



Valley Improvement Association

Winter 2015

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Valley Improvement
Association
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We're on the Web!
www.v-i-a.org

Now Accepting:



City of Rio Communities to move into new City Hall

The City of Rio Communities will soon be moving to a new City Complex. Recently the City of Rio Communities purchased a 20,000 square foot building from VIA. The City will utilize the facility as its City Administrative Offices, Future Municipal Court Facility, Recreation and Community Events Facility. Along with the building is also approximately 2.7 acres of property. The City has approached the State legislature for an appropriation of funds to aid in the renovation of the building. The appropriation will be considered during the 2015 Legislative Session.

VIA offers common area/walk-ways to City of Rio

VIA owns approximately 9 acres of common area walk-ways in southern Rio Communities. In an effort to assist the City of Rio in building a more viable community, VIA has offered the donation of approximately 9 acres of walkways to the new City. The idea would be for the City to utilize the area as pocket parks, walkways and preserved green space. Negotiations are under way to transfer this property to the new City.

Meet the VIA Board and Staff

Antoinette Sedillo-Lopez, Board Chair, is a native of Valencia County, she is the Executive Director of Enlace Comunitario, a former Professor of Law and Associate Dean for Clinical Affairs at the University of NM School of Law. A graduate of UNM and of the UCLA School of Law, she has taught civil procedure, election law, ethics, domestic and international family law and land use regulation. She has directed and served on the faculty of institutes in Mexico and the U.S. on such subjects as family law, free trade and labor regulation. And, she oversees clinics in law practice, access to justice, natural resources and community lawyering. Professor Lopez lives with her husband and three children in Albuquerque.

Jeri Poletto, Vice Chair, brings to the Board experience including heading two New Mexico state agencies, individual entrepreneurial and corporate business ownership and management, and federal agency senior level management. She has an extensive financial, accounting, budget management and general business management background, and management analysis and strategic planning development and implementation abilities. Her education includes a Master's degree in Educational Administration, and, in the past, she has been heavily involved in voluntary civic leadership activities. Her diverse background has allowed her to develop a variety of business, financial, analytical, leadership, and human resource management skills and abilities. Several of her past positions have focused on her trouble shooting abilities - analyzing operational and financial information, organizations, and procedures, identifying the causes of problems or ways to increase quality, productivity and efficiency, and developing and implementing programs to achieve desired results. Born and raised in Philadelphia, Pennsylvania, she was smart enough to move to New Mexico in 2005, living first in Gallup, and currently residing in a Los Lunas VIA community since 2011.

Richard Sweeney, Secretary, is a native of Belen. He graduated from Belen High School

Important Numbers:

**Valencia County
Treasurer:
(505) 866-2088**

**Assessor:
(505)866-2065**

**Clerk:
(505)866-2073**

**City of Rio
Communities:
(505)861-6803**

and has obtained a Bachelor's Degree in Business Administration with a minor in Economics from the Anderson School of Management at the University of New Mexico, as well as a Master's Degree in Business Administration from New Mexico State University. Richard is employed by Sandia Labs. He is married and is the proud father of three children. Richard and his wife live in Southern Rio Communities and are very involved in Church and community, volunteering their efforts to better our community.

Paul A. Baca, Treasurer-President and CEO, is a native of Valencia County. Paul attended New Mexico State University with an emphasis on Business Management. He was the general manager of Baca Auto of Belen for 25 years before coming to VIA, and is the owner and operator of a travel center on Belen's south side. A long time member of VIA, he currently serves on the City of Belen Economic Development Board, the Wells Fargo Bank community board, Belen Railway Credit Union Board and is involved in various Belen School committees. He is a past president of the greater Belen Chamber of Commerce as well as the Rotary Club of Belen, a former board member of the First National Bank of Belen as well as many other community boards and organizations. He is the recipient of the Sam Walton Business Leader Award, Citizen of the year and business of the year awarded by the Belen Chamber of Commerce. He and his wife Loretta live in Belen and have 4 children.

Robert C. Noblin, Jr, Member, is originally from Fredericksburg, Virginia. Robert is a graduate of Gupton-Jones college of Funeral Service in Atlanta, GA. He moved to Belen in 2005 and opened Noblin funeral Service. He currently serves on two local Chamber of Commerce board and the Development Board of the University of New Mexico. His musical talent provides enjoyment for local churches along with his local variety band. Robert lives in northern Rio Communities.

James H. Foley, Member, brings more than 35 years of banking and financial experience to VIA's Board. A graduate of Eastern New Mexico University and the Southwest Graduate School of Banking, Foley served as President, CEO and Chairman of the Board for both First National Bank of Belen and its parent, American Republic Bancshares, Inc., until 1995. Under his leadership, First National grew to become the eighth largest bank in the state. Since 1995, Foley has served as Chairman of the Community Advisory Board for Wells Fargo Bank of Belen. He served on a host of church, community and business association boards. Among his civic awards, he has been named Citizen of the Year in Belen, received the Community Leadership Award from the New Mexico Easter Seal Society, the Humanitarian Award from the New Mexico Bankers' Association, the Rio Abajo Award from the Valencia County Historical Society and the Banking Leadership Award from the Western States School of Banking. He and his wife Mary Kay live in Belen. He has 2 children.

Teresa L. Scott, Assistant Secretary-Executive VP and COO, has been with the association since the early 80's. Her extensive knowledge, history and understanding of all aspects of the organization have helped propel the organization forward. She is responsible for all member service aspects of the association as well as management of several VIA owed subsidiary operations. Teresa understands the needs of the community, the members as well as the role that the association plays to its members. She has been very involved in community and church organizations and is currently the District Governor for Pilot International. Teresa lives in a VIA community in Northern Rio Communities.

Notice of Lien:

Attached to each property owner's lot is an indenture which allows for the imposition of a mandatory annual assessment. The imposition of this assessment creates a lien on the property and this lien remains on the property until the assessment is paid. Many resident and non-resident property owners have failed to pay. This number represents over \$12 million dollars in uncollected assessments. The unpaid assessments have hurt those who do pay and has hurt VIA's ability to deliver the level of service that it once did.

In 2013 the NM Legislature adopted Senate Bill 496 which called for the availability of information and public notice of the lien that is attached to the property. As a result of this, VIA has begun filing a NOTICE of LIEN with the Valencia County Clerk. The filing of the public notice of lien will remain on record until the assessments have been paid in full. Owners can either pay the assessment when it is due or face embarrassment of the public filing as well as interest and filing fees.

Covenant Enforcement one of the Top Priorities in 2015

Valley Improvement Association is working diligently on Covenant Enforcement. A clean community is a good community. The covenants and restrictions are in place to ensure that properties remain in good condition, which adds value to your property and our community. If you are in need of a copy of the Covenants and Restrictions for your area, please contact our office.

It is recommended that you make yourself familiar with this document and adhere to the covenants and restrictions for your area. An enforcement officer is driving around your area and will notify you of any violations that they see.

Valencia County Economy

The Economy in Southern Valencia County continues to suffer the effects of "The Great Recession". Though many parts of the Country are feeling a bounce back, Southern Valencia County continues to suffer in terms of lack of job growth. Though the economy in Southern Valencia County is lagging behind the rest of the Nation, home sales are beginning to see a bit of movement. Until real estate sales rebound and the sale of existing inventory clears out, properties within Southern Valencia County will continue to remain depressed. VIA is hopeful that the recovery will filter down to Southern Valencia County. The association continues to push economic development efforts in Southern Valencia County.

Hospital Update

The issue with the hospital in Valencia County has now gone from a legal battle between Belen and Los Lunas to a big question mark as to who knows what exactly is going on. Belen claims that they are ready to build a facility, Los Lunas seems to have pulled away from the project and Valencia County Tax Payers continue to hope for the best. Belen has contracted with a third party provider but is taking the lead on the development of a hospital in Belen. Los Lunas was relying on an outside investor to make the investment in a facility in Los Lunas, no word where this lies. The issue seems to continue to be caught up in a legal battle; VIA supports a medical facility with 24- hour access in Valencia County.