

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 enjoys our Community Center, Pool, Stables, Courts and Fields, Playgrounds, Dog Park, a 4000-acre hiking preserve, 13 miles of Hike/Bike paths 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 \$610 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

Our website holds a wealth of information. Please visit our website at www.eldoradosf.org for information and sign up to receive eBlasts and *VISTAS*. eBlasts are electronic news briefs containing information about upcoming community meetings, activities, and events; *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

Amelia Adair, President
Jonathan Turkle, Vice President
Carol Sanguinetti, Treasurer
Anne Salzmann, Secretary

James Herbert Williams, Director
Ken Howard, Director
Jim Brown, 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*, available for purchase at the ECIA office and on Amazon.

ECIA ORGANIZATIONS

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 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 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.

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.

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 following page lists the ECIA Board of Directors and ECIA staff, employed by HOAMCO.

Other important documents can be found under Resident Resources on the website www.eldoradosf.org.

Board of Directors

Amelia Adair – President

Term: May 2026

board@eldoradosf.org

Jonathan Turkle – Vice President

Term: May 2027

board@eldoradosf.org

Carol Sanguinetti – Treasurer

Term: May 2025

board@eldoradosf.org

Anne Salzmann – Secretary

Term: May 2027

board@eldoradosf.org

Jim Brown – Director

Term: May 2026

board@eldoradosf.org

James Herbert Williams – Director

Term: May 2025

board@eldoradosf.org

Ken Howard – Director

Term: 2026

board@eldoradosf.org

Staff

Allison Bale – General Manager

abale@hoamco.com

Ciara Walsh – Executive Assistant

cwalsh@hoamco.com

Niamh Walsh – Committee Administrator

nwalsh@hoamco.com

Annie Wells – Communications Manager

awells@hoamco.com

Mike Rogers – Consultant to Eldorado

mike@eldoradosf.org

Mark Young – Architecture & Covenant

Compliance Coordinator

myoung@hoamco.com

Paola Arteaga – Administrative and

Compliance Assistant

Thomas Stagl – Amenities Manager

tstagl@hoamco.com

James Arquero – Amenity Maintenance Coordinator

jarquero@hoamco.com

Leonard Prada – Maintenance Supervisor

Lawrence Sanchez – Maintenance

Angelo Prada – Maintenance

Anthony Prada – Maintenance

AMENITIES AND RECREATIONAL ACTIVITIES

* Requires proximity card for entrance

Community Center (CC)

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 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, disc golf, pump track and a dog park. All these areas are for the use of the members and their accompanied guests. Members must always accompany their guests. For the safety of our children, please note that parking is NOT allowed on Ave del Monte Alto along the baseball field. Additional information about our amenities is on the following pages.

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

*Swimming Pool (located on the southwest corner of the CC)

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.

*Tennis Courts (located on the northwest corner of the CC)

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.

*Basketball and Pickleball Courts (located on the northwest corner of the CC)

Basketball and Pickleball share a court. Adult basketball pick-up games are held Thursdays, May – October, 6 PM – dusk. There's nothing like shooting hoops with friends at sunset!

*Dog Park (located on the south side of the CC)

The 0.7 acre Dog Park and Annex have secure double gate entries, fresh wood chips, beautiful views, picnic benches and sun/rain shelters.

Disc Golf (located at the CC)

The course begins between the Dog Park and Ave. del Monte Alto Rd. and wraps around the CC, ending behind the pool. A practice basket is located between the pool and Ave. del Monte Alto Rd. The holes range from 250' to 309', with vegetation to play through and around. The course is great for beginners to experts.

Volleyball, Shuffleboard & Horseshoes (located at the CC)

The Volleyball Court is next to the Basketball Court (west of the CC) and was built by volleyball players with the support of the Board and staff. The Shuffleboard Court is located on the northwest side of the CC, adjacent to the playground. The Horseshoe Pits are located near the Dog Park and Pool.

Baseball Field (located on the west side of the CC)

There is a little over 6,000 square feet of allocated space for baseball and other sports. The field is also used for flying kites and model airplanes.

Pump Track (located on the west end of the Baseball Field)

Designed for riding BMX-style without pedaling, this track is the newest amenity addition.

Pollinator Garden (design in process; located in front of the CC in the island)

The garden is currently in the design phase of the project.

Other Amenities

Community Preserve

Located on the undeveloped land on the south side of Hwy 285, continuing across the Galisteo River at Cañoncito and south of Lamy, the Community Preserve is one of the greatest amenities of ECIA. Consisting of 4,094 acres virtually at your doorstep, opportunities for hiking, horseback riding, nature study abound.

The topography of the area is varied, and the flora is diverse. It includes desert grasslands; wooded ridges and mesas; steep-walled canyons of pink granite, rock formations, and chalky white, sand 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 piñon woodlands, studded with 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 (located at the corner of Highway 285 and 11 Ave. Eldorado)

The Association owns a 23-acre stable area which is available to members for stabling their horses. The barn owners care for their equine, maintain their barns and paddocks, and pay for their own water and manure removal, property tax, and other expenses. The Stables are also popular with walkers who enjoy the quiet roads and nearby trails. Manure is available for gardening, all you have to do is go to the Stables and load it up. For more information contact the ECIA office at (505) 466-4248.

Greenbelts (see Greenbelts map)

Running throughout Eldorado are several areas known as “Green Belts” which may be used by all members for walking, hiking, biking, 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 (located at the corner of Ave. de Compadres and Ave. Vista Grande)

Compadres Park is a five-acre park located on Avenida de Compadres, approximately five hundred feet north of Avenida Vista Grande. There is a play area for young children and older children. There is also a shade structure for picnics and weather protection. This is a favorite of young parents who bring their children and meet with friends. Various recreational resources, such as a basketball court, swing set, and playground areas are available for your use.

COMMUNITY SERVICES

Police & Fire

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, (800) 432-4269

The El Dorado Fire and Rescue Service (EFRS) provides structural fire protection, wildland fire suppression, rescue and emergency medical services to the ECIA community and adjacent areas along the Highway 285 corridor, south from Interstate 25. EFRS is a volunteer department with approximately 25 members. They are located at 144 Ave. Vista Grande and can be reached at (505) 466-1204 and eldoradofire@comcast.net.

Schools

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

El Dorado Community School, K – 8th, (505) 466-2604

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 Ave. 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. During the summer months, check their website www.eawsd.org for the most up-to-date information.

IMPORTANT PHONE NUMBERS	
AMBULANCE, FIRE & POLICE	911
CHRISTUS ST. VINCENT MEDICAL CENTER	505 983-3361
NM STATE POLICE	505 827-9300
SF COUNTY SHERIFF (NON-EMERGENCY)	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 - ELECTRIC	888 342-5766
NM GAS COMPANY	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 COMMUNITY CENTER	505 992-3010 (Public Works Department)
KEN & PATTY ADAMS SENIOR CENTER	505 466-4029 or 505 466-1039

ECIA WEBSITE: eldoradosf.org
In addition to governing documents, board & committee information, amenities, and events, residents may access other essential community information:
BUS SCHEDULE
COMMON WEEDS
GREATER ELDORADO NEIGHBORHOOD WATCH
ELDORADO NEIGHBORS HELPING NEIGHBORS
FAQS
FIRE & EMERGENCY PREPAREDNESS
FORMS & APPLICATIONS
LAND USE CODE
SNAKE RELOCATION SERVICE
WELCOME PACKET
XERISCAPE & NON-NATIVE VEGETATION
POWER OUTAGE TIPS
UTILITIES & TRASH SERVICES
WILDLIFE AWARENESS