

Welcome!

On behalf of the Eldorado Community Improvement Association, Inc. (ECIA) we would like to welcome you to our neighborhood. You made a great choice in selecting Eldorado as your new home. We are confident that your days and years ahead will be exciting and personally fulfilling.

A little History and our amenities

Eldorado started out as a ranch and over the past several decades has been developed into 2776 parcels. Our population of over 6600 residents enjoy our Community Center, pool, stables, tennis courts, recreation fields, playgrounds, dog parks, a 4000-acre hiking preserve, multi-use trails and a host of interesting neighbors.

About your board

The ECIA is governed by a seven-member volunteer Board of Directors who are elected by the Association Members for 3-year terms. The job of the Board is to develop policy that ensures the intent of the Protective Covenants, By-Laws and the Architectural Guidelines are carried out. In addition, the Board is responsible for managing the affairs of the association, including maintenance of the common properties and amenities owned by the association, and guarding the association's financial integrity. A more thorough description of roles, responsibilities and governing documents are available on our website at www.eldoradosf.org. We would like to remind you that our community is a Homeowner Association with annual assessments (currently \$576 per year) that are due during the month of February.

Get Involved – join a committee

The people who do the important work of the ECIA are dedicated volunteers, serving on committees - Architecture, Conservation, Elections, Facilities and Grounds, Finance, Road, Stables and ByLaws. We encourage you to get involved.

Stay Informed

Please go to our website at www.eldoradosf.org and sign up to receive e-blasts and VISTAS. E-blasts are emails and VISTAS is our monthly newsletter. These are the main ways we communicate with our members.

Enjoy

Eldorado is a community that lets you live the life you want to live. While we emphasize the importance of neighborliness and community, we also treasure the ability to enjoy the natural ambiance in peace and solitude. We are happy that you have chosen to live and perhaps work in Eldorado and we hope to meet you at a community event soon. All members are welcome and encouraged to attend board meetings

Sincerely,
Your ECIA Board of Directors

Carol Sanguinetti, President
Amelia Adair, Vice President
Jonathan McLaughlin, Secretary
Joe Gutierrez, Treasurer

Jonathan Turkle, Director
James Herbert Williams, Director
Mary Bonilla, Director

ELDORADO PAST & PRESENT

Picture this land in the 1800's – vast, uninhabited, with pristine vistas of the mountains. The only way to get to Eldorado was by foot, horseback or by covered wagon. Indian tribes abounded here, as archaeological explorations have proven. There were inhabited areas of Eldorado that time and weather have concealed, leaving very little trace of the first “Eldoradoans.” There is evidence of Spanish exploration of this entire region. Part of Eldorado's 26,000 acres was included in portions of the Bishop Lamy Grant and of Canada de Los Alamos Grant. In more recent times, it was used for sheep, and later for cattle.

Today's Community Center was yesterday's ranch house. Built in 1952 by Mr. Gene West for Mr. and Mrs. Frank Teal and their children, it was one of the finest and most expensive homes in the Santa Fe area. Building the house must have been a feat, as the area was still relatively isolated and remote with no accessible road much less the modern highway we enjoy today. The Teals overcame that problem by flying into the ranch by airplane. The Teal home, our present Clubhouse, has double adobe walls throughout. Only the best of materials were used in the construction of the home.

What is now called the classroom was a two-car garage and the original swimming pool, now filled with concrete, was in the patio area. Even though the Teals and later the Simpsons, were not able to dash into town for entertainment, they were not bored. An old railroad station was brought in from Kennedy, New Mexico (near Galisteo) to be the reception and game room for the “Big House” residents and their guests. The ranch hands were not allowed to use the facility.

The ranch was sold to Mr. and Mrs. Alva Simpson in 1954. It was purchased from them in 1972 by AMREP (American Real Estate and Petroleum) for development. Over the years, Eldorado has grown into a community of over 2,700 home sites. More information about Eldorado and the surroundings may be found in the public library or the book “Windmills and Dreams,” soon to be available for purchase at the ECIA office.

Welcome

Welcome to Eldorado at Santa Fe! We are very pleased that you have chosen to make our community your home. This booklet provides you with important information and governing documents which we hope will make your life in Eldorado more enjoyable. If you have any questions, you can contact the ECIA office at 505-466-4248, Monday through Friday from 8 to 5 to speak to any member of the staff who will be glad to help you. You can visit our website at www.eldoradosf.org.

IMPORTANT PHONE NUMBERS

AMBULANCE, FIRE & POLICE	911
CHRISTUS ST. VINCENT MED CENTER	505-983-3361
NM STATE POLICE	505-827-9300
SF COUNTY SHERIFF	505-428-3720
SF COUNTY ROAD MAINTENANCE	505-992-3010
ELDORADO AREA WATER & SANITATION	505-466-1085
EL DORADO COMMUNITY SCHOOL	505-467-4900
ANIMAL CONTROL	505-428-3720
PNM	888-342-5766
NM GAS	888-664-2726
SF COUNTY COMMISSIONER	505-986-6202
SF ANIMAL SHELTER	505-983-4309
SF COUNTY SATELLITE OFFICE	505-466-4029
US POSTAL SERVICE	800-ASK-USPS
MAX COLL SENIOR CENTER	505-466-1039
VISTA GRANDE PUBLIC LIBRARY	505-466-7323

COMMUNITY ORGANIZATIONS

Eldorado Community Improvement Association, Inc. (ECIA)

The ECIA is the cornerstone of the community and it was established by the developer and later turned over to the Association to provide a legal entity which would develop and administer common properties, community services, recreational facilities, etc., and to accept assignment of powers and projects. The collective goal of the ECIA is to maintain the quality of property and lifestyle envisioned by the developer and the residents.

When you purchased property in Eldorado, you automatically became a member of the ECIA. Additionally, you automatically accepted certain responsibilities such as paying the annual assessment which provides the operating and reserve funds to maintain the community, abiding by the Protective Covenants which help maintain the quality of life, and complying with all other Covenants.

The ECIA is the governing body of the Association. The Board of Directors consists of seven elected members of the community who serve for a three-year term. Each year, all members in good standing cast their votes for candidates and the results are announced at the annual members' meeting scheduled for the first Monday in May of each year.

The ECIA has several standing and ad-hoc committees which provide valuable services to the community. Committees are used extensively to assist the Board with gathering community information, developing conclusions and providing recommendations to the Board. The standing Committees are Finance, Architecture, Conservation, Information, Roads, Stables, Election and Facilities & Grounds. Committee meetings are listed in the *Vistas* newsletter and are open to all members. If you are interested in joining a committee, please contact the ECIA office for more information.

The day-to-day operations of the Association are performed by the ECIA staff. The ECIA employs a General Manager, Office Manager, Covenant Compliance Representative, Staff Assistant, Facilities Manager and various other part-time staff to assist with operations and maintenance. The ECIA offices are located inside the Community Center at 1 La Hacienda Loop.

AMENITIES AND RECREATIONAL ACTIVITIES

Community Center

The Community Center and amenities are situated on a 28-acre parcel of land located at the northeast end of the community. The Community Center consists of the old ranch house building, a swimming pool, tennis courts, basketball courts, horseshoes, baseball field, volleyball, playgrounds and a dog park. All these areas are for the use of the members and their accompanied guests. Members must accompany their guests at all times. For the safety of our children, please note that parking is NOT allowed on Ave del Monte Alto along the baseball field.

The Community Center has various rooms which are available for the use of residents and their guests. These rooms may be reserved on a first-come, first serve basis by calling the office and filling out an application. The policy and fees regarding renting the Community Center can be obtained from the ECIA office or online at www.eldoradosf.org.

The Community Center is also used for various meetings including the monthly ECIA Board of Directors meeting and its various committees.

Community Preserve

One of the greatest amenities in Eldorado is the 4,094 acres of surrounding preserve, virtually at your doorstep. Opportunities for hiking, horseback riding, nature study and picnicking abound.

The topography of the area is varied and the flora is quite diverse. It includes open desert grassland, some recently grazed; heavily wooded ridges and mesas; steep-walled canyons of pinkish granite and other rock formations, and chalky white, sandy or red limestone cliffs. The area is also crossed by numerous arroyos; some broad and sandy, others narrow and rocky.

Much of the vegetation consists of juniper and pinon woodlands, studded with abundant cholla and rabbit brush. Ponderosa pine and Gambel oak grow in the deep canyons and higher ridges and mesas. Flowers, cacti and grasses, cottonwoods, alders, willows and other moisture-loving shrubs and trees flourish along the Galisteo Creek, and in some of the arroyos and canyons.

Stables

The Association owns a 23-acre stable area which is available to members for stabling their horses. Manure is available for gardening. For more information contact the ECIA office at 505-466-4248.

Greenbelts

Running throughout Eldorado are a number of areas known as “Green Belts” which may be used by all members for walking, hiking, or horseback riding. These provide the community with the wonderful open space and privacy which is cherished by all our members. Maps are available in the ECIA office.

Compadres Park

Compadres Park is a five-acre park located on Avenida de Compadres, approximately five hundred feet north of Avenida Vista Grande. Various recreational resources, such as a basketball court, swing set, and playground areas are available for your use.

Tennis Courts

There are two tennis courts located at the Community Center for your enjoyment on a first come basis. Regulation tennis shoes or deck shoes must be worn while on the courts.

Baseball Fields

The baseball field is located at the Community Center and are for the use of Eldorado residents and their guests. Residents using the fields should park at the Clubhouse and not along Avenida del Monte Alto.

Swimming Pool

The swimming pool is located at the Community Center, and it is typically open from Memorial Day to Labor Day. Pool hours will be announced in the *Vistas* newsletter. Lifeguards are on duty at all times. A kiddie pool is available for youngsters and they must always be accompanied by an adult.

Police & Security

The Santa Fe County Sheriff's Department provides police protection for the community.

Santa Fe County Sheriff, 505-428-3720, State Police, 505-827-9000
Statewide Road & Weather Conditions, 1-800-432-4269

Schools

Eldorado is part of the SF School District. The following public schools service our community:

El Dorado Community School, K - 8th Grade, 505-466-2604
Capshaw Jr. High, 7th & 8th, 505-467-2000
Santa Fe High, 9th – 12th, 505-467-2000

Vista Grande Public Library

We are fortunate to have a regional library located here in Eldorado at 14 Ave Torreon. Contact 505-466-READ or visit their website at www.vglibrary.org for their hours of operation.

Max Coll Corridor Community Center and Patty Adam Senior Center

The Senior Center, located at 16 Avenida Torreon, offers lunch for seniors for a small fee and transportation into Santa Fe is also available. The center also has fun, out-of-town day trips. Call 505-466-1039 for information.

Voter Registration

You can register to vote in the SF County Courthouse, 102 Grant Ave and at the NM Motor Vehicle Division, 2546 Camino Entrada, weekdays from 8-4. Call 505-476-1599 for registration requirements. Residents in the Eldorado precincts vote at the Patty Adam Senior Center located at 16 Avenida Torreon, 505-466-1039.

Roads

The roads in Eldorado were dedicated to SF County by the developer in 1972. SF County is responsible for the maintenance of most roads in Eldorado, including snow removal and grading. The County generally has a road grader stationed in Eldorado and will periodically grade the roads. If your road needs attention, call SF Public Works at 505-992-3010.

Generally, roads in SF County are dirt since the county has limited funds for paving. Accordingly, ECIA Board of Directors, realizing that some of the arterial roads in Eldorado should be paved, has worked in cooperation with the county to get these roads paved.

Speed limits within Eldorado are as posted. It is recommended that all residents be mindful of the rural atmosphere of Eldorado when driving and to be aware of pedestrians, cyclists and children. Motorized travel is permitted on established roads only. All-terrain vehicles are not allowed in greenbelts or on the hike and bike trails, or on other people's property. Use of these vehicles is allowed on county roads only if the user is state licensed.

BUILDING RESTRICTIONS & GUIDELINES

The major purpose of the building restrictions and guidelines is to enhance the quality of life of our members, to promote harmony within the community, and to ensure conformity within our community. As a member of the ECIA, you are obligated to comply with all the covenant requirements.

What is the Architecture Committee?

The Architecture Committee is composed of your neighbors, who volunteer their time and are committed to the maintenance of a good living environment for the residents of Eldorado. They welcome your comments and questions. The committee is advisory to the ECIA Board, which has final authority regarding the covenants and building restrictions. The committee meets every two weeks to review plans submitted by property owners for the construction or remodeling of structures of residential lots in Eldorado. Recommendations for approval or disapproval are then made to the ECIA Board.

Storage & Screening of Vehicles

Recreational vehicles, campers, camper shells, vehicle accessories, horse and other trailers, boats and the like, when stored on a lot shall be located as to minimize their visual impact on the surrounding neighborhood and roads and shall be obscured by screening in a reasonable manner. An example of placement and screening is to locate the item by the dwelling, plantings or a fence. Obscure means to make inconspicuous or unnoticeable, or to conceal physically; to hide or cover. No more than three (3) such vehicles shall be stored on any lot at one time. Please refer to the Guidelines for specifics.

General Nuisance Clause

No lot shall be used in any way for the storage or dumping of trash or debris, nor for any purpose which may endanger the health of, or unreasonably disturb other members.

Water Conservation

Eldorado is located in a high desert environment and our annual rainfall is quite limited. It is highly likely that from time-to-time semi-drought or drought conditions will exist. Water conservation is vital to our community and we hope that you will support our community with its long-term goal of water conservation. The Eldorado Area Water and Sanitation District provides literature that gives members simple ways to save water and also explains the water alert stages within our community. In the summer months check their website www.eldoratowaterdistrict.com/news.htm for the most up-to-date information.



Eldorado Neighborhood Watch

Joe Lowey, Chair
jlowey42@aol.com

What is Neighborhood Watch?

Eldorado Neighborhood Watch, the largest NW group in the state with about 140 Block Captains, is a voluntary program organized and run by the residents of our community which employs the concept of 'neighbor to neighbor' communication. The Eldorado Community Improvement Association provides logistical and financial support to Neighborhood Watch as we work to improve our community by addressing issues related to home, personal, pet and auto security, animal control, wildlife awareness, weather and traffic safety. Neighbors are encouraged to take responsibility for home, personal, and pet safety by implementing crime prevention and security measures and by reporting suspicious activity to the Santa Fe County Sheriff's Office, State Police and Neighborhood Watch. Neighborhood Watch members are encouraged to serve as 'eyes and ears' for law enforcement, but **never** to directly intervene in possible criminal activity.

Why do we need Neighborhood Watch in Eldorado?

Although we are fortunate to have a low crime rate here in Eldorado, crime does exist and there may be a lag in response time for law enforcement should a problem arise. Being a part of Neighborhood Watch is a means for neighbors to be kept aware of security-related issues, to **create a stronger sense of community and connection with our neighbors and to prevent crime.**

What is a Block Captain and what do they do?

By encouraging neighborhood unity and cooperation block captains are the cornerstone of Neighborhood Watch. They share responsibility for looking out for the residents of a neighborhood by visiting with

neighbors, explaining the NW program, fostering communication among neighbors, and forwarding NW e-mail alerts to neighbors as well as suspicious activity reports to NW. The time involved is minimal.

Who gets our personal information?

The contact information gathered by block captains is for neighbors use only and only you and your neighbors have access to this information. Neither Neighborhood Watch central, the ECIA or any other entity is provided this information. Neighborhood Watch central communicates only with the block captain who forwards information to members.

We had a Neighborhood Watch group but I'm not sure if we still do. What should I do?

If there is a Neighborhood Watch sign on your street it is likely that there was a NW group there previously and we can help you reactivate your NW group. Contact Joe Lowey, NW Chair, jlowey@aol.com

I work or am not home during the day. Can I still be involved?

Yes. Most residential burglaries occur during daytime working hours and those who are away during the day could have neighbors aware of their absence and keeping an eye on their home. Some block captains are employed and yet are able to spend the minimal time involved.

Why get involved in Neighborhood Watch?

A Neighborhood Watch group can help to create unity, cooperation and a sense of community as neighbors get acquainted and support one another. Help us to attain our goal of complete NW membership in Eldorado by joining NW and helping keep Eldorado safe.

ELDORADO

at Santa Fe

1 La Hacienda Loop
Santa Fe, New Mexico 87508
Office: 505-466-4248

Eldorado Community Improvement Association, Inc.
RESIDENT CONTACT SHEET

As a new homeowner with ECIA, we want to make sure you receive all information sent from our offices. Please send us your updated information and email addresses. Information can be sent by mail, email, or you may drop by our offices and meet the staff.

Owner Information:

Name of Owner(s): _____

Property Address: _____

Mailing Address: _____

Home #: _____ Cell #: _____ Work #: _____

Email Address: _____

Tenant Information (if applicable), please attach copy of lease agreement.

Name of Tenant: _____

Mailing Address: _____

Home#: _____ Cell#: _____ Work#: _____

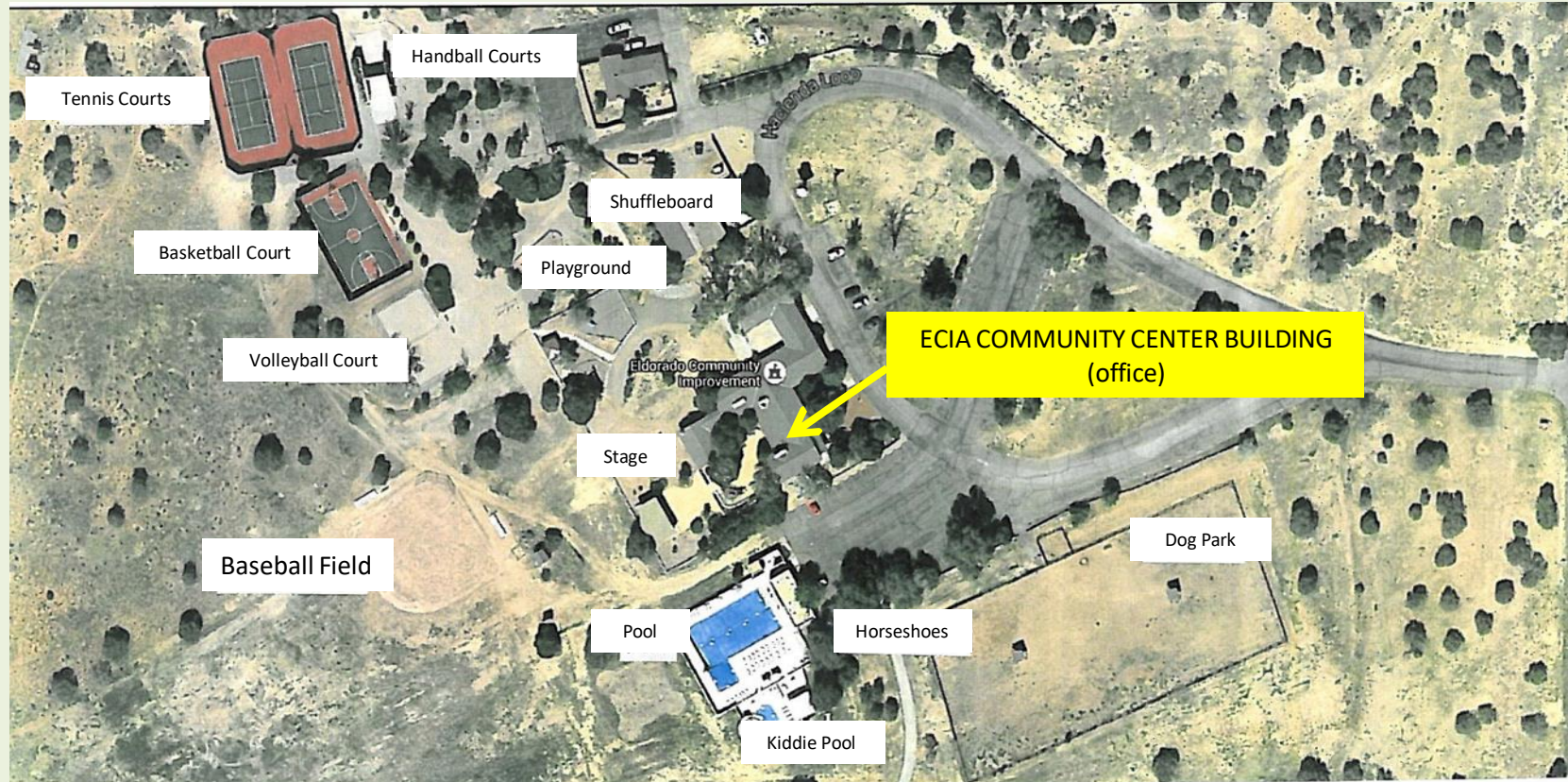
Email Address: _____

(Email information will only be used to disseminate important ECIA information and will not be sold or distributed in any way).

Please return information to:

ECIA OR by email: GM@eldoradosf.org
1 La Hacienda Loop
Santa Fe, NM 87508

ECIA COMMUNITY CENTER RECREATIONAL PARK



The Eldorado Community Improvement Association (ECIA) provides free to its membership a 50 acre recreational area surrounding its Community Center Building. The above map indicates where individual activity areas are located relative to that building. Sports equipment can be borrowed and amenity cards obtained from the ECIA office inside.