

Ranchos de Placitas

A High Desert Community

Introduction to the Community

Ranchos de Placitas (RDP) is truly a *High Desert Community* located 6,000 feet in the foothills of the Sandia Mountains offering a quiet and peaceful lifestyle. State Road 165 and Interstate 25 offer quick access to Albuquerque and Santa Fe, as well as the neighboring communities of Bernalillo and Rio Rancho.

Placitas is located on State Road 165 east of Interstate 25 between Santa Fe, 34 miles to the north, and Albuquerque 13 miles to the south. The Sandia Mountains and Cibola National Forest are just to the south offering nearby nature trails. Originally twenty-one founding families moved into the area and formed the Village of Placitas, meaning “little plazas”. The pleasant residential community atmosphere of years past continues today.

Vegetation in the area consists primarily of Pinon Pine, Ponderosa Pine and various species of Juniper, Oak, and Cacti. Temperatures will range from the teens in the winter to the high 90s in the summer. Annual precipitation averages 8 – 9 inches, with approximately 6 inches occurring during the summer growing season.

This foothill location will generally experience 3 to 4 snowfalls between November and April. The first killing frost comes around the end of September with the last killing frost taking place around mid-May, thus providing a growing season of about 4 ½ months.

Ranchos de Placitas was established in 1959 as a subdivision of Sandoval County, New Mexico. Ranchos de Placitas consists of approximately 300 acres located on the northern end of the Sandia Mountains 3 miles west of the Village of Placitas. The community has lots ranging in size of 1 to 5 acres.

Homeowners Association(s)

A Homeowners Association was established to ensure that all lot development and construction follows set standards for appearance and safety preserving the natural beauty and character of the community as outlined in the Restrictive Covenants adopted in 1959. Restrictive Covenants were originally placed and made binding on all lots in Units I, II, and III of Ranchos de Placitas in August of 1959, December of 1959, in April of 1960 and amended in July of 1979.

Restrictive Covenants were originally placed and made binding on all lots in Units IV, V, VI and VII in June of 1964, April of 1965, May of 1968 and October of 1970. The *Ranchos de Placitas Property Owners Association* was established in 1983 with an architectural committee to oversee Units IV, V, VI and VII.

The *Ranchos de Placitas Homeowners Association* is a non-profit corporation to provide organization for Home and Lot owners in Ranchos de Placitas, Units I, II and III. A Board of Directors is elected to oversee and enforce the Restrictive Covenants. The Board consists of a President, Treasurer, Secretary and two members elected on an annual basis. The Board also oversees and appoints the Architectural Committee.

The ***North Ranchos de Placitas Property Owners Association***, a non-profit association incorporated under the laws of the State of New Mexico, was established in 1983 to oversee Units IV, V, VI, and VII. The purpose of the Association is to give property owners a stronger collective voice in all matters which may be of mutual concern and interest, to foster community awareness and to impose the restrictive and protective covenants. A Board of Directors is elected by the general membership every 2 years consisting of President, Vice President, Treasurer, and Secretary. Each Unit shall be entitled to appoint a representative of that Unit to serve as director and who shall be present at any time and all executive committee meetings.

The Board President appoints the following standing committees:

Architectural Committee: To review all proposed construction and to assist in the interpretation of the protective covenants.

Fire Service Committee: To represent the Association in any and all matters relating to fire safety or safety where common interests may be served and to establish policies.

Road Maintenance Committee: To represent the Association to federal, state or county highway departments in matters where common interest may be served, and to establish policies.

Membership Committee: To promote the inclusion of all Ranchos de Placitas property owners into the association as members.

Social Committee: To plan and organize all social functions as may be desired by the general membership.

Architectural Committee

The Architectural Committee, appointed by the Board of Directors of the Homeowners / Property Owners Association, will meet periodically to review architectural design to ensure compliance of the restrictive covenants of the community. All design plans will be reviewed and approved by the Architectural Committee or a designated representative *prior* to construction.

Ranchos de Placitas, Architectural Committee Mandatory Restrictive Covenants Summary

SUBJECT	UNIT IV	UNIT V & VI	UNIT VII
Architectural Committee Authority Assignment of Covenant Enforcement Power from Developer to "AC" per Misc. OR Book 190, pp. 886-891; Sandoval County, NM.	Yes. §1 (Except Lot 114)	Yes. §1 (Except Tr.A, Blk 6 & Tr.A & B, Blk 7)	Yes. §1 (Except Lots 13-16, Blk 4 & 20, Blk 7)
Enforcement Authority	The AC or any property owner may pursue legal action against anyone violating and/or attempting to violate any covenant; to prevent such violation or recover damages or other dues for the violation (which may include, but not be limited to filing fees, other costs & attorney fees. §2	Same as Unit IV. §2	Same as Unit IV. §3
Amending Covenants	Covenants are binding & automatically extended unless three-fourths (3/4ths) majority of owners vote to amend. §1	Same as Unit IV. §2	Same as Unit IV. §2

Ranchos de Placitas, Architectural Committee Mandatory Restrictive Covenants Summary

SUBJECT	UNIT IV	UNIT V & VI	UNIT VII
Type & Number of Dwellings	One detached single-family dwelling & related out-building per lot; or 2 adjoining lots. §1 No subdividing or sale of lot unless 4+ acres divided into a minimum of 2 acre lots. §21	One detached single-family dwelling & related out-building per lot; or 2 adjoining lots. No multi-family dwellings. §4 Subdividing same as Unit IV. §23	One detached single-family dwelling & related out-building per lot; or 2 adjoining lots. Multi-family dwellings with limitations permitted on Lots 6-13, Blk 7. §5
Prohibited Uses	No business /commercial trade or offensive activity or anything on lot that "may be or become an annoyance or nuisance to the neighborhood". §8	Same as Unit IV. §13	Same as Unit IV. §13 No on street parking allowed. Adequate surfaced off-street parking must be within setbacks. §24
Architectural Design: (1) Dwelling	Submit plans to AC for approval prior to construction. Must be of good architectural design. §14	Same as Unit IV. §13	Same as Unit IV. And must be western style typical of NM including Pueblo, Territorial, Ranch, Adobe & Spanish. §8
(2) Garages & Out-buildings	Must conform to dwelling in construction and design; and be approved by AC prior to construction. §17 No outdoor privies. Waste disposal must comply with applicable regs. §12	Same as Unit IV. §11	Same as Unit IV. §16

Ranchos de Placitas, Architectural Committee Mandatory Restrictive Covenants Summary

SUBJECT	UNIT IV	UNIT V & VI	UNIT VII
(3) General Appearance	"Must present a good appearance on all streets." §18	Same as Unit IV. §17	Same as Unit IV. §10
(a) Natural Vegetation	No disturbance / destruction except for access to property, building site & landscaping of immediate vicinity of bldg. §13	Same as Unit IV. §12	Same as Unit IV. §21
(b) Tanks, garbage, etc.	Butane & water storage tanks must meet state standards & be located so won't distract from appearance on lot. §20	Same as Unit IV. §19 <u>Plus</u> woodpiles, garbage cans, clotheslines & similar items must be in enclosed places so not unsightly to neighbors & passers-by. §15	Same as Units IV, V & VI. §14 & §15
Windmills / windchargers	Prohibited §19	Prohibited §18	Prohibited §19
Completion of Exterior Construction	Exterior of all bldgs. must be completed within nine (9) months from start of construction. §11	Same as Unit IV. §10	Same as Unit IV §12
Out-buildings / Structures	No trailer, basement, tent, shack, garage or other out-building may be used as temporary or permanent residence. §9	Same as Unit IV §8	Same as Unit IV §11

**Ranchos de Placitas, Architectural Committee
Mandatory Restrictive Covenants Summary**

SUBJECT	UNIT IV	UNIT V & VI	UNIT VII
Setbacks	Bldg from center line of Road = Front: 75 ft; Side: 75 ft. Bldg from side lot line = 25 ft (detached garage/out bldg OK) Bldg to bldg on adjacent lot = 100 ft (except w/written consent of adjacent lot owner) §5	Bldg from center line of Road = Front: 50 ft; Side: 50 ft. Bldg from side lot line = 25 ft (detached garage/out bldg OK) Bldg to bldg on adjacent lot = 50 ft (except w/written consent of adjacent lot owner) §5	Bldg from center line of Road = Front: 75 ft; Side: 75 ft. Bldg from side lot line = 25 ft (detached garage/outbldg OK) Bldg to bldg on adjacent lot = 50 ft (except w/written consent of adjacent lot owner) **AC may allow structure w/in 50 ft on lots where useable bldg space is ltd. if consent of all owners of contiguous lots. §6
Minimum Lot Size	1.5 acre overall; width of 150 ft at front setback line. Cf.157m §7	Not stated.	Not stated.
Minimum Residence Size (ground floor area of main structure w/out porches & garages)	1500 square feet. §10	1500 square feet. §9	1500 square feet. §7
Maximum Bldg Height (measured from natural ground at the highest point adjacent to the building)	17 ft (higher w/written consent of owners of adjacent & lots across a street) §10	Same as Unit IV. §9	Same as Unit IV. §7

**Ranchos de Placitas, Architectural Committee
Mandatory Restrictive Covenants Summary**

SUBJECT	UNIT IV	UNIT V & VI	UNIT VII
Animals	Only household pets or horses. No nuisance permitted. §6	Only household pets. No nuisance permitted. Dogs not permitted off lot unless properly restrained. §21	Only household pets or horses. No nuisance permitted. §18

Please review the provisions for your unit carefully. All property owners are required to comply. Thank you in advance for your cooperation.

Utilities and Services

Fire Protection

Fire Protection & Emergencies	911
Placitas Volunteer Fire & Rescue (non-emergency)	867-5080
Sandoval County Fire Marshal	867-0245

Police

Emergency	911
Sandoval County Sheriff (non-emergency)	867-7526

Sandoval County Government

County Offices

711 Camino del Pueblo

Bernalillo, NM 87004

General Number	867-7500
Sheriff's Dept. (Non-Emergency)	867-7526
County Assessor	867-7562
Bureau of Elections	867-7574

Post Offices:

Placitas	867-3460
Bernalillo Post Office	867-5526

Electricity & Natural Gas:

PNM (Public Service of New Mexico)	246-5700
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Water: (Units IV, V, VI, VII)

North Ranchos de Placitas Water & Sanitation District

<i>Emergency</i>	867-3017
<i>Emergency Pager</i>	460-1964
<i>Monthly Meter Reading</i>	888-7353

Utilities and Services

Waste & Disposal:

*Selected by Homeowner

Waste Management of NM

PO Box 15700

Rio Rancho, NM

892-1200

Supreme Disposal

PO Box 2522 Corrales, NM

771-4900

LP Gas:

*Selected by Homeowner

AAA

867-6616

AmeriGas

877-1010

1st Propane

891-9115

Recycling (Placitas)

Open the 2nd and 4th Saturdays from 8 am – 1pm

Located approx. 2 miles from I-25 across from Comcast Cable Company on Highway 165.

Sandoval County Landfill

867-0816

Open 7 days a week Directions: Take highway 165 west to 550, continue west to 528 South. Drive south on 528 a few miles & look for a sign on the right “Sandoval Landfill”. Turn right on unpaved road and follow to landfill.

Sewage / Septic:

*Selected by Homeowner (PLEASE NOTE: It is recommended to have your septic system pumped every 1 to 2 years.)

American Pumping Service

344-7667

Atlas Pumping Service

898-3936

Utilities and Services

Telephone:

Qwest 1-800-244-1111

Cable:

Comcast 344-0690

Bernalillo Public Library 867-1440

Doctors Office

El Pueblo Health Service,
121 Calle Del Presidente
Bernalillo 867-2324

Dentist

Paula Young DDS PC
3 Homesteads Rd, Placitas 771-1122

Pet services

Bernalillo Animal Control 867-2304

Bernalillo Animal Clinic 867-4575

El Rincon Pet Hospital 771-3311

Animal Hot Line, Dave Harper 867-6135

- Non-profit service for lost & found pets

E-mail placitasrealty@earthlink.net

Placitas Animal Rescue 867-0004

****If you are new to the area be aware that coyotes, owls & other predators can and will prey upon your small pets if left outdoors.****

Utilities and Services

Local Newspapers

Albuquerque. Journal	867-5313
Albuquerque Tribune	867-5313
The Northside Signpost (free press - monthly)	867-3810
Web site: www.signpostweb.org	
Alibi (free press - weekly)	346-0660
Crosswinds Weekly (free press)	883-4750

Schools

Placitas Elementary School	867-2488
Bernalillo Public Schools	867- 2317
Bernalillo Middle School	867-3309
Bernalillo High School	867-2388
University of New Mexico Registration & information 1634 University Blvd, NE Albuquerque	277-0077
University of New Mexico-Los Alamos 237 Camino Del Pueblo Bernalillo	771-4071

Churches

- Las Placitas Presbyterian Church
- located in the Village of Placitas
- San Antonio de las Huertas Catholic Mission
- located in the Village of Placitas

Clubs and Organizations

Citizens for Safe Pipelines, a New Mexico nonprofit corporation created to protect the environment, property and public safety from releases from hazardous liquid, natural gas pipelines through education, technical assistance and advocacy. E-mail to safepipelines@worldnet.att.net

Friends of Placitas, dedicated to supporting the human community character of Placitas and protecting the fragile water and ecosystem qualities of the area. Monthly meetings held at the Community Center, all invited. See The Signpost for dates. Contact: Bob Wessely 867-3889 or wessely@sciso.com

High Desert Conservancy, not-for-profit organization protective of the environment and sites of cultural significance. Projects include community gardens, clean-up of Rt. 66 in Bernalillo, water testing of private wells and workshops in organic gardening. PO Box 520, Placitas, NM 87043

Jardineros de Placitas, The Garden Club of Placitas hold monthly meetings in member's homes; their programs include speakers, field trips and an annual Bridge Luncheon.

La Placitas Association, its' main mission is to preserve the rural quality of life in Placitas, focusing on Open Space, recreational, educational and cultural preservation of the area and restoration of Las Huertas Creek. It sponsors the annual Flowering Desert Garden Tour in June and Star Gazing Party in the fall with hikes throughout the year. Web site <http://www.lasplacitas.org>

Clubs and Organizations

Placitas Volunteer Fire Brigade, entry level recruitment classes held twice a year with opportunity to move onto higher levels of medical and firefighting certification. Wild land fire classes and free training in emergency services are also offered. Phone: 867-5080

The Friends of Placitas, Inc

PO Box 234,

Placitas NM 87043 867-4592

Placitas Chamber of Commerce

<http://www.placitaschamber.com/html/events>

www.PlacitasChamber.com

Placitas Senior and Community Center, the center sponsors trips, picnics, socials, classes, health-related events and presentations. Provides low cost lunches for Seniors. 867-1396

Local Events

Spring

Placitas Studio Tour: Visitors get a chance to go behind the scenes and visit Placitas artists in their own studios. Held Mother's Day weekend in May. Maps and a list of participating artists & photos of their work are published in the Signpost and available during the tour at Homesteads Village.

Website: <http://www.ArtNewMexico.com>

Summer

High Desert Farmer's Market: Award-winning growers' from Placitas, Bernalillo and Corrales. Operates July through October on Friday afternoons from 4 to 7 PM at El Zocalo, 282 Camino del Pueblo, Bernalillo 867-2582

Flowering Desert Garden Tour: Several homes are selected each year to be on the June tour which benefits the Las Placitas Association. Residents can get great ideas about low water-use gardening.

Placitas Forth of July Parade: The village of Placitas is the location of this festive parade, reputed to include more participants than spectators! Everything from antique cars to individuals and community floats, horses, clowns, kids, fire department, all join in.

Fall

Placitas Artists Series: High quality chamber music concerts performed in the acoustically perfect sanctuary at Las Placitas Presbyterian church. Runs Sept. thru May

Placitas Home Tour: New homes as well as Builder's models are included in the two-weekend tour. People's Choice Awards presented, map and guide printed in the Signpost.

Placitas Star Party: Conducted by the Albuquerque Astronomical Society, whose members bring the hi-tech telescopes to view the Galaxies, usually held in October to benefit Las Placitas Association, to promote preservation of Open Space and resulting star-lit night skies in Placitas.

Placitas Holiday Sale: As many as 70 artists and artisans take part in the event, held at four different locations around the Placitas Village.

New Mexico Wine Festival – held in Bernalillo. Labor Day weekend

Festival Otono, autumn festival benefit held in Bernalillo, features the Burning of LaJorrupa, a 20 foot figure, to celebrate a new season free of worries and fears. Costumes and carved pumpkin contests.

Winter

Christmas Eve (Dec 24) religious walk, at sunset – info @ Presbyterian Church and at the Merc. Walk starts at a bonfire across the road from the church.

State & National Parks

Coronado State Monument

The 14th century Indian Village of Kuaua (Evergreen) is located 1 mile west of Bernalillo on NM550. In 1540, the Spanish explorer Don Francisco Vasquez Coronado and company arrived at Kuaua. There is a Visitors' Center, Museum, ruins and a restored Kiva mural.

Jemez State Monument

About 600 years ago the ancestors of the Jemez people constructed villages in this area. One was the Pueblo of Guiseus. The Spanish established a mission there in the early 1620's. There is a Visitors' Center with exhibits and the ruins of the village and church of San Jose de los Jemez. To get to the monument take NM 550 north from Bernalillo to San Ysidro, turn right onto NM 4 to the village of Jemez Springs. The monument is located about 1 mile north of the village.

Sandia Crest

Drive the northern route to Sandia Crest. From Ranchos de Placitas, take NM 165 east through the Village of Placitas and onto the unimproved road of Las Huertas Canyon. About 2.5 miles from the start lies the path to "Sandia Man Cave". Continuing on for another 2.5 miles, the road intersects paved road NM 536. A left turn driving east takes you to the Sandia Ski area, a right turn continues upward to the Crest. At 10,678 feet, a mile above the valley there is an expansive view to the west, north and south. A tourist rest area provides telescopes, a snack bar & shop.

Recreational Opportunities

Hiking Trails – Placitas area

Piedra Liza Spring Trail #135. To access the trailhead, drive about .5 miles west from the entrance of Ranchos de Placitas (NM 165). Turn south on to Forest Road 445 and drive about 2 miles to parking area. A bulletin board with a map is located at the trailhead. This 5 mile walk takes you up and down the west side of the mountain foothills to Juan Tabo Canyon in northern Albuquerque. Take plenty of water.

Del Agua Canyon Trail

This 3 mile trail intersects the Piedra Liza Trail. Access is on Forest Road 445 about 2.2 miles south of NM 165. There is a parking area at the trailhead.

North Crest Trail

This 11 mile hike starts at Tunnel Springs and ends at Sandia Crest. To reach the trailhead from Ranchos de Placitas turn east on NM 165 drive approximately 1 mile to Forest Road 231 (Tunnel Springs Rd). Turn south and take the dirt road to the parking area at Tunnel Springs. The trail starts off east towards Placitas Village then turns south and starts the climb to the Crest. For descriptions of these walks and others in the Sandia Mountains see Key Matthews' guidebook, Hiking Trails of the Sandia and Manzano Mountains, Acequia Medrea Press.

10K Loop (Bernalillo Watershed)

Forest Road 445 offers a six mile loop hike and or bike trail with a short connecting walk along NM 165. Drive .5 or .75 miles to the East or West entrance of Forest Road 445. Parking is available at the entrance.

All hiking trails are part of the National Forest Service. There is a fee for using these trails. Daily Fee \$3.00 Annual Fee \$30.00