.2682 acres more or less

- ▶ Administrator Simon gave the planning report with recommendation with findings and conditions.
- ▶ Speakers: On behalf of applicant: Scott Schreiber – 9400 Del Arroyo Ave, ABQ  
Opposed: Nancy Nangeroni – 7315 Guadalupe Tr., Los Ranchos, Marsha Smiley – 623 El Paraiso Rd., Los Ranchos, Jennifer Kueffer – 722 Mullen Rd., Los Ranchos, Patrick Hurley – 909 Salamanca, Los Ranchos, Randal Gins – 908 Green Valley, Los Ranchos, Joe Craig – 505 Calle de Pajarito, Los Ranchos, Gordene MacKenzie – 7315 Guadalupe Tr., Los Ranchos
- ▶ Motion: Commissioner Michelson moved to forward preliminary review and 6 recommendations to the Board of Trustees for approve with additional findings. The motion carried 5-1 by roll-call vote: Commissioner Homan – yea, Commissioner Barrow – yea, Commissioner Gay– nay, Commissioner Smith – yea, Commissioner Martinez – yea, Commissioner Michelson – yea

E. S 23-05 A request by Chavez Guadalupe, LLC for review and recommendation of a 25 Preliminary Plat for a Major Subdivision as allowed in §9.2.27. The request is for a 26 residential development in the A-1 Zone in the Guadalupe Trail Character Area. The 27 property is located at 6535 Guadalupe Trail NW and is legally described as a tract of 28 land situated within the Elena Gallegos Grant, projected Section 29, Township 11 29 North, Range 3 East, New Mexico Principal Meridian, within M.R.G.C.D. Mop No. 30 29, being all of Tracts 36-A-1-E-2, 36-A-2-E-2, 36-A-3-E-2, 36-A-1-F, 36-A-2-F, 36-31 A-3-F, 35-A-2-A and 62-8-2-B, M.R.G.C.D. MAP NO. 29. The property contains 32 9.2682 acres more or less.

- ▶ Administrator Simon gave the planning report for review and recommendation of approval for a preliminary plat of a major subdivision with findings and conditions.
- ▶ Speakers: On behalf of applicant: Scott Schreiber – 9400 Del Arroyo Ave, ABQ  
Opposed: Joe Craig – 505 Calle del Pajarito, Michelle Smiley – 623 El Paraiso Rd., Los Ranchos, Randal Gins – 908 Green Valley, Los Ranchos Marsha Smiley – 623 El Paraiso Rd., Los Ranchos, Darrel Mummert – 330 Vineyard Rd., Los Ranchos
- ▶ Motion: Commissioner Smith moved to forward for review and recommend to the BOT for approval and include additional conditions and additional clarification on Green Space. The motion carried 5-1 by roll-call vote: Commissioner Homan – yea, Commissioner Barrow – yea, Commissioner Gay– nay, Commissioner Smith – yea, Commissioner Martinez – yea, Commissioner Michelson – yea

\* APPROVED MINUTES, MEETING PACKETS, HEARINGS AT [LOS RANCHOS NM.GOV/PLANNING-AND-ZONING-MEETINGS](https://losranchosnm.gov/planning-and-zoning-meetings)

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**GETTING READY FOR BALLOONS!**

Cooler temperatures, the smell of roasting chile in the air, cranes heading south, it must be close to Balloon Fiesta time!

Here, in the Village of Los Ranchos, there are two new landing sites for hot air balloons during Balloon Fiesta:

1. The Anderson Fields—5100 Rio Grande Blvd., NW
2. The Del Norte Open Space—Between 4th Street and the Albuquerque Main Ditch

If you are interested in helping us be more balloon-friendly, and allow balloons to land on your property, the Albuquerque International Balloon Fiesta has a simple suggestion: put out a white welcome mat!

The easiest way for a property owner to show to balloon pilots that they are welcome to land is a simple white bed sheet. A white sheet, laid out in the yard or field, is easily seen from the air and is an international “welcome mat” to balloonists.

So, get those sheets ready and let’s put out the welcome mat.  
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**TREE PLANTING AT DEL NORTE**

Calling all volunteers! On October 6th and 7th, the Village will be planting trees at the Del Norte Open Space property. We are creating a green berm along Paseo del Norte and replacing drought-stressed trees with Afghan Pines, Caliper Trees, and Cottonwoods.

Come help us plant these 115 (!) trees! We will dig the holes and place the trees, but we need volunteers to backfill the trees with dirt and create berms around the trees for watering. Bring your gloves and come help us!

To volunteer, please contact Amelia Hinojos at [ahinojos@losranchosnm.gov](mailto:ahinojos@losranchosnm.gov) or (505) 344-6582.