

# Sierra los Pinos

Property Owners' Association  
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July/August 2013  
NEWS IN BRIEF

The intent of this newsletter is to highlight major issues. New developments are posted regularly on the website at [www.slppoa.org](http://www.slppoa.org). If you would like to be on our immediate notification email list, send an email message to [board@slppoa.org](mailto:board@slppoa.org).

## **2013 GENERAL MEETING AND BOARD ELECTIONS**

The general meeting of SLPPOA will be held the second Saturday in September. This year, the meeting will be held on September 14, 2013 at 2:00 p.m. at the Fire Station in Sierra los Pinos. There will also be a potluck lunch beginning at 1:00 p.m. **Come celebrate our 40<sup>th</sup> birthday!** Please bring a dish to share and a folding chair. SLPPOA will provide the drinks and table service.

The agenda for the meeting will include the reading of last year's general meeting minutes, officer and committee reports from the treasurer, roads, architectural control, legal, parks, and Firewise. The meeting will also include the election of new Board members.

The election this year will fill three positions for three-year terms, and 2 one-year terms. One Board member whose term is ending is Judy Kilburg. Other vacancies were from resignations, one member moved, and unfortunately the death of Dave Sturm. Since we had no alternates on last year's ballot, the positions were left vacant. The Board would like to thank them for all their hard work and dedication to the Board and the Association. If you're interested in volunteering for a position on the Board, it's not too late! Nominations can be taken from the floor at the annual meeting, although you must be present to accept the nomination. This is your chance to put some of your expertise to good use within the community. If you're not interested in serving on the Board, we always welcome volunteers to assist in many other capacities. Just give one of us a call or send an e-mail to [board@slppoa.org](mailto:board@slppoa.org). We will be sending out communications whenever assistance is needed on any given project.

Eligibility to vote requires that the member be in good standing (i.e., assessments are paid in full). Each lot owner is allowed one vote for each board vacancy per lot owned. You will have 5 votes if you own one lot and 10 votes if you own two lots. Your votes can be distributed among the candidates as you desire (i.e. you can give all your votes to one candidate, one vote to each candidate, or any combination). Assuming we get more candidates to run for the Board, the three candidates with the three greatest number of votes will assume the three vacant positions, then the one-year positions. Any remaining nominees will serve as an alternate if for any reason a Board member must resign.

Enclosed you will find a ballot and ballot envelope for the election of Board Members. After you have marked each secret ballot for the election of Board members, place in a ballot envelope and **SIGN AND DATE THE ENVELOPE**. DO NOT sign the ballot itself unless you are assigning proxy to someone else to vote for you. Either give your sealed ballot to a Board member, mail to SLPPOA, or you may complete your ballot at the meeting, since **NOMINATIONS MAY BE MADE FROM THE FLOOR**.

**To ensure we have a successful election, it is essential that we have a quorum of eligible ballots returned by ballot counting time at the meeting.** Please do your part by voting, attending the general meeting, and running for a Board position. Current Board members will validate ballots at the meeting.

## **METER CAN INSTALLATION PROJECT**

Your special assessment money is hard at work! The meter assembly installation project is moving quite nicely. Peter Veverka, Harold Corn, and other volunteers

have spent numerous hours overseeing the installation project. Dave Raue, the contractor, is doing an excellent job with installation. Approximately 50 meter assemblies have been installed. This number includes those that were installed last fall. Shutoff standpipes are also being installed for your personal use and for the association's maintenance crew in the event a repair is needed. If you need a key to shut off your water at the stand-pipe, please notify the board, as some are available for loan or one can be purchased from a local hardware store or from Grainger for around \$22.00. We request that you do not open or try to initiate any modifications in the assembly, as the meter assembly is the property of SLP and not the personal property of the homeowner. Repairs and maintenance will be the responsibility of our water maintenance crew. If you believe there are problems with the assembly, or if you desire information on how the assembly works, or how to use the shutoff in the event of an emergency, please contact the SLP board at board@slppoa.org.

In the process of installation, some owners had frost-free faucets located close to the meter site that had to be relocated, and in some cases replaced. As one would expect in a project such as this, other surprises are surfacing that require immediate decision making, but nothing major has been reported, and fortunately, none have created extensive delays.

And speaking of your special assessment, did you know you can pay now for all three years! By paying for all three years up front, this allows us to install more assemblies this year. Several members have already chosen this option.

### **WATER USAGE**

Most of you long-time residents already know, but as a reminder and for those new members, you should know that we do not have unlimited usage of our water. Our water operator has to report to the Office of the State Engineer every month the usage from each of our wells (3 active – 1 inactive). Then twice a year we pay taxes on our usage; therefore, our water usage is being monitored very closely. Please – everyone- do NOT use sprinklers, leave hoses running, wash your car(s) or other activities that use excessive amounts of water. This not only increases our taxes, but also increases our electricity bills, and last year we came very close to using our total yearly allotted water rights. When we see an unexpected increase in water usage, our volunteers (the few we have) spend numerous hours analyzing the data and searching for leaks. When nothing surfaces, we don't know if it's an undetected leak or someone watering. Please be considerate with water usage.

### **BARKING AND ROAMING DOGS**

I hear them barking now! None of us moved here to listen to barking dogs. Please, if you have a barker, put a bark collar on them or leave them indoors. You may not believe you have a barker, but you don't hear them when you're not home. If you have a roaming dog, please put up a fence. Dogs love to pack, some bite, some may be harmless but others may not know that. They all need to be loved and cared for properly. Sandoval County has an animal control ordinance in place and they will come here and fine the owner(s) of the barking, roaming or other nuisance pet.

### **KEEP YOUR CULVERTS AND BAR DITCHES CLEAN AND OPEN**

Letting slash and debris accumulate in bar ditches and culverts continues to worsen road conditions, especially now that the monsoons are in full swing. Clogged culverts and improper drainage is washing out roads and causing additional erosion. Please help by keeping bar ditches and culverts surrounding your property clean of debris. Hiring someone to clean culverts diverts money from other more critical areas such as water system repairs and maintenance.

We're looking forward to seeing you at the pot-luck and general meeting! It's a good opportunity to meet new people and reconnect with others. Bring a chair!

