

Juan Tabo Hills Neighborhood Association



November 30, 2010

Mr. Scott Grady
Juan Tabo Hills L.L.C.
c/o RayLee Vantage Homes
4131 Barbara Loop SE
Rio Rancho, NM 87124

Dear Mr. Grady:

We want to thank you for taking the time to meet with us on October 7, 2010, to discuss the issues of Juan Tabo Hills. The discussion was honest and productive. Your explanation on past and current development plans for Volterra was helpful. We appreciate these efforts to move forward for the benefit of the entire neighborhood. We discussed a variety of issues in the neighborhood that both you the developer and the Homeowner's Association will work to rectify.

We have received numerous requests to issue a statement regarding the proposed annexation for Juan Tabo Hills West LLC, located on the southernmost end of Juan Tabo Blvd., between KAFB on the south and Sandia Science and Tech Park on the north, containing approximately 85 acres. We remain concerned that an annexation with new development could decrease the value of our current unfinished development. In addition, disturbing more land and adding a higher volume of traffic to the region before improvements to the land and road safety are completed could compromise this area of the city.

However, the Juan Tabo Hills Neighborhood Association will consider supporting the annexation contingent upon the developer fulfilling the following issues pre agreed upon promises and safety concerns as follows:

- Lighting be added to Juan Tabo from L Street to the bridge, with proper reflective signage.
- Adding a merge lane from L Street onto Juan Tabo Boulevard as soon as it can be constructed.
 - The above two line items are paramount to the community as they are a huge public safety concern
- Report a detailed plan with timelines from Hilltop Landscaping, regarding the warranty of the 700-800 plants that are part of the walking trails/open space. Including the outlined plan of compliance with the Army Corps of Engineers permit, this currently outlines a deadline of December 31, 2010, for the vegetation of the area.
- A plan with timelines to landscape the south area of open space along L Street.
- Move forward with a gate along Via Posada.
 - Preferably set back to where asphalt ends
- Move forward with stone/gravel work to fill in the land near the utility boxes on Juan Tabo, near the Indian burial site.

We are respectfully requesting that these items be incorporated into the pre-annexation agreement.

We appreciate that you have moved forward expeditiously on adding two homeowners to the Homeowner's Association Board since the meeting. Also, we have been pleased by improvements to communication made through blast emails from the HOA.



Officers

Kevin Smith, President
Tom Gregory, Vice President
Marcia Tarasenko, Treasurer
Joseph Escobedo, Secretary

The issues listed above still require prompt attention. It should be noted for the record that over the past year, the Juan Tabo Hills Neighborhood Association has attempted to remedy all of these issues with the developer and the Homeowners Association. In addition, we have discussed the need to meet at least quarterly to get updates on the status of the neighborhood. As of this date, the next meeting has not been set up.

Again, thank you for the meeting on October 7, 2010. We look forward to continuing to work collaboratively for the neighborhood of Juan Tabo Hills.

Sincerely,

Juan Tabo Hills Neighborhood Association

cc: Homeowners in Juan Tabo Hills
Sara Hoey, HOAMCO
John MacKenzie, Mark Goodwin and Associates P.A., PO BOX 90606, Albuquerque, NM 87199
Sanford Fish, County of Bernalillo, 111 Union Square SE, Albuquerque, NM 87102
Roger Mickelson, 1423 Catron SE, Albuquerque, NM 87123
Chris Hyer, City of Albuquerque, (EPC) 600 Second St. NW, Albuquerque, NM, 87102
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