

# ELDORADO VISTAS

VOLUME V, ISSUE 1  
JAN 2003

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Monthly Newsletter of the Eldorado Community Improvement Association

1 La Hacienda Loop, Santa Fe, New Mexico 87508 ▼ (505) 466-4248 ▼ www.eldoradocommunity.org

## Our Water, Our Future

**T**HE BOARD OF DIRECTORS of the Eldorado Area Water and Sanitation District (EAW&SD), having received a certified appraisal for the purchase of the water company now owned by El Dorado Utilities, Inc., is in the process of looking for either a company or general manager to run the system. If El Dorado Utilities and our Water Board cannot agree on a purchase price, state law permits our Board to “file for condemnation with the District Court” and “deposit the appraised (system) value with the Court.” The District Court would then determine the full value we would be obligated to pay for the system.

As we become the owners of our own water system and take charge of our water future, there are some facts about the system all of us should know.

The EAW&SD was formed as the result of an election by the system’s users in 1998. The district is an arm of state government. It has been set up to look out for our interests in the areas of water and sanitation. Its Board members, whom we elect, are residents of the Eldorado area and, like us, customers of the water company.

Our portion of what is technically known as the Southern Embayment of the Española Aquifer takes up nearly 40 square miles and serves approximately 2,700 customers. An aquifer is “a geological formation of permeable rock or sand containing and/or conducting groundwater that supplies water for wells and springs.\*” Water always travels in the direction of low ground. However, the structure of the sub-surface formations has a big influence on how quickly water moves from place to place in an aquifer.

There have been a number of careful studies of the Española Aquifer. Even so, the picture of how much water is where beneath our feet is not entirely clear. It would take many more expensive test wells and seismic studies to get an exact picture of our water holdings. We do know we are drawing on a resource that is not being replenished. We are, in effect, mining a water resource that took many thousands of years for Mother Nature to put into place. Using it with care and caution is an obvious necessity for all of us.

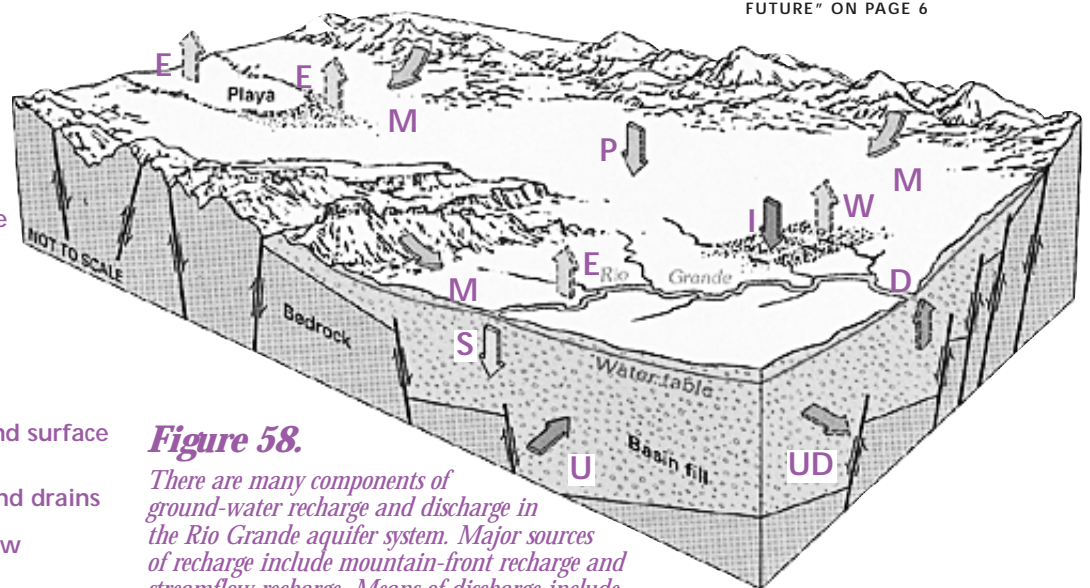
*ECIA Work  
Study Meeting,  
Community  
Center,  
Mon., Jan. 13,  
7-9 pm*

**Principal components of ground-water recharge.**

- M** ➔ Mountain-front recharge
- P** ➔ Precipitation recharge
- I** ➔ Irrigation Return recharge
- S** ➔ Streamflow recharge
- U** ➔ Underflow recharge

**Principal components of ground-water discharge**

- E** ➔ Evapotranspiration from phreatophytes, playas, and surface water
- W** ➔ Withdrawal from wells and drains
- D** ➔ Discharge from streamflow
- UD** ➔ Underflow discharge
- ↔ Fault—Arrows indicate relative vertical movement



**Figure 58.**

*There are many components of ground-water recharge and discharge in the Rio Grande aquifer system. Major sources of recharge include mountain-front recharge and streamflow recharge. Means of discharge include evapotranspiration, withdrawal from wells and drains, and discharge to streams.*

SEE “OUR WATER, OUR FUTURE” ON PAGE 6



# Road Survey Results and Action Plan

**Share your comments with us!**  
*For policy and deadline, see below*

### Editorial Policy

Vistas invites opinions, ideas, stories, photos, and art from the community at large. Please include contact numbers for fact checking purposes. The newsletter will not publish unsigned letters or material deemed inflammatory. Material will be printed at the discretion of the editors. Letters over 150 words will be edited for fit. Community announcements are welcome; accompanying photos are welcome, too.

**Deadline:** Newsletter deadline is the 8th day of each month. Submissions can be dropped off or mailed to the ECIA office or emailed to info@eldoradocommunity.org. Please include "Attn: Vistas" in your message.

### Mission Statement

The mission of Vistas, the monthly newsletter of the ECIA, is to inform the Eldorado community about issues before the ECIA Board and the membership at large. By so doing, the publication seeks to foster increased neighborhood pride and community participation in the decision making process.

IN THE OCTOBER ISSUE OF VISTAS, I discussed the roads of Eldorado and asked for your input in the form of a community survey. The response was great! We received approximately 170 surveys – many with constructive comments.

Interestingly, the results of the survey closely reflected the pre-survey thoughts of the Road

Committee. The survey validated that the committee members are indeed in tune with the needs and values of the community.

What follows is the response to the survey questions, a sample of comments received, an analysis of the survey and a proposed road action plan.

SEE "ROAD SURVEY RESULTS" ON PAGE 3

Questions	% Yes	% No
Should the ECIA take a leadership role with the County of Santa Fe Public Works Department regarding the community's future road needs?	92	8
Should any additional roads be paved?	67	33
Should any additional collector roads be paved?	46	53
Should it be planned that all roads eventually be paved?	31	69
Should all ECIA members pay for additional paving?	50	50
Should only primary road users pay for additional road paving?	27	73
Should a tax district be formed to pay for additional road paving?	24	76
Should a special ECIA road assessment be re-imposed to pay for additional paving?	45	55

### Comments Received

#### Paving:

- ▼ No paving unless incorporated.
- ▼ Opposed...Next sidewalks, lights, curbs?
- ▼ All roads should be paved.
- ▼ Only main arteries should be paved.
- ▼ Ultimate goal, pave all roads.

#### Base coursing:

- ▼ Install base course for all roads that require it to function properly.
- ▼ Chip seal is a great idea. No to improving cul-de-sacs.
- ▼ I'd be willing to pay for a good base course job.
- ▼ Base course roads in poorest condition.

#### Maintenance:

- ▼ Better maintain current dirt roads. Establish schedule.
- ▼ More maintenance required to roads in bad weather.

#### Safety:

- ▼ My concern is paving always means higher speeds.
- ▼ No more paving. Unsafe for children due to speeding and narrow shoulders.

#### Paying for Improvements:

- ▼ ECIA could inform residents how to establish individual tax districts.
- ▼ A tax district allows people to vote on the issue.
- ▼ I am not willing to pay more on roads until the water issue is solved.
- ▼ No new taxes for paving.
- ▼ Only use county and state funds.
- ▼ The cost of paving would pale in comparison to health costs of not paving and auto maintenance.
- ▼ I support paving of roads; The whole community should pay.

#### Miscellaneous Comments:

- ▼ I want to maintain the rural character of the community.
- ▼ ECIA to work with county to connect with Richards Ave.
- ▼ Connect Azul or Compadres to Rancho Viejo.
- ▼ Current plan sounds good.
- ▼ Whatever it takes, do it.
- ▼ We like it the way it is.
- ▼ Need more stop signs at busy intersections.

#### Specific Roads requested to be paved:

- |               |                 |
|---------------|-----------------|
| Enebro Road   | Monte Alto Road |
| Gavilan Road  | Camerada Road   |
| Herrada Road  | Queata Road     |
| Caliente Road | Balsa Road      |

*Note: Comments were also received not to pave Balsa Rd.*

# Road Survey Results

FROM PAGE 1

## What the Community Wants

- ▼ Does want high use, worst condition roads paved by a margin of 2 to 1.
- ▼ Does not want all roads paved by a margin of 2 to 1.
- ▼ Does not want additional taxes or assessments imposed for road paving. Additional paving should be paid from existing taxes by federal, state and county agencies.
- ▼ Does not want roads paved at the expense of either losing our rural environment or reducing our safety.

## Recommended Action Plan

The following plan will be presented to the ECIA Board at the January Board meeting.

- ▼ Work with the county to establish a schedule of road maintenance that will maintain most roads at

an acceptable level of service. Include actions for road maintenance during bad weather.

- ▼ Request the county place Enebro, Herrada, and Balsa Roads on their base-coursing list. Chip sealing may be an option; history of poor maintenance of hard surfaced roads by county must be considered.
- ▼ Support current county plan to pave Monte Alto Rd.
- ▼ Request county to pave Caliente Road; requires additional state funding.

Thank you for your considered input into this important community issue. If you have further comments, please contact me at 466-4909 or zaluki@aol.com

*John Reeder  
President, ECIA*

# RV Screening, Continuing the Dialog

THE TOPIC OF SCREENING recreational vehicles in our community has gained considerable interest. The input represents the entire spectrum of possible views regarding RV screening. Please see the summary of comments below. The challenge will be for the community to listen and respectfully discuss these perspectives in a way that provides balanced and clear guidelines for the screening of RVs.

Stewardship of our land and environment is a requirement and responsibility of living in Eldorado. Our covenants and architectural guidelines are based on this principle. The storage of RVs in our com-

munity challenges that principle and requires our continuing effort to determine how best to live lightly on the land.

Some residents have volunteered to serve on an ad-hoc committee to review RV screening covenants and guidelines. The committee will provide recommendations to the ECIA Board. The first meeting is scheduled for Wednesday, January 8, 2003 at 7 pm in the Community Center Railroad Station. If you are interested in providing input into the process, please plan on attending.

*John Reeder  
President, ECIA*

## Summary of Comments

Cons	Balanced	Pro
<ul style="list-style-type: none"> <li>▼ They should be banned.</li> <li>▼ They are ugly.</li> <li>▼ Soon Eldorado will look like a trailer park</li> <li>▼ Screening fencing almost as unattractive as the RV.</li> <li>▼ We do not want to live in a trashy community with RVs stored on residential lots.</li> <li>▼ When we moved to Eldorado, we were influenced by the control over the environment created by well thought out covenants.</li> <li>▼ My neighbor's RV stands out like a sore thumb against the natural landscape and neighboring homes. Looking out my backdoor, I am greeted with a full view of my neighbor's large and unsightly camper shell.</li> </ul>	<ul style="list-style-type: none"> <li>▼ Please proceed aggressively to stop the few from disregarding the negative impact their RV storage has on adjacent property.</li> <li>▼ We wish the ECIA had the motivation to enforce the RV covenants.</li> <li>▼ I think if RVs are properly screened, they should be allowed.</li> <li>▼ I propose the development of objective criteria that address the visual concerns of storing RVs, but at the same time allows storage of RVs on an individual's property.</li> <li>▼ Look at the requirement that Rancho Viejo has implemented.</li> <li>▼ Require RVs be stored in an area provide by the ECIA.</li> <li>▼ Create a peer panel to review covenant-based complaints re: RV screening violations.</li> </ul>	<ul style="list-style-type: none"> <li>▼ I am not your enemy, nor are any of the other RV owners who live in Eldorado.</li> <li>▼ I keep my motor home on the property to supply it with electricity for its refrigerator and batteries. Security is an issue.</li> <li>▼ When I considered purchasing property in Eldorado, I checked the covenants concerning keeping an RV on my property.</li> <li>▼ I consider RV storage on my property an amenity.</li> <li>▼ Possible legal issues.</li> <li>▼ I strongly object to any changes of the covenants that would prohibit the storage of RVs on property within the community.</li> <li>▼ If people do not like our existing covenants, move.</li> </ul>

## ECIA OFFICE

#1 La Hacienda Loop  
Santa Fe, NM 87508  
466-4248, 466-4249  
info@eldoradocommunity.org  
www.eldoradocommunity.org

## General Manager

Bob Pritchard  
466-4248  
ECommunity@aol.com

## BOARD OF DIRECTORS

### President

John Reeder  
466-4909  
zaluki@aol.com

### Vice-President

Andy Winnegar  
466-6563

ajwinnegar@aol.com

### Secretary

Frank Schober  
(505) 310-8593  
fschober@att.net

### Treasurer

Dan Drobnis  
466-4781

Drobnisd@sdsc.edu

### Director

Raymond Singer  
466-1100

raysinger@aol.com

### Director

Terence Schwind  
(505) 466-7320  
tkschwind@attglobal.net

### Director

Gretel Underwood  
466-7825

Wunderwood7@aol.com

## COMMITTEE LIAISONS

Architecture: Dan Drobnis

Conservation:

Andy Winnegar

Election: Frank Schober

Information: Frank Schober

Finance: Dan Drobnis

Recreation: John Reeder,

Gretel Underwood

Road: John Reeder

Neighborhood Watch:

Frank Schober

Stable: Gretel Underwood

## VISTAS NEWSLETTER

Editor:

Diane Kean  
nmvistas@starband.net

Designer:

Hope Ostheimer  
vistas@

webdesignbyhope.com

Editorial Assistant:

Debby Padilla

466-4248

## CONTRIBUTORS

Ana June

ana@anajunedesign.com

Vistas Staff

## COMMUNITY RESOURCES

Vista Grande Library

466-READ

Security

204-2945

*Gardeners, have we got fertilizer for you! Stop by the stables and load your vehicle\* with fine horse manure – just what your garden needs! (\*The Stable Committee is not responsible for noxious fumes...)*

**55 Alive Defensive Driving Course**

Seniors: Refresh your driving skills and save money on your auto insurance. There will be a class February 5 & 6, 9 am-1 pm, at the Avenida Vista Grande Fire Station in Eldorado. The class fee is \$10. Call **Carol Quillin** at 820-0766 to register. This is the first of 3 classes in Eldorado for 2003.

**Cub Scout Community Project**

**Cub Scout Pack 414** is participating in a community service project for the Food Depot. The pack will be collecting non-perishable food and personal care items (i.e. toothpaste, soap or diapers) at El Dorado Elementary School from now until the end of April. The bin is located near the main entrance to the school, next to the PTA table. Donations received by the Food Depot are distributed to 80 agencies serving seven counties in northern New Mexico.

**Library's Annual Meeting January 7**

On Tuesday, January 7th, the Vista Grande Public Library will be holding its Annual Meeting beginning at 7 p m

bylaws to better represent the geographic area the library serves by increasing the number of board members from 11 to a maximum of 15. For more information, call 466-READ.

**Water District**

**Wastewater Treatment Plan**

A meeting on Wastewater Treatment is scheduled for Tuesday, Jan. 21 at 7 pm at the Eldorado Community Center Railroad Room. The Engineering firm of **Molzen-Corbin** will publicly present the Wastewater Preliminary Engineering Report. The Eldorado Area Water and Sanitation District will also present a proposed plan for voluntary regular pumping of septic tanks within the area. There will be ample time for questions from the audience.

**Medieval Music, Anyone?**

Anyone interested in getting together once in a while to sight-read medieval vocal music for fun? Any recorder players or other early music instrumentalists? If so, please call **Jane Otten** at 466-6665.

**Drivers Needed**

Do you want to serve your community and help senior citizens in our area? Eldorado and the surrounding areas have the potential use of a van to take senior residents to medical appointments and other errands during the week. We need volunteer and qualified drivers. Training will be provided when needed. For information, please call 466-3018, 466-1949, or 466-3958.

**Library Thanks Donors, Volunteers**

The Vista Grande Library will be holding an appreciation get-together for all library donors and volunteers at the Eldorado Community Center, Sunday, January 5, 2-4 pm. Snacks and refreshments will be served.

**Eldorado Area Gardening Presentation**

All area gardeners are invited to attend a Santa Fe Master Gardeners Association sponsored presentation. The program will be held Monday, January 6, 6:30-8:30 pm at the Eldorado Community Center's Railroad Depot.

**Gail Haggard**, owner and founder of Plants of the Southwest, will discuss "Native Grasses." Gail started the nursery 30 years ago to help



at the library located on Avenida Torreon. All Vista Grande Library card holders are welcome to attend.

The new Board of Directors will be elected. On the slate are the following: One-year term – Joyce Gilbertson; Two-year Term – **Sam Thompson**; and Three-year terms – **RoseMarie Bagioni, Meg Brunn, Marilyn Forbes, and Shelly Moore**. Continuing on the Board are **Ann Hume, Tom Brimacombe, Terry Lawrence, Teresa Seamster, Russ Stolins and Janet Amtmann**.

Also on the agenda is an amendment to the

# January Events

people learn to care for and love the plants that grow in our region.

For additional information, contact **Beverly Hafner** at 466-0261.

## ERA January Events

The Eldorado Resident's Association will hold its quarterly meeting on January 7th at the Eldorado Community Center. Coffee will be served at 7 pm with the meeting beginning at 7:30 pm. After a short business meeting, a presentation on the 285 Corridor Plan will be given.

The New Year's first coffee socials will be held January 7th and 21st at the Community Center from 10 - 11 am. These coffees are hosted by volunteer residents and are open to anyone living in Eldorado. It will be a good occasion to hear everyone's resolutions for 2003.

On January 24th, the ERA will host the first TGIF Party of 2003. These informal gatherings begin at 5 pm in the Community Center's Living room. Refreshments are served.

For further information, call **Pat Kuhlhoff** at 466-4877 or **Janet Amtmann** at 466-3256.

## Many Thanks, ERA!

Happy New Year! It is a happy new year for a group of resident adults who continue to play volleyball Wednesday nights at the El Dorado Elementary School.

For 12 years or more, the ECIA Board financially supported our volleyball group. The support was withdrawn a few years ago. The Eldorado Residents Association (ERA) stepped in with a sponsorship and enabled continued play of volleyball with our neighbors.

Thank you ERA! We are especially grateful for your support of this community adult activity.

*Arlene Mayer, Volleyball Player  
P.S. All adult players are welcome to join us Wed. nights at 7 pm.*

## Left out? Help us compile a comprehensive events listing.

Email [info@eldoradocommunity.org](mailto:info@eldoradocommunity.org) with your meeting or event information, or bring it to the ECIA office by the 8th of the month for publication in the following month's *Vistas*. Please include "Attn: Vistas" and be sure to indicate:



1. **Type of Event**
  2. **Location**
  3. **Date & Time**
  4. **A Resource Person** (one that can answer questions both about the event and the sponsoring organization) and his/her telephone number.
- Photographs (digital or snapshots) are encouraged!

**Note: All meetings are at the Community Center, unless otherwise noted.**

### JANUARY SPECIAL EVENTS

New Year's Day	Wed., Jan. 1	ECIA Offices Closed	466-4248
Library Appreciation	Sun., Jan. 5, 2-4 pm	Comm. Ctr.	Call 466-READ
School Resumes	Mon., Jan. 6		
Library Annual Meeting	Tues., Jan. 7, 7 pm	Library	Call 466-READ
RV Screening Committee	Wed., Jan. 8, 7 pm	ECIA	466-4248
EAW&SD* Election	Tues., Jan. 14, 7 am-7 pm	Don Dayton	466-2411
Martin Luther King Jr. Day	Mon., Jan. 20	School Closed	
Martin Luther King Jr. Day	Mon., Jan. 20	ECIA Offices Closed	466-4248
Wastewater Treatmt Mtg.	Tues., Jan. 21, 7 pm	Don Dayton	466-2411
ERA TGIF Party	Fri., Jan. 24, 5 pm	Pat Kuhlhoff	466-4877

### COMMITTEE MEETINGS

Road Committee	Mon., Jan. 6, 6 pm	Allen Larson	466-4792
Recreation Committee	Tues., Jan. 7, 7-9 pm	Elaine Napp	466-2023
ERA Qtly. Meeting	Tues., Jan. 7, 7 pm	Pat Kuhlhoff	466-4877
EAW&SD*	Wed., Jan. 8, 7-9 pm	Don Dayton	466-2411
Board Work Study	Mon., Jan. 13, 7-9 pm	ECIA	466-4248
Finance Committee	Tues., Jan. 14, 10-11:30 am	Dan Drobnis	466-4781
Architectural Committee	Tues., Jan. 14, 7-9 pm	Bill Schwent	466-7708
Information Committee	Wed., Jan. 15, 7-8 pm	ECIA	466-4248
Neighborhood Watch		Frank Schober	310-8593 call
ECIA Board	Thurs., Jan. 16, 7-10 pm	ECIA	466-4248
Architectural Committee	Tues., Jan. 28, 7-9 pm	Bill Schwent	466-7708

### MONTHLY MEETINGS

Master Gardeners	Mon., Jan. 6, 6:30 pm	Beverly Hafner	466-0261
ERA Coffee Social	Tues., Jan 7, 10 am	Pat Kuhlhoff	466-4877
Book Club	Sun., Jan. 11, 7-9 pm	Barbara Rugg	466-2559
Arts Assoc. Shoptalk	No program info provided	Cary Carlson	466-6073
Vista Grande Book Club	Thurs., Jan. 12, 7-9 pm	Shelley Moore	466-9636 Library
Search & Rescue	Thurs., Jan. 12, 7-9 pm	Dave Burdett	466-9765
Book Club	Sun., Jan. 12, 7-9 pm	Ken Fischer	466- 2537
ERA Coffee Social	Tues., Jan. 21, 10 am	Pat Kuhlhoff	466-4877
Cub Scouts Trp. 414	Tues., Jan. 21, 7 pm	Morey Walker	466-0459
Arts Assoc. Program	Wed., Jan. 29, 7-9 pm	Arlene Siegel	466-3274

### WEEKLY MEETINGS

AA	Tuesdays, 5:45 pm		
Al-Annon ( <i>open to all</i> )	Fridays, 9-10 am		
Bridge	1st & 3rd Fridays, 1-4:30 pm	Marjorie Segell	466-3958
Bridge	2nd & 4th Fridays, 1-4:30 pm	Pat Lavengood	466-9765
Bridge (Beginning)	Wednesdays, 9-12am		
Bridge (Mens')	Thursdays, 1-4 pm	Bill Kapoun	466-8497
Boy Scouts	Wednesdays, 7-9 pm	Paul Tuck	466-4815
Community Band	Thursdays, 7-8:30 pm	Peg Johnson	466-1459 School
Fire & Rescue Training	Wednesdays, 7-9 pm	Fire Station Office	466-1204 Station
Fire & Rescue Work Duty	Saturdays, Call for time	Fire Station Office	466-1204 Station
Senior Lunch**	Wednesdays, 12-1pm	Marjorie Segell	466-3958

\*Eldorado Area Water and Sanitation District \*\*Reservations Required

VISIT OUR WEBSITE: [www.eldoradocommunity.org](http://www.eldoradocommunity.org)

## King of the Roads

**A**LLEN LARSON, CURRENT CHAIR of the ECIA Road Committee, grew up in North Dakota and joined Los Alamos National Laboratory in 1956 as a Ph.D. chemist and crystallographer. His career studying crystal structures using computer models has extended all the way through his retirement in Eldorado.

Allen's computer experience extends from the days of the early Los Alamos MANIAC, a custom-built 55-kilowatt monster, through the mainframe and desktop computer eras to the Macintoshes now in his home office. He is currently adapting a large computer program he developed, the General Structure Analysis System (GSAS), to run on Macs. "I may be a little biased," he says, "but I believe that half or more of all current papers in crystallography still cite GSAS in their references."

Allen left Los Alamos in 1973 and began an active consulting practice. Because most of his work continued with Los Alamos, he moved back to Santa Fe in 1978. "I didn't want my business to be associated strictly with Los Alamos, so I looked

in Santa Fe and lived in town." Allen soon rejoined Los Alamos after the Director noticed the size of his annual consulting fees and insisted the Lab either stop using him or rehire him. In 1985, with his new wife, they wanted more room. "We looked in Las Campanas, but Liz didn't want a gated community and I didn't want anywhere north of town, so we settled on Eldorado," he recalls.

After retirement in 1994, Allen sought new activity, found the ECIA Road Committee, became Secretary and then Chair in 1997. He notes, "I never did find anyone else willing to take minutes, so I still do those as well."

Allen's committee is currently examining paving possibilities for Monte Alto Road, Enebro and Frasco Roads, Herrada Road, Balsa Road and others. Although the State still must appropriate money for full paving of county roads, the County has begun to pay for chip seal surfacing from its own funds. But the future of Eldorado's roads remains murky, even for someone well qualified to come up with his own crystal ball.

## Our Water, Our Future FROM PAGE 1

Some 15 wells provide us with our water in the Eldorado area. A couple of these are top producers. Well number 2 is an especially prolific source for the system. The water we have pumped from the wells to our homes has significant amounts of the chemical that soft water companies guarantee to remove – calcium carbonate. As we go deeper with our wells and draw more water near the underlying limestone formations, we can expect that our water will not "suds up" as readily.

Eldorado water may be hard, but it is certifiably pure. Our water utility is required to make regular biological and chemical tests to assure it is providing us with clean water, free from harmful substances.

Last year, the Public Regulation Commission granted the present owners of our water system one of the highest rate increases in local history. As a result, our water bills are some of the highest in New Mexico and the continental United States. Although already conserving and using just one-half of the water per-capita Santa Fe residents use, Eldorado residents have reduced their use of water even more.

A study commissioned last year by our Water

Board carefully appraised our water future in Eldorado. The study cautiously predicts we could have enough water for 40 years if the number of customers remains static and we continue to conserve water, improve our existing wells and drill at least three more supplemental wells. Hedging its bets even more, the study concludes that if "predicted long term drought conditions were to prevail, the 40 year period could be shortened significantly."

When forty years have come and gone, more water sources for our community will certainly be available. Some geologists now look with favor on bringing treated brackish water to our area from large reserves that exist in aquifers to our south. According to Don Dayton, EAW&SD President, the most viable source of future needed water for Eldorado customers is likely to be from a Santa Fe County regional water delivery system, if such a system is ultimately developed.

We are told often that we live in a "high desert" and must always think *conservation*. It appears we must be equally thoughtful about our *water supply*.

\* *Webster's College Dictionary*; Random House, 1995



Dan Drobnis

Allen relaxes in his living room, after living almost 50 years in the Santa Fe Area.

## More Uniform Architectural Guidelines

**T**HE CURRENT Protective Covenants and Building Restrictions allow the ECIA Board and Architectural Advisory Committee to develop specific guidelines for such issues as fences, walls, and buildings. In addition, the Board, with the Committee's advice, may grant variances from these guidelines and from the standard 20-foot side yard and 50-foot front yard structure setbacks.

The ECIA Board is considering some modifications to the policy for variances to Guidelines and Setbacks, and the granting of permits for such special projects as two-story buildings. The revised policy is intended to make consideration of such requests more uniform, and to provide potential applicants with a better prior understanding of the standards for denying or granting a variance.

In general, an owner may request a variance:

- ▼ Along with the initial submission for approval of plans for a project.
- ▼ After plans for a project have been disapproved because of non-compliance.
- ▼ After notification to the owner from the ECIA Covenant Compliance Representative (CCR) of an existing violation of the Covenants.
- ▼ At any time when, without notification, an owner becomes aware that there is an existing violation.

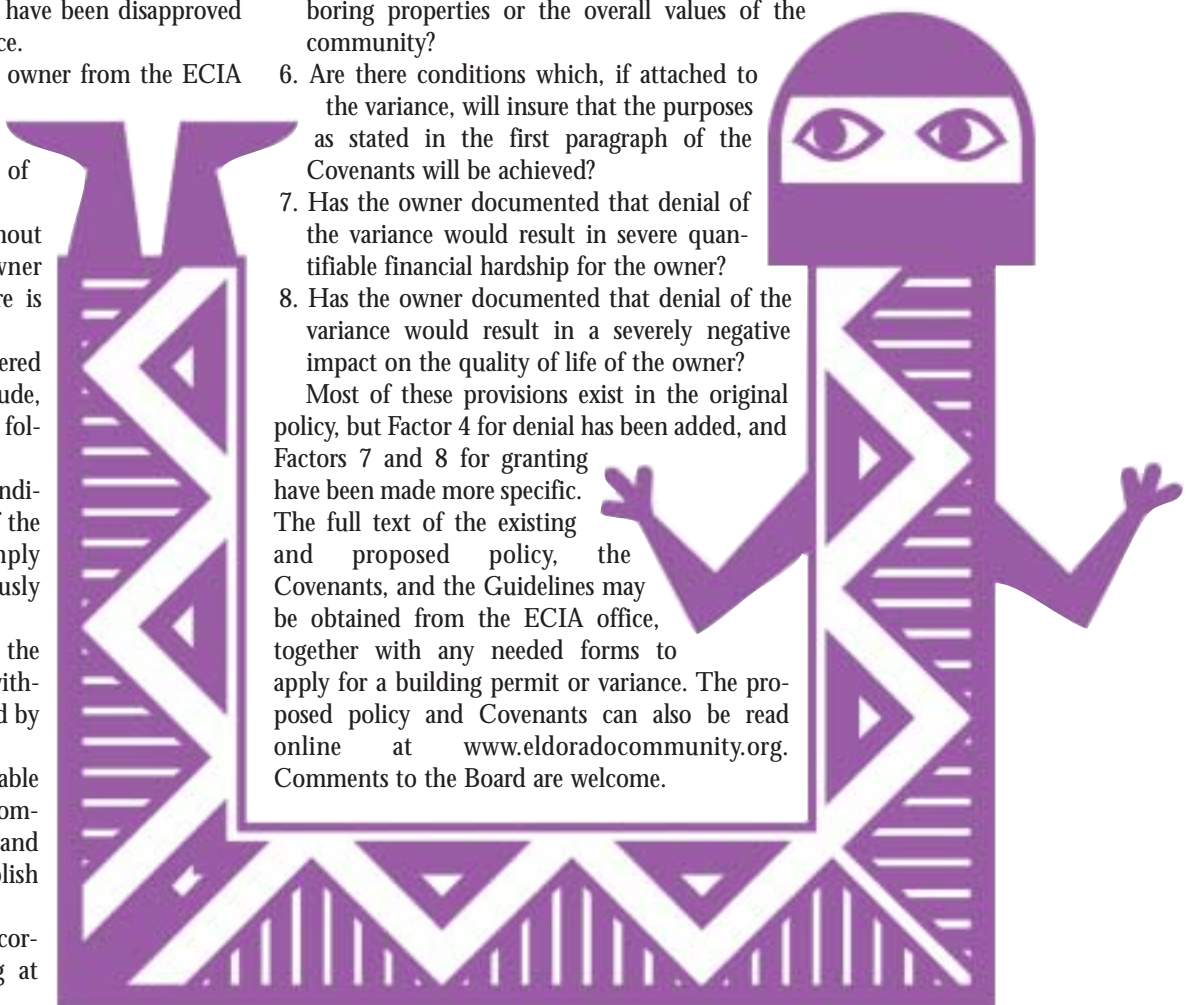
Factors which may be considered in denying a variance include, but are not limited to, the following:

1. Was the structure or condition created as a result of the owner's failure to comply with plans previously approved by the ECIA?
2. Did the owner create the structure or condition without having plans approved by the ECIA?
3. Is there a viable, reasonable alternative that would comply with the Covenants and Guidelines and accomplish the same purpose?
4. Are there documented uncorrected violations existing at the same site?

Factors which may be considered in **granting** a variance include, but are not limited to, the following:

1. Was the structure or condition in compliance with Covenants and Guidelines in effect at the time construction began?
2. Was the structure or condition created in accordance with plans which made reasonably clear that a violation of the Guidelines would be created and which, nevertheless, were approved by the ECIA?
3. Did the CCR conduct a site inspection before and/or after the work was done, and not issue a notice of violation of the Guidelines?
4. Would denial of the variance be more detrimental to the community than granting it?
5. Has the proponent demonstrated that there are characteristics and details of the site which will insure that a variance will not in any way be contrary to the purposes of the Covenants and Guidelines and will not adversely impact neighboring properties or the overall values of the community?
6. Are there conditions which, if attached to the variance, will insure that the purposes as stated in the first paragraph of the Covenants will be achieved?
7. Has the owner documented that denial of the variance would result in severe quantifiable financial hardship for the owner?
8. Has the owner documented that denial of the variance would result in a severely negative impact on the quality of life of the owner?

Most of these provisions exist in the original policy, but Factor 4 for denial has been added, and Factors 7 and 8 for granting have been made more specific. The full text of the existing and proposed policy, the Covenants, and the Guidelines may be obtained from the ECIA office, together with any needed forms to apply for a building permit or variance. The proposed policy and Covenants can also be read online at [www.eldoradocommunity.org](http://www.eldoradocommunity.org). Comments to the Board are welcome.





# Dreaming of a Garden?

The Santa Fe Master Gardener Association announces a 3-hour workshop in garden plot design using drought tolerant plants native to our area. The seminar will be held Saturday, February 22, 9 am–noon. Conducting the workshop will be noted author and garden designer, Sally Wasowski.

The 3-hour workshop will be interactive and divided into three sections: a slide show of suitable plants; participants developing their own design; and critique and suggestions by Sally Wasowski. Some advance preparation will be necessary, including a drawing (to scale) of the garden area you wish to design.

Registration is limited to 15 certified Master Gardeners (\$10 fee) and 15 non-Master Gardeners (\$25 fee). Early registration is advised. There will be no registration at the door. Registrations will be accepted only when accompanied by a check for the appropriate amount. To register, call the Santa Fe County Extension office (471-4711) to request a registration packet.



Dan Drobnis