

Welcome New Homeowner



The Chamisa Greens Homeowners Association welcomes you to the community.

To make your transition to your new address easier, we thought the information of the following pages may be helpful.

Hope you enjoy the peacefulness of the community and the kindness of your neighbors.

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THE COMMUNITY - CHAMISA GREENS SUBDIVISION

Chamisa Greens Subdivision is a gated community of 116 'fee simple' residents located off Country Club Drive in the city of Rio Rancho and the county of Sandoval, New Mexico. The subdivision was started in 2002 by KB Home of New Mexico.

The City of Rio Rancho provides services to the subdivision except for the roads which are private.

The overall management of the subdivision was granted to the Chamisa Greens Subdivision Homeowners Association, Inc.

CHAMISA GREENS SUBDIVISION HOMEOWNERS ASSOCIATION

The Chamisa Greens Subdivision Homeowners Association, Inc. is a New Mexico non-profit corporation. Being a Chamisa Greens homeowner is analogous to having a share of stock in a public corporation.

Our HOA is governed by a Board of Directors who are elected by the homeowners. As of October 03, 2019, the Board members are:

- Curt Garner
- Rich Priska
- Jenny Rodriguez

Contact information for each Board member is posted on the bulletin board located by the main exit gate on Titleist Drive.

Annually the Board chooses the officers of the HOA (remember the HOA is legally a corporation). As of October 03, 2019, the officers are:

- President Rich Priska
- Vice Presidents Curt Garner & Jenny Rodriguez
- Treasurer
- Secretary

An annual homeowners meeting is held the first Tuesday of September.

HOA By-Laws & Covenants

A set of By-laws directs the Board of Directors as to how the HOA is to be managed. A set of Covenants states the limitations and restrictions placed upon a homeowner's lot.

You should have received copies of these two documents when you purchased your home. If not, contact the property management company employed by the HOA (see the following narrative).

Property Management Company

The Board of Directors has contracted a property management company to oversee the maintenance of the community's common areas.

Contact information for the property management company is posted on the bulletin board located by the main exit gate on Titleist Drive.

Sometime after you take possession of your home, the property management company will contact you to ensure you have:

- Gate Codes and gate opening remote devices
- An understanding on how to use the on-line resident portal – look at it for it contains a lot of useful information regarding our community

CITY HISTORY & GENERAL INFORMATION

In the early 1960s, the AMREP Corporation purchased 55,000 acres of land on the outskirts of Albuquerque, originally called Rio Rancho Estates. This was the beginning of Rio Rancho.

AMREP marketed the area to residents in the Midwest and eastern states. When home building began in 1962, many of the first residents were middle-income retirees. In 1966, the 100th family moved to Rio Rancho and by 1977 the population had grown to 5,000. In 1971, AMREP purchased and platted an additional 35,000 acres. Rio Rancho Estates was now 92,000 acres and larger, geographically, than the city of Albuquerque.

In 1981 Rio Rancho was incorporated and its population had reached 10,000. Several years later a new financing program, offering low interest home loans, changed Rio Rancho from a retirement community to a community attracting young families.

Rio Rancho's population estimate, as of July 1, 2018, was 98,023 according to U.S. Census information.

Climate Averages

Summer - 91 degrees / 62 degrees

Spring - 70 degrees / 40 degrees

Fall - 71 degrees / 43 degrees

Winter - 49 degrees / 23 degrees

Average Annual Precipitation: 8.5 inches

Geography

The vegetation within the plan area is predominantly characterized by the “Upper Sonoran” zone (elev. 5,000’ to 7,000’) as an open mesa environment dominated by a wide variety of grasses, yucca, sagebrush and cholla cactus. There are a few one-seed junipers located within the plan area.

The terrain generally slopes from 5,755’ in the northwest to 5,575’ in the southeast with two hills defining the south and southwestern corner of the plan area. The geology and soils located within the plan area is associated with the Albuquerque Basin comprising a 4,300 square-mile region. The plan area sits upon several hundred feet of sediments; gravels, sands, sandstones and mudstones.

Elevation: 5,679 feet

CITY GOVERNMENT

Type of Government

Rio Rancho uses a Council-Manager form of local government.

The city is divided into six council districts. Rio Rancho residents elect a representative for and from each district. Representatives are called City Councilors. Each Councilor serves a term of four years. Elections are staggered every two years. Every four years Rio Rancho residents also elect a mayor.

Chamisa Greens is in City Council District #4.

The six City Councilors and the Mayor comprise what is called the Governing Body. This Governing Body makes policy decisions on citizens’ behalf, e.g., water rates and General Obligation (BO) funding.

The Governing Body appoints a City Manager who is responsible for the day-today administrative operations of the city.

Mayor and City Manager (as October 03, 2019)

- Mayor Gregory Hull
- City Manager David S. Campbell

City Hall Location

Rio Rancho City Hall
3200 Civic Center Circle NE
Rio Rancho, NM 87144
(505) 891-5000

Web Site

WWW.RRNM.ORG

Un-Manned Speed Control

The Rio Rancho Police Department does not have cameras installed at street intersections to capture the occurrences of moving vehicle violations.

However, cameras are installed in un-manned white vans located throughout the city to capture the occurrence of speeding vehicles. If caught speeding by one of these vans, you can expect a ticket in the mail.

Rio Rancho 101 Citizens Academy

The Citizens' Academy is an eight weeklong program that provides citizens with the working knowledge of city government. The program includes tours of City facilities, presentations by department directors, and informational activities that give participants an insider's perspective into how the City of Rio Rancho operates.

To apply, participants must live in Rio Rancho and be 18 years of age or older. Priority will be given to citizens who have not previously served on a City of Rio Rancho advisory board or commission or as an elected official. The program is free for participants.

If interested – go to the city's web site for more information.

UTILITIES & SERVICES

Police Department

- Emergency 911
- Non-Emergency 505-891-7226
- Administration 505-891-5900

Fire Department – Fire & EMT

- Emergency 911
- Administration 505-891-5912

Code Red Emergency Notification

The City of Rio Rancho and Sandoval County utilize the [CodeRED Emergency Notification System](#) for public notifications during an emergency, e.g., water outage, fire disaster.

This tool gives the City the ability to notify (via telephone, cellular phone, text message, or email) specific areas within the City in case of an emergency that requires immediate action. For example, if there were a water service outage affecting a large number of residents, one of the ways the City will notify residents is via this [CodeRED system](#).

The system automatically has all land line phone numbers of residents living in Rio Rancho and Sandoval County entered. Registration is required if residents only have a cell phone or would like to receive additional notifications via a mobile device.

Registration for this system is free and available [online here](#). When signing up, residents can choose how they would like to be notified, i.e., phone call, text message, or email.

Water & Sewer

Utility Service Division of Rio Rancho
3200 Civic Center Circle NE
Suite 270
Rio Rancho, NM 87144

Phone: 505-891-5020 (Normal)
505-975-1581 (Emergency or After Hours)

Garbage Pickup

The pickup of garbage and recyclable materials is provided to Chamisa Greens residents by Waste Management. Use the following link to contact them:

https://www.wm.com/us/local/nm/rio-rancho/residential?cmp=ag_home_2019-11-07_usa_nm_rio_rancho

Electric

Public Service Company of New Mexico (PNM)

www.pnm.com

Phone: 888-343-5766 (Customer Service)
888-342-5766 (Emergency or Report an Outage)

Gas

New Mexico Gas Company

www.nmgco.com

Phone: 505-697-3335 (Customer Service)
888-664-2726 (Emergency or Smell Gas; after calling 911)

Cable TV

A list of possible cable TV providers in the Rio Rancho area:

<https://www.cabletv.com/nm/rio-rancho#tv>

Internet

A list of possible Internet providers in the Rio Rancho area:

<https://www.cabletv.com/nm/rio-rancho#internet>

US Post Office

900 Pinetree Rd. SE
Rio Rancho, NM 87124-9998
Phone: 505-994-3756

Emergency Medical Services

To have emergency medical services provided at your residence – Call 911.

To visit the Emergency Room closest to Chamisa Greens, go to:

Lovelace Westside Hospital – Emergency Room
10501 Golf Course Rd NW
Albuquerque, NM 87114
Phone: 505-727-2000

CLUB RIO RANCHO (formerly known as Rio Rancho Country Club)

This parcel of land bordering Chamisa Greens on the North and East has a long history. The following is a brief sketch of said history:

- Club Rio Rancho was first built in 1970.
- In December of 2016, Club Rio Rancho closed its doors due to rising debt.
- On October 4, 2019, the abandoned clubhouse on the property was destroyed via fire.
- On October 11, 2019, Josh Skarsgard (current owner of the Club Rio Rancho and Land Development 2 LLC) stated he wants to make a charitable donation of 190 acres of the property so the City of Rio Rancho can either rehabilitate the golf course, use the land to build a park or create an open space within the city.

Josh Skarsgard stated he would present a proposal to the City of Rio Rancho regarding the future of Club Rio Rancho.

As of this writing, that proposal has not yet been presented.