

Welcome to Bosque del Rio Grande (BDRG)

Important phone numbers:

- **Bernalillo *POLICE* - Emergency 911.** Dispatch 505-891-7226; Office 505-867-2308.
- **Bernalillo *FIRE & RESCUE* - Emergency 911.** Non-emergency 505-771-7105.
- **HOSPITALS:**
 - Presbyterian Rust Medical Center - 2400 Unser Blvd SE, Rio Rancho, 505-253-7878.
 - Presbyterian Family Medicine - 4005 High Resort Blvd, Rio Rancho, 505-462-6000.
 - Lovelace Westside - 10501 Golf Course Rd NW, Albuquerque, 505-727-2000.
 - Lovelace Medical Group - 601 Dr Martin Luther King Jr Ave NE, Albuquerque 505-727-8000.
 - University of New Mexico (UNM) Hospital (main campus) - 2211 Lomas Blvd NE, Albuquerque, 505-272-2111.
 - UNM Sandoval Regional Medical Center, 3001 Broadmoor Blvd NE, Rio Rancho, 505-994-7000.
- Bernalillo Library, 124 Calle Malinche, 505-867-1440.
- Bernalillo Town Hall, 829 Camino del Pueblo, 505-867-4131.
- Motor Vehicle Dept at Town Hall, 505-867-4131 (Update driver's license as soon as possible.)
- Municipal Court at Town Hall, 505-771-7115.
- Bernalillo Post Office, 145 Calle del Presidente, 505-771-8822.
- Sandoval County Assessor's Office, 1500 Idalia Rd, Bldg D, Rio Rancho, 505-867-7562.
- Sandoval County Landfill, 2704 Iris Rd NE, Rio Rancho, 505-867-0816. Hours: M-Sat 7 am –3 pm.
- **Utilities:**
 - Town of Bernalillo Utilities Department: Bernalillo Town Hall. 505-867-3311 (Water/Sewer/Garbage). Although Roadrunner Waste Service (505-867-9000) performs garbage and recycle pickup, the service is arranged by the Town of Bernalillo. Garbage pickup is every Tuesday morning. Recycling pickup is every other Tuesday.
 - New Mexico Gas, 1-888-664-2726
 - PNM Electric, 1-888-342-5766 (outage/emergency and 24/7)

- **Newspapers:**
 - Albuquerque Journal: 505-823-4400
 - Rio Rancho Observer: 505-892-8080
 - Sandoval Signpost: 505-867-3810, www.sandovalsignpost.com

Local Government Information:

Town of Bernalillo
 829 Camino del Pueblo
 Bernalillo, NM 87004
 505-867-3311

Sandoval County Admin Offices
 1500 Idalia Rd, Bldg D
 Rio Rancho, NM 87124
 505-867-7500

BDRG Information:

- **Board of Directors/HOA Officers:**
 - Jeff Wareing, President, 530 Avenida Los Suenos, 720-490-6932, jerzeyjeff66@gmail.com
 - Dick Pettit, Vice President, 502 Avenida Los Suenos, 505-507-6766, randepettit@comcast.net
 - Joe Watt, Secretary and Community Directory, 801 Avenida Los Suenos, 303-526-9598, chiefhosa2@gmail.com
 - Mary Morse, Treasurer, 901 Avenida Los Suenos, 505-867-6825, m.w.morse@comcast.net
 - Jane Baker, At-Large, 708 Paseo Sandia, (208) 724-8664, jbnativeidahoan@gmail.com
- **HOA Committees:**
 - Design Review Committee (DRC): The current committee lead is Laura Watt (505-508-9011, laurawatt3@gmail.com). This committee is responsible for ensuring compliance with the Design Guidelines for homes, remodeling or adding to the outside of your home, changes or upgrades to your landscaping, etc. If you are thinking of doing any of those things, contact Corder and Company before you do so.
 - Welcome Committee: The current committee lead is Joanne Sena (505-670-1010, jxsena@gmail.com). This committee visits all new members after they have moved into their home in order to welcome them to our community and provide them with a “Welcome Packet.” The packet consists of a folder with community and local area information, highlights of our Declaration of Covenants, Conditions and Regulations (CC&R) and Design Guidelines. Also provided is a gift bag with a loaf of bread and a bottle of wine as a way of making our new neighbors feel welcome in our community.

- All committee members are volunteers and are always looking for volunteers! After some time in the community, if you are interested in joining one of the committees, contact the Committee Lead. Your time and assistance will be much appreciated.
- **Corder and Company** is the BDRG HOA management company. Website: www.corderandcompany.com. They collect the HOA dues payments, perform all paperwork and monitor the community with respect to the HOA rules and regulations. See paragraph “Assessments” below for information on HOA dues.
 - Main office – 2207 Golf Course Rd SE, Ste B, Rio Rancho, 87124, 505-896-7700.
 - BDRG Community Manager: Michelle Phillips, 505-896-7700 ext. 3, michelle@corderandcompany.com.
 - Compliance Manager: Michael McGuffin, (505) 896-7700 ext. 4., michael@corderandcompany.com. He monitors for compliance with our covenants.
 - Normal and Emergency phone numbers: Office: 505-896-5591, Jack Corder 505-615-0405; Emergency Contact: 505-896-559.
 - **Dues:** The monthly dues of \$100 are paid quarterly January 1, April 1, July 1 and October 1 in the amount of \$300. Dues are used to pay operating costs for the community (HOA equipment replacement and maintenance, landscaping contracts, gates, common areas, management fees, etc.). Dues also contribute to a Reserve Account that is used for emergency and large expenses. Corder and Company sends payment assessment information quarterly to each homeowner. If you do not receive payment information, contact Corder and Company. You can pay assessments via mail or set up through your bank account. Mailing address for payments is Bosque del Rio Grande HOA c/o Corder and Company, 2207 Golf Course Rd SE, Ste B, Rio Rancho, NM 87124.
- **BDRG Governing Documents:** You should have received a packet of information at closing which included copies of the BDRG governing documents. If you need copies, you can contact Corder and Co. or find them on the Corder and Co. website. The Governing Documents include:
 1. Articles of Incorporation dated December 13, 2005.
 2. Bylaws adopted November 6, 2006 with one amendment dated March 18, 2019.
 3. Declaration of Covenants, Conditions and Restrictions dated April 18, 2007 with one amendment dated May 5, 2016.

4. Design Guidelines dated April 2007 with Change 1 dated May 22, 2015.
5. Real Estate Sign, Gate Operation and Open House Policy, Approved November 10, 2020.
6. Clarifying language on Recreational Vehicles, Approved as a Rule and Regulation by BDRG Board of Directors, April 23, 2025.

- **Front Gates:** At your home closing, you should have received two (2) remote gate openers (clickers), two (2) card keys, and a 4-digit code for manually entering on the gate keypad (xxxx then #). You will also get a 3-digit Directory Code that will call your touchtone landline or mobile/smart phone (Call then xxx). [In addition, visitors can look your name up in the gate directory and call you from the gate keypad.] After you answer your phone, you can talk to the visitor and then press the number nine (9) on your phone to open the gate. Both of these processes only works when you are called from the gate keypad.

You may purchase access devices from Corder and Co. The current cost for additional or replacement devices are \$15.00 for each card and \$55.00 for each remote.

The front walking gate has a key pad lock on the outside. To open the gate, enter 5432.

- **Rodeo Lane (Construction) Gate Access:** Large or oversized vehicles coming into BDRG should use Rodeo Lane (Sheriff's Posse rodeo grounds access), just south of the HOA main entrance. This prevents large vehicles from possibly damaging the front gates when they enter or exit. Before using this gate, please note that the wind causes sand to build up on the road and along the wall in the Rodeo Grounds. Vehicles can get easily stuck in the sand. If there is a reasonable depth of sand, do not use this gate.

This gate is padlocked shut on the HOA side of the gate. The code to open the padlock is 2374 (the numbers correspond to BDRG on your phone). The numbers should line up to the dark lines at the top row on the padlock. You'll need to pull hard on the padlock to open it once the code is set. When the chain is removed, you should be able to pull/push the gate open. Once the large vehicle had left the community, shut the gate, replace the chain & lock the padlock. The other lock on the chain is from the Town of Bernalillo. Be sure it is located on the Rodeo side of the gate so the Town has access.

- **Homeowner Directory and Community Notices:** As soon as you can, email your contact information (names, address, phone numbers and email addresses) to Joe Watt, chiefhosa2@gmail.com, who is in charge of the community directory. Your information is needed to keep members notified of activities in the community and other notices. If there are changes, contact Joe Watt and Corder and Company.
- **Caution to the Winds:** The big New Mexico winds arrive in March and last through mid-May and often bring tumbleweeds and their seeds into the community. We all take responsibility for disposing of this invasive species (introduced here from Siberia as grazing material – the cattle don't like them either!) The best way to deal with tumbleweeds growing in your yard is to pull them when they're still small, green and pliable, before they have thorns and seeds. The Board will contract with our Landscaping Company to remove tumbleweeds that accumulate in the spring. Look for communications from them on pickup dates and procedures.
- **Grinder Pumps:** The sewer system in the HOA is a positive pressure system. Every home has a grinder pump that pumps sewage under pressure into the system. The grinder pump is the responsibility of the homeowner. It is recommended that you review the collected documents about pressurized sewer systems posted on the Corder and Company website under *Documents/Pressurized Sewer System*.

HIGHLIGHTS OF COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)

It is very important to read all of Bosque del Rio Grande Homeowner Association (BDRG HOA) governing documents (CC&Rs, By-Laws, Articles of Incorporation and Design Guidelines).

Below is a list of some of the more important items:

- Lots shall be used solely for single-family residential purposes.
- No structure shall be erected, altered, placed or permitted to remain on any Lot other than one principal residence, one garage, and other miscellaneous structures and improvements incidental to the residential use of the Lot and not otherwise restricted by the Covenants or Design Guidelines.
- VEHICLES: Automobiles, trailers, boats, motorcycles, all-terrain vehicles and other vehicles shall be screened from view outside the Lot. No “dirt bike” motorcycles or “all-terrain vehicles” shall be operated within the Subdivision. No recreational vehicles may be stored on any Lot. Temporary parking (less than 5 days) of recreational vehicles may be allowed with notice to the Association.
- No television, ham radio or any other exterior antenna of any sort, including satellite dishes, shall be installed or maintained on any Lot, except those devices which are erected, installed, placed and maintained in a manner that is screened from view outside the Lot and only after approval from the Design Review Committee.
- A maximum of 2 dogs and 2 cats, more than sixteen (16) weeks old, are allowed and must be confined on the Lot. Small household pets which remain inside the residence (ie, caged birds, aquariums, etc) are allowed. Any animals shall not pose a nuisance to neighboring homeowners. The owner shall be responsible for the immediate removal and clean-up of any pet waste within the Subdivision. The owner shall not allow their pets to run unrestrained within the Subdivision (except for enclosed yards), on any Common Area or Common Easement, and shall at all times have full and complete control over such animals.

- All refuse, trash or waste shall be kept in sanitary containers, which containers shall be kept within the required walled, hedged and/or fenced compound and **screened** and **concealed** from view at all times (other than when being placed for pickup).
- NUISANCE: No lot shall appear in an unclean or untidy condition or that is visually offensive or obnoxious, dangerous or unhealthy, or that will cause any noise that will disturb the peace, quiet, comfort or serenity of any other homeowners. (i.e.; loud parties, music, loud vehicles or revving of engines, etc.)
 - No vehicles, parts of vehicles of any type, or large unsightly equipment or machinery shall be parked in any portion of the Subdivision for purposes of repair, reconstruction, or storage.
 - No vehicles of any type, except maintenance vehicles and machinery, or as otherwise authorized by the Board, shall be operated on any Common Area. No automobiles or other motor vehicles shall be parked in any Common Areas, roadways, or Common Easements within the Subdivision, other than temporarily, and on a non-recurring basis.
 - Speed limit within the Subdivision is **20** mph.
- Owners are responsible for the maintenance and repair of their Lot and all structures. All maintained areas shall be kept in clean and orderly condition. Landscaping shall be maintained in a neat and attractive manner.

HIGHLIGHTS OF THE DESIGN GUIDELINES:

- All parcel improvements require review and approval by BDRG HOA prior to construction. Improvements include, but are not limited to: house, landscape, walls, lighting (outside), amenities, grading and drainage. (Contact your community DRC Lead Laura Watt (505-508-9011, laurawatt3@gmail.com) on how to submit a short or long form for review and approval.
- BDRG HOA Design Review Committee shall review each submittal for its commitment to overall community development and adherence to the Design Criteria and other applicable BDRG documents.

- After a submittal is complete and is in accordance with all requirements, approval or disapproval shall be given within a reasonable time, not to exceed ten (10) business days after submittal acceptance.
- Construction may not begin on any improvements until all submittals for that improvement have been approved.
- Allowed finish wall materials: stucco, synthetic stucco, stone, brick, simulated stone and brick materials. Wood siding is not allowed. Colors must be within the allowed color pallet in the Design Guidelines.
- All antennas and small satellite dishes may be located on the outside of the home provided they are not visible from public roadways or community open space.
- Patio trellises, pergolas and other exterior structures shall be constructed with finishes complying with BDRG approved materials and color palette. Trellises and patio covers of simple clean forms are encouraged. They should be consistent with the building character and materials.
- Solar panels shall not be visible from the street. They are to be integrated into the roof design or flush with the roof slope. Frames must be colored to complement the roof. Any support equipment shall be screened from view.
- Allowed drive pad materials are: crusher fines, base course, gravel or concrete. Colors must be within the allowed color palette.
- BDRG property lies within the one-hundred-year flood zone. No lot owner shall construct any impediment or otherwise block or alter the free flow of water across the property or any lot.

Neither any drainage swale nor the original grading of a Lot shall be modified or altered without the written approval of the Design Review Committee (DRC).

- Plants in publicly visible areas of BDRG are to be selected from the approved plant list or as approved by BDRG HOA.

BDRG Checklist of Items You Should Have Received

Governing Documents:

1. Articles of Incorporation, dated December 13, 2005. _____
2. Bylaws of BDRG Homeowners Assoc.,
dated November 6, 2006. _____

Bylaws of BDRG First Amendment, dated March 18, 2019. _____
3. Declaration of Covenants, Conditions and Restrictions,
dated April 18, 2007. _____

Declaration CC&R Amendment 1, dated May 5, 2016. _____
4. Design Guidelines, dated April 2007. _____

Design Guidelines Change 1, dated May 22, 2015. _____

Entry Gate Items:

1. Two Remote Entrance Clickers _____
2. Two Entrance Cards _____
3. Access code for gate control panel _____
4. Gate control panel code for phone calls _____

Welcome Packet

Grinder Pump FAQs

Q. What is a grinder pump?

A. A grinder pump works like a household garbage disposal, but on a larger scale. It grinds up wastewater produced in your home (i.e., toilet, shower, washing machine, dish washer, etc.) and pumps it into the pressurized sewer system.

Q. How does it work?

A. The grinder pump is placed in a tank (or well) that is buried in a convenient outdoor location on a homeowner's property. When water is used in the house, wastewater flows into the tank. When the wastewater reaches a preset level, the grinder pump automatically turns on, grinds the waste, and pumps it out of the tank via the homeowner's on-side sewer service line to the main sewer line in the street. A grinder pump will normally run for one or two minutes and automatically turn off when the water in the tank reaches a lower preset level. The pump is powered by electricity and is typically connected to a control panel near your grinder pump location.

Q. Who is responsible for the grinder pump?

A. The grinder pump is located on the homeowner's property and is therefore the responsibility of the homeowner.

Q. What can I do to protect my grinder pump?

A. A properly maintained grinder pump should be able to handle wastewater from a full household. However, some chemicals and substances can adversely impact a grinder pump and may cause safety hazards. Please always check the labels on all chemicals before putting them into the sewer system.

Never pour the following items down drains or flush down toilets. These items can damage the grinder pump and its controls, cause blockages and backups, and may create unsafe conditions in your lines and tank. Never connect a sump pump to sewer lines.

- Grease (from cooking meats, oils, butter, margarine, sauces, dairy, etc.)
- Explosive or flammable material
- Kitty litter
- Aquarium gravel

- Strong chemicals or toxic, caustic, or poisonous substances
- Degreasing solvents
- Diapers, feminine products, or cloth of any kind (even if it says “flushable”)
- Fuel or lubricating oil, paint thinner, or antifreeze
- Plastic objects
- Seafood shells
- Coffee grounds
- Egg shells
- Toilet wipes

Q. How do I properly maintain my grinder pump?

A. In addition to the above tips, follow the manufacturer’s recommended maintenance guidelines. Remember that your grinder pump is powered by electricity. In the event of a power outage, your pump will not work unless it is powered by a generator.

Q. What do I do if the grinder pump alarm goes off?

A. The grinder pump alarm sounds when water in the tank reaches a critical height and the pump does not come on. There is an override switch on the grinder pump controller which is on the side of the house near the grinder pump location. Once you have shut down the system, contact a plumber.