



THOMAS VILLAGE NEIGHBORHOOD ASSOCIATION COMMUNICATOR

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

Spring 2026

ALBUQUERQUE, NEW MEXICO

FREE

THE 2026 DIRECTORY

Once again, Joan Wierzba has delivered! The comprehensive, perfectly organized 2026 Thomas Village Neighborhood Association Directory arrived at our doorsteps by early February. Joan, who is a TVNA board member and long-time resident, spent countless hours on this project. And she did so as a volunteer, putting in her time, effort, and skills! Many MANY thanks are due to Joan! She started work on updating the 2023 Directory last August (the 2023 edition was also her work). This new edition covers the approximately 360 homes that make up the Thomas Village Neighborhood Association, and the Directory even has a useful map of the neighborhood. Joan gathered updated information or confirmed existing information and made

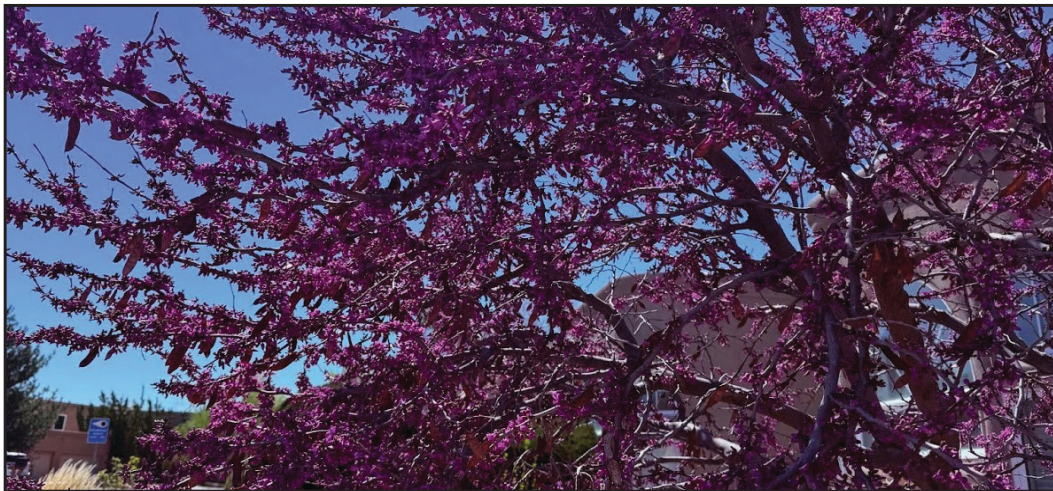
about 45 changes to the listings by address and about 105 changes to the listings of names, phone numbers, and emails, all referenced by address. In the case of spouses with different last names, Joan cross-referenced each in the alphabetical listing linked to an address. She coordinated the technical details of publication and organized the volunteers who delivered the finished product. The \$2150 cost to print the directory was paid from the annual voluntary contributions TVNA seeks, specifically a suggested \$40 per household (you will see elsewhere in this newsletter how to contribute). Please do note and respect that the Directory is for the personal use of neighbors only, and is confidential and not

See **DIRECTORY on 2**



TVNA Directory Corrections & Additions

- Jeff and Irene Larason at 2304 Calle del Estavan
ijlarason@gmail.com
- Traci Snow at 3109 Don Quixote Ct
tracinsnow@gmail.com
Susan and Wayne Cornelius at 2308 Calle de Panza
- wcornelius@ssolutions.cc
- Janet and Michael Harding at 2316 Via Seville Rd
need2know@me.com
- Joseph Beck and Emily Morin at 2201 Via Seville Rd
emmorin1189@gmail.com
- Michael and Susan Fuller
2800 Don Pablo Rd
505-259-1661
effesp6@protonmail.com



“People were always the limiters of happiness except for the very few that were as good as spring itself.”

ERNEST HEMINGWAY

Neighborhood Event

Spring Flower Event at The Patio Homes Park

SATURDAY, APRIL 4
10:00 TO 11:00 AM

- Flower give-away for neighbors (until supplies run out)
- Coffee from CutBow Coffee Shop on Rio Grande
- Bagels and Spreads

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to be reproduced and distributed further for any commercial or other purpose. Amazingly, Joan's work didn't end with the Directory's distribution! Whenever she learns of a new homeowner, she delivers a Directory, a welcome email, and a copy of the newsletter with information about the neighborhood. Thank you, Joan!



Springtime is the Time for Planting!

STANN SANDOVAL

Do you enjoy our beautiful landscaping along the entrances to our magnificent neighborhoods? Would you like to see it improved?

The Meadows on Rio Grande HOA Board is continuing with a project that we started a couple of years ago. That project invited ALL members of TVNA to contribute a tree or shrub to enhance our neighborhoods' beautiful landscaping. To help accomplish this we are once again asking members of all of our TVNA neighbors to donate a tree. Once a tree has been purchased, the Meadows will pay for having it planted. We will work with our Landscape Maintenance company (ProScape) and arrange for the tree to be picked up, delivered, and planted,

have the soil amended and the irrigation system extended to the new tree.

Some of our landscaping has been lost over the years due to disease, damage or age and needs to be replenished. We also have a couple of dozen cottonwood trees that in time will need to be replaced. Our plan is to replace them with trees that are better suited to our desert climate and give them a chance to mature before a cottonwood needs to be removed.

We will work with you on the selection of a city-approved and recommended tree and an appropriate location. The Meadows has an agreement with Plant World, See **PLANTING on 4**



HOA Part II

The Meadows

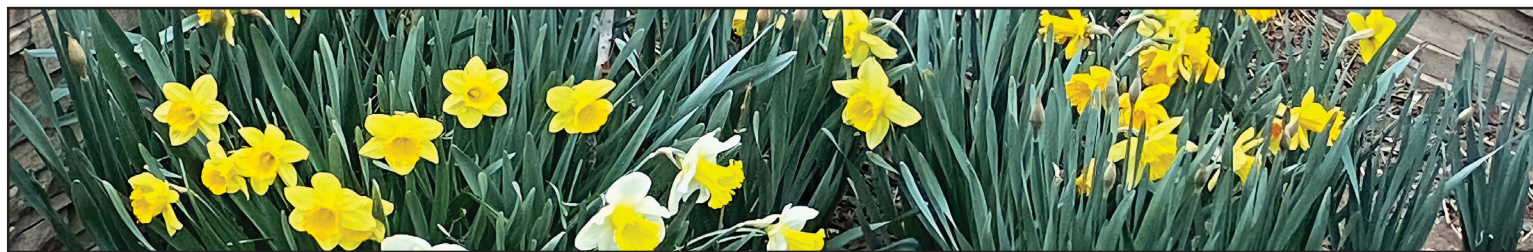
THERESA PARRISH

The largest legally recognized Homeowners Association (HOA) in our TVNA neighborhood is The Meadows on Rio Grande. It covers 109 owners/homes on the streets of Rozinante and Via(s) Grande, Cadiz, Seville, Madrid, and Porto. It includes the neighborhood entryways of Don Fernando and Don Quixote from Rio Grande Blvd., and ends at the original Thomas Village boundaries.

The beautiful and extensive landscaping along these two entrances - the trees, including old large cottonwoods as well as shrubs, together with more recent plantings - is maintained by The Meadows HOA homeowners who pay annual dues to their association. The maintenance costs include those for irrigation, trimming, leaf blowing, and new plantings through a tree donation program described elsewhere in this newsletter. The cottonwoods, which sustained major damage in the November 2024 snowstorm, recently underwent special maintenance to lighten and shape their large branches.

The homeowners of The Meadows HOA, with their dues, also maintain the more than ONE MILE of walls that encompass its property along Rio Grande Blvd, as well as the two entrances and its south perimeter along Los Anayas Rd. The walking path along Don Fernando, with its "crusher fine" material that replaced old asphalt a few years ago, is maintained by the City. The ditch that parallels the walking path is maintained by the Middle Rio Grande Conservancy District.

In summary, The Meadows HOA works with its homeowners, our larger TVNA, and the other governmental entities to preserve the welcoming atmosphere of TVNA which benefits all of us!



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 instructions for using PayPal:



Dulcinea Park Playground Updates Moving Forward!

KATE MCCALMONT

Thank you to all the neighbors who advocated for upgrades to our Dulcinea Park Playground. We greatly appreciate all the letters you wrote to support this project and the request for additional capital outlay funds. Due to the letters of support and the dedication of neighbor Alvan Romero (who met with our state representatives), Senator Katy Duhigg and Speaker Javier Martinez have committed funds to the Dulcinea Park Playground updates during the recent 2026 Legislative Session.

Albuquerque Parks and Recreation is moving forward with the purchase of the playground equipment, and we have reached out to determine the timeline for the park updates. Thank you again for your participation and eagerness to support efforts to make our playground accessible, safe, and fun for all neighbors.

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.

PayPal Instructions

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.

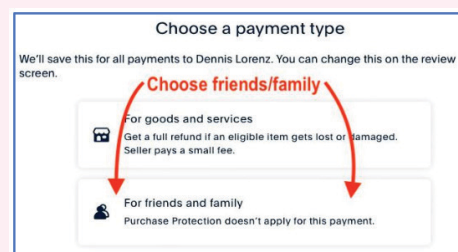
• From a **smart phone:** Scan the QR code or go to paypal.me/TVNANM.



• 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"

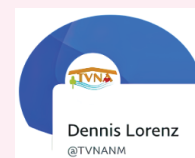
• If you see this **Choose a payment type** message, choose **"For friends and family."** This saves TVNA the expense of a processing fee.

• **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!



Join the TVNA Email List!

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

Contact Info: TVNA Board

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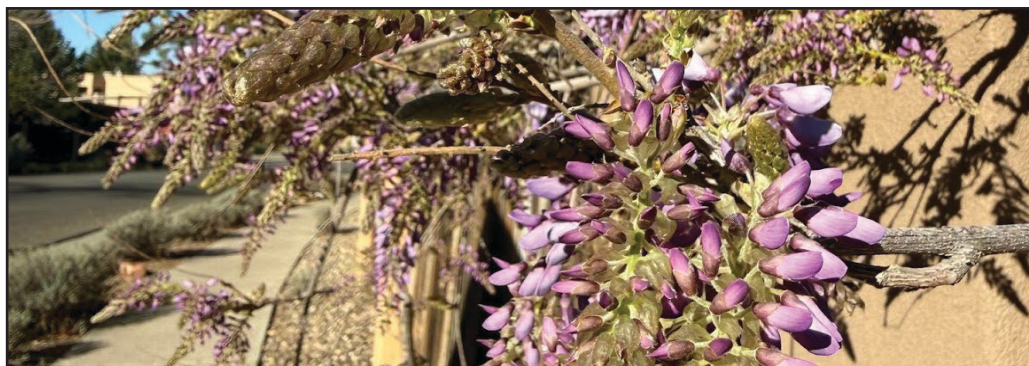
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PLANTING continued from 2

which offers a discount to members of the Meadows. An optional post and plaque may also be purchased commemorating a special event, a loved one, or even a beloved pet, and the Meadows will take care of its installation. Many plaques along the Trail identify the past donors. It's encouraging to note that individuals have made donations in each of our four neighborhoods.

If you would like to take advantage of this special offer, please contact:

- Stann Sandoval, VP MRGHOA 505-228-3611
- Renzo Del Frate, Chair, Landscape Committee, 505-681-5599
- Marie Baca, Meadows/TVNA Liaison 505-615-1501
- (or you can contact any member of the Meadows Board of Directors, and they will contact Stann, who will work with you.)

