



# THOMAS VILLAGE NEIGHBORHOOD ASSOCIATION COMMUNICATOR

A newsletter for the residents of Thomas Village Estates, Thomas Village Patio Homes, The Meadows, and Abby Jean Homes

Fall 2025

ALBUQUERQUE, NEW MEXICO

FREE

## TREE LIGHTING

BY MARY SCHWARTZ

A handful of neighbors have been lighting our tree-lined property on Don Fernando trees since 2016. This year we added a celebration to the “lighting of the trees”. Neighbors joined around the fire for a little holiday music, hot chocolate, cookies, and good cheer! We hope to make this an annual event for the whole TVNA neighborhood. The lights will be lit through the first week of January for the entire neighborhood to enjoy.



## Thomas Village Patio Homes HOA Moved Back to a Self-Managed HOA

BY MARY SCHWARTZ

The board of directors, after careful consideration, decided that HOAMCO will no longer serve as our community management company. Moving forward, the Board of Directors will assume full responsibility for managing the Association's operations and communications.

This decision was made thoughtfully and in the best interest of all homeowners, with the goal

of strengthening our connection as neighbors and ensuring that every decision reflects the needs and values of our community.

- **New Website:** [tvphoa.communitysite.com](http://tvphoa.communitysite.com)
- **New HOA email address:** Thomas Village Patio Homes [info@thomasvillageph.com](mailto:info@thomasvillageph.com)



## Neighborhood Events

BY THERESA PARRISH

Two recent events highlight some of the physical and legal composition of our neighborhood: the TVNA annual picnic held at Dulcinea Park on September 7, and the TVPHOA holiday lighting of ten trees on its property on December 6.

These events and their sponsoring entities are covered in this first of two articles providing a who's who/what's what about this neighborhood. Let's start with the tree lighting event put on by the Thomas Village Patio Homeowners Association (TVPHOA). This is a legal entity comprised of the 70 homes in the patio homes development, with its entries at Don Pedro and Don Juan. These homeowners pay annual dues and hold ownership of those trees that have been so beautifully decorated. TVPHOA

See EVENTS on 2



welcomed all of TVNA to their event. That HOA also holds ownership of the open space/park/green that is nestled between and behind the homes on Don Pancho and Don Pablo. This space is, notably, PRIVATE property, and is posted as such. The homeowners pay for its necessary maintenance including watering, mowing, blowing, fertilizing, tree trimming, and pest control. Additional information about that HOA and new developments with its governance is printed elsewhere in this newsletter.

The Thomas Village Neighborhood Association (TVNA) is a City Of Albuquerque recognized entity. It does not own any property and does not own Dulcinea Park. The City owns and maintains that park. TVNA is allowed to use the park for its annual picnic. TVNA respectfully asks all residents for a \$40 annual contribution to fund its activities. Information about how to pay is included in each newsletter.

Another very small piece of the patchwork of open spaces in our

neighborhood is the small park adjoining Abby Jean Place and Don Quixote. That open space is also PRIVATE property, and is posted as such. It is owned by the nine homeowners on Abby Jean, who have their own HOA. These nine pay for that park's necessary maintenance including watering, mowing, blowing, fertilizing, tree trimming, and pest control. That park is essentially an extension of their front yards.

The second of these articles in the next newsletter will focus on the Meadows on Rio Grande Homeowners Association that takes care of open space along Don Fernando and Don Quixote including the many beautiful old cottonwoods. It also will include information about the ditches in the neighborhood. It also will include information about TVNA and its activities including the listserve, this newsletter, and the upcoming publication of the new edition of the directory of homeowners.



## ***PLEASE*** Watch Your Speed!

Remember to follow the 25 mph speed limit. It is a safety concern (and dangerous) when speeding cars are zooming by! In addition to being mindful of slowing down, please be patient and make complete stops at all stop signs. There are almost always dog walkers, bicyclists, and pedestrians on the street, and they are not always easily visible.



**The speed limit everywhere in the neighborhood is 25 MPH.**





## Please Support TVNA by Check or PayPal

All Neighbors in the Meadows, TVNA Estates, TV Patio Homes and Abby Jean homes are welcome to benefit from TVNA's activities like this newsletter and the Annual Picnic!

TVNA does not collect dues, but we appreciate your continued financial help to continue providing the TVNA Email List (Listserve), the TVNA Picnic, this newsletter, and various other community activities.

Please consider sending \$40 or more by check to Dennis Lorenz, TVNA Treasurer at 3308 Calle de Daniel, NW or by using PayPal as an electronic option. Here are instructions for using PayPal:



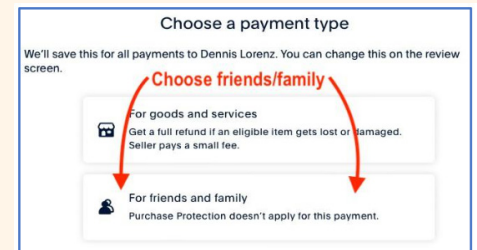
**BY PAYPAL:** TVNA doesn't promote or require PayPal. We are offering it as an electronic option. Checks or cash are always welcome.

- From a **web browser:** Go to [paypal.me/TVNANM](https://paypal.me/TVNANM).
- From a **smart phone:** Scan the QR code or go to [paypal.me/TVNANM](https://paypal.me/TVNANM).
- Or use the PayPal app available from the App Store (iPhone) or Google Play (Android).



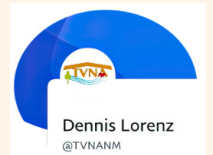
## PayPal Instructions

- If you are **already in your PayPal account**, select "Send Money." Search for "TVNANM" and you will see the account listed as "Dennis Lorenz @ TVNANM"
- If you see this **Choose a payment type** message, choose **"For friends and family."** This saves TVNA the expense of a processing fee.
- **IMPORTANT NOTE:** PayPal requires accounts to have a person's name. You will see the name "Dennis Lorenz," the TVNA treasurer. Be assured the money goes to TVNA, not to Mr. Lorenz personally. The TVNA PayPal account is directly



linked to TVNA's bank account and the TVNA Board is able to audit transactions if needed.

Thanks for being the best part of a great place to live!



Please be on the lookout for our new 2026 Directory! These will be delivered to your house the same way as the newsletters get distributed. Thank you to Joan Wierzba (and volunteers) for helping complete this hefty project!





## Contact Info for The Meadows on Rio Grande Board

The Meadows on Rio Grande HOA website:

**[www.meadowsonriogrande.org](http://www.meadowsonriogrande.org)**

The Meadows on Rio Grande HOA board contact email:

**[hoaboard@meadowsonriogrande.org](mailto:hoaboard@meadowsonriogrande.org)**

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Join the

## TVNA Email List!

*Email a request to join the TVNA Email List to our list manager, Bruce Mann at [bamannmd@aol.com](mailto:bamannmd@aol.com). You'll receive a return email with clear instructions to follow.*

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