

CINDERS AVAILABLE FOR WINTER ROADS

Cinder containers are located throughout the subdivision and new cinders have been delivered to the SLP fire station. Please take the initiative to fill the roadside cinder containers near your home before winter comes again. If the roadside cinder container near you is broken or missing a lid, contact roads1@slppoa.org for a new container.



THANK YOU

The SLPPOA Board welcomes Kristi Cross as the new board secretary. We appreciate her volunteering to take on this important duty to keep our association compliant, organized and informed.

We would also like to thank resident member, Jonathan Morris, for his time this year in mowing our parks and around the meadow well. It is very much appreciated!

JOIN A BOARD MEETING VIA ZOOM

Regular meetings of the SLPPOA board of directors are held the second Tuesday of each month at 6:30 p.m. All meetings are held virtually via the Zoom platform. SLPPOA members are welcome and encouraged to attend the meetings. To be added to the invitation list, please email president1@slppoa.org.

ROAD SIGN REPLACEMENT

The board has undertaken a project to replace missing road signs throughout the subdivision. Street name signs will be added at



intersections where signage is missing. New posts will be installed where needed and tamper-proof hardware will be used to attach the signs. Stop and Yield signs will be installed where subdivision roads meet Forest Road 10, as an added measure of safety. Dead End signs will be installed at the entrance to non-thruway roads. The signs are currently in-hand and installation will begin soon. This project will not only benefit visitors to Sierra los Pinos, but will assist emergency personnel in locating homes quickly. As a reminder, be sure your home has house numbers easily visible from the road.

WINTER PREP

With winter months and freezing temperatures approaching, we take this opportunity to remind you to disconnect your hoses. Many of the water leaks found on members' properties in the past year have been located at their standpipes and outdoor faucets. Even if you have a frost-free faucet, you MUST disconnect your hose for it to work properly. Not disconnecting your hose prevents the water from draining, causing the water to freeze inside the faucet unit and making it crack.



SPECIAL WATER INFORMATION First in a Series

The SLPPOA Board realizes that many of our community members may not know that our

water system, divided into System 1 and System 2, is in need of significant upgrades, most importantly the older System 1. We tend to take for granted that when we turn on the tap, clean and safe water will come out, but that may not always be the case if we don't take action now.

SLPPOA WATER SYSTEM BASICS

While this may be known information to some, it also may be new information for others, especially those new to the neighborhood.

Where are the two water systems located?

- *System 1* includes homes located on Ashley, Aspen Grove, Aztec, Bonito, Calypso, Chaco, Coryphodon, Eohippus, Forest Road 10, Hovenweep, Lauer, Mesa Verde, Mimbres, San Juan, Scout's, Thomsen's Point and Trilobite.
- *System 2* includes homes located on Cerro Pelado, High, Los Griegos, Outliers, Redondo Vista and Shannon's.

How old are the water systems?

- System 1 was built in the 1970's.
- System 2 was built in the 1980s.

How are the systems fed with water?

- System 1 is fed by two wells, the Aspen Grove well and the Hovenweep well.
- System 2 is fed by the Meadow well, aka Forest Road 10 well.
- Storage tanks are located on upper Los Griegos Road and the top of Scout's Lane.

How do we pay for our water system?

- Each property owner/member is charged an annual assessment which covers water, road maintenance and property association administration. The charge for water is currently a flat fee which covers both water usage and system maintenance.



Who makes decisions regarding our water system?

- Currently, the SLPPOA Board of Directors manages and makes the day-to-day decisions regarding our water system.

How is the water monitored and leaks detected?

- Each home within Sierra los Pinos is fitted with a water meter located on the property owners' lines going to the home. Meters are read monthly, typically on the first of the month.
- If there has been water running or dripping in the amount of one gallon per hour continuously for 24 hours, the meter will issue a leak flag. Leaks can happen anywhere from the meter and throughout the home. If your meter issues a leak flag, you will most likely receive an email from our water operator letting you know about the leak and offering assistance to locate the leak. Repairing the leak is the responsibility of the property owner.



First Day of Winter
Tues, December 21

SLPPOA 2022 Budget

Category	Budget Amount
ADMINISTRATIVE	
Accounting/Tax Prep Fees	\$500.00
Gift/Awards	\$360.00
Insurance	\$5,000.00
Legal Fees	\$5,000.00
Lien/Collection Costs	\$400.00
Management Fees	\$5,500.00
Travel/Mileage	\$500.00
Office Supplies	\$1,000.00
Postage	\$500.00
Printing	\$700.00
Safe Deposit Box	\$45.00
Webmaster	\$1,500.00
COMMON AREA	
Certified Water Operator	\$20,000.00
Line Location Services	\$200.00
Parks	\$200.00
Water - Repairs & Maintenance - General	\$5,000.00
Roads - Repairs & Maintenance	\$43,000.00
Water - Repairs & Maintenance - System 1	\$18,000.00
Water - Repairs & Maintenance - System 2	\$10,000.00
Roads - Snow Removal	\$17,000.00
Water Conservation Fees/Taxes	\$500.00
Water Sampling	\$2,500.00
Water - Utilities	\$8,365.00
TAXES/OTHER EXPENSES	
Corporation Commission	\$60.00
Taxes - Property	\$500.00
Taxes - State	\$50.00
RESERVE ACCOUNT	
-	\$8,000.00
TOTAL	\$154,380.00
2022 Annual Dues - \$996.00 x 155 lots	
	\$154,380.00

Sierra los Pinos

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www.slppoa.org

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