



# VIA News Spring 2016

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### Now Accepting:



## PNM Opens New Solar Site in Southern Rio Communities

Public Service company of New Mexico has recently opened its newest Solar Energy Center in Southern Rio Communities. The Solar center sets on 100+ acres on the Southern boundary of the City of Rio Communities. The Solar Energy Center is a 10-megawatt center that has 40,250 panels and generates the equivalent of the energy used by 4,025 average residential customers.

The construction of the center created 243 local, temporary jobs, and will produce an estimated \$189,000 in new tax revenue for Valencia County.

This is PNM's fourth solar center in Valencia County and the first in Southern Rio Communities.

Southern Rio is proud to be part such a successful Green Energy Project and encourages this type of development in the community.

## Illegal Dumping in Valencia County

Illegal dumping in Valencia County, especially the unincorporated areas of the County continues to be an issue.

There have been many recommendations as how to combat the issue of illegal dumping. Though many residents do not have mandatory trash pickup the Valencia County Commission is attempting to change that. In an effort to try to curb illegal dumping Valencia County would like to make it mandatory that all residents of the unincorporated portions of Valencia County be contracted with a provider chosen by the County for trash pickup. Though this effort will curb some of the problem it certainly is not a cure for much of the dumping that currently goes on.

Much of the illegal dumping is due to inadequate access to facilities that will allow the disposal of green material, large items such as mattresses and furniture, construction debris, etc. In order to curb much of the illegal dumping that is currently going on, the County needs to provide access to facilities that will accept these materials, access that is user friendly meaning that they have expanded hours, accept all materials and additional transfer station locations around the County.

Valencia County is adopting a new Solid Waste Ordinance which should help to deal with the trash issue but again lacks adequate access which would curb illegal dumping especially on the Mesas and irrigation ditches.

Valley Improvement Association continues to work with Valencia County in trying to combat the issues that face the County in terms of illegal dumping especially on properties within the VIA subdivisions.

## Los Lunas and Belen continue to battle for a hospital

The quarrel over location continues to baffle residents of Valencia County when it comes to the delivery of health care in Valencia County, or the lack thereof.

For some reason, both Belen and Los Lunas are of the opinion that their community would be best for a "full service hospital" in Valencia County. Though nearly 66% of the population resides east of the Rio Grande River, both communities are proposing a facility on the West side of their communities. Not understanding why, no one seems to be listening to the needs of residents, but rather the political pressure that sways a good, sound decision. Perhaps it's a race as to who can get their hands on the estimated \$26 million dollars that has been collected from the tax payers in Valencia County and sits idle in a bank account; all the while the delivery of health care is stalled.

VIA understands the need and supports the delivery of health care in Valencia County. We all know that location will always be an issue, so perhaps the responsible thing to do would be to take the decision back to the voters, and present them with the idea of 4 small regional 24 hour emergency/urgent care facilities that would better serve a greater percentage of the public.

Regional 24 hour facilities could stabilize someone in the event of an emergency, offer urgent care services and perhaps be staffed with Nurse Practitioners and Physicians Assistants. Should additional services be needed the patient could be transported to a larger regional facility that could actually serve the needs of that patient. The reality is that the cost to deliver the type of health care that many so desire takes an investment that Valencia County cannot afford. The level of services that are not being delivered and that are being fought, because of political arrogance, continues to be at the cost of lives that are being lost.

Things change and similar to technology, health care is an ever evolving industry that needs to be looked at from an intellectual point of view. When we allow our emotions to control our thinking, we forget that all of the property owners in Valencia County were obligated to pay the tax and the services that should be delivered and easily accessible to all. No certain area deserves the delivery of health care more than the other, so access to health care to all, is the responsible step to take.

Belen needs to realize that the development of a hospital is not going to save its ailing condition, its focus on building a hospital has caused the City to lose focus on important issues such as crime and economic development other than the hospital and Los Lunas needs to realize that the population of Valencia County goes beyond that of the border of incorporated Los Lunas.

Perhaps its time that the County Commission rethinks Health Care in Valencia County and instead of continuing to allow the fight between Belen and Los Lunas, take the leadership role, investigate other options that can benefit more of the people, and then if feasible, take the question to the voters.

Each day that we allow the fight to continue between Belen and Los Lunas, someone dies or someone is denied access to adequate health care in Valencia County.

## Covenant Enforcement

In an effort to continue protect property values and retain a harmonious community, VIA continues its efforts of Covenant Enforcement. Though VIA has the responsibility of Covenant Enforcement and oversight of all of its subdivisions, many members, especially resident members seem to think that VIA is singling them out. This is not the case, VIA has an incredible responsibility to ensure that the area remains in compliance with the covenants and restrictions that were placed on the property and are a legal and binding portion of each piece of property. Please do your part to ensure that you are in compliance. The value of your property, home and the overall value of the community relies on each resident or property owner doing their part to ensure that values remain high.

### Common Questions about your property:

**Q:** How much can I sell my property for, what is it worth?

**A.** A conservative answer to this question would be to utilize the value that the Valencia County Assessor has placed on your property. Though this is a conservative value, it will at least give you a rough idea.

**Q:** Where can I sell my property, who will list it?

**A.** Because the Rio Del Oro and Canyon Del Rio Subdivisions are so large and remote many realtors will not take a listing on the property, some property owners have been successful selling their property on sites on the internet.

**Q:** A company contacted me and wants to list my property for sale for a fee, what should I do

**A.** Most of the time these are considered scams, if a company wants to list your property do not pay them up front for marketing or any other listing or administrative fees, let them list your property and then pay them an agreed upon commission for selling the property once it actually sells.

**Q:** Why should I pay my assessments to VIA?

**A.** The annual assessment charge to VIA is a mandatory fee that helps pay for oversight management of the Rio Del Oro and Canyon Del Rio Subdivisions. The minimal annual fee is used collectively to help support the association's management of these areas.

*Have a beautiful Spring!*
