

# Sierra los Piños

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**November 2011  
NEWS IN BRIEF**

## New Board Members Elected

Please welcome the following new Board members.

Joe Brophy – three-year term  
Eleni Fredlund – three-year term  
Deb Pero – three-year term  
Mike Brown – two-year term  
David Sturm – two-year term  
Peter Ververka – one-year term

## Chipper Day - November 28<sup>TH</sup>

Don't forget to bring your slash to the fire station in Sierra los Piños, limbs arranged neatly in one direction. The forest service will be chipping on November 28<sup>th</sup>.

## New Water Operator Hired

We would like to welcome Tony Trujillo as the new water operator for Sierra los Pinos. Several applications were received and after careful consideration and interviews with the Board and water committee, the decision was made to hire Tony. He attended several water meetings, toured our water system, and has attended two Board meetings. At the last Board meeting, the contract discussions were finalized, the Board voted, and Tony accepted a six-month contract. At the end of the contract period all parties will meet and discuss the continuance of the contract. Tony plans on monitoring the system status daily (or as time permits), will maintain chlorination, take sampling and in general, keep us in compliance with state regulations. Volunteers will remain an important part of maintaining our water system.

## Are you leaving you home for several days or months? Please Winterize

Every year there are water leaks found in homes that have not been winterized. Please don't let that happen to your home. If no heat will be on during the winter, all supply water lines should be drained and/or blown out by the homeowner or a professional in order to avoid pipe damage. Leaving your furnace on a low setting while you're away may not prevent freezing.

- Turn off your main water shutoff valve.
- Turn off and drain hot water heaters, water softeners, hot water baseboards, in floor heating systems.
- Open all fixtures including those in the showers and any outside bibs (disconnect hoses).
- Completely eliminate or dilute the water in drain traps by pouring an "RV" type antifreeze solution in them as directed by the instructions
- Pour antifreeze into all toilet bowls and tanks.
- For dishwashers, refrigerators (with a water dispenser or an ice maker) and clothes washers, follow the manufacturer's directions. Remove and empty any "whole-house" or "in-line" type filter canister. Remove any water filter inside refrigerator. If you find the task daunting, get a plumber to do it for you.

## 2012 Annual Dues Increased

At the October Board meeting, the decision was made to increase the annual dues by 10% to \$706.64 per year. This is never an easy decision, but with the much needed work on the water system, the increased cost for a water operator, and increased cost of insurance, etc., we felt the increase was necessary. As you will notice on the budget breakdown, the majority of the money is dedicated to water. Payments are due by January 31<sup>st</sup> and considered late on February 1<sup>st</sup> 2012. As per the Bylaws, payments 30 days past due will be subject to late fees. Payments past due 90 days will be subject to water service disconnect and property liens. If there are financial hardships, please contact us and we will try to work with you. Another option is to contact your mortgage lending institution to have this added to an escrow account.

## **2012 Budget**

Roads -	\$27,500 (same as 2011)
Water -	\$60,629.20 (\$54,366 in 2011)
Management -	\$ 5,094 (same as 2011)
Administrative -	\$ 2,000 (postage, etc. same as 2011)
Taxes -	\$ 100 (same as 2011)
Accounting	\$ 1,560 (same as 2011)
Legal	\$ 2,000 (same as 2011)
Insurance	\$ 5,000 (\$1,800 in 2011)
Parks	\$ 500 (zero in 2011)
Reserves	\$ 5,146

## **Water System #1 Diagnostic Tank Overflow Meter Loop**

### **Status**

Mid-summer a group of interested volunteer water committee folks proposed adding a single water meter to the SLPPOA System 1 as a diagnostic tool to assist quantifying water leaks. With an estimated minimum investment, the goal was to isolate and determine the leakage rate for each section of water distribution within the system. This ad hoc water project committee met numerous times to come up with a design, cost, and schedule. Board approval was granted to proceed. Several non-trivial project delays, such as plumbing installation abnormalities and site safety concerns were discovered and addressed. Currently the project equipment installation (two-inch radio-read meter with a seven foot covered manhole access) is complete and functional. Preliminary testing, in order to establish a benchmark, has indicated water flow on an average day varies between 20-24 gpm. This is total flow to include consumption plus leakage.

Further main-line isolation testing will commence and continue in a limited fashion during the winter months as access to valves in the roadway is more difficult. Residents will be notified when isolation tests are to be performed, which will include some temporary water supply outages and requests for ZERO water usage. Other tests will be planned for early morning hours thus enabling minimum data collection contamination. Once leakage rates are determined for each isolated section, additional leak detection methods (pressure acoustic, etc.) will be applied. After a satisfactory project period has passed, it is planned to install a similar diagnostic metering system on Water System 2, depending on lessons learned. It should be noted that the inline meter will not be able to distinguish between mainline leaks (to be repaired with membership funds) and household leaks (to be repaired at the cost of the individual homeowner). These determinations will take further diagnostic capabilities. Total cost for this project thus far is approximately \$4,378.00. If the decision is made to install this diagnostic tool on System 2, the cost should be less due to lessons learned from the installation on System 1. For more details or questions, contact [water@slppoa.org](mailto:water@slppoa.org).

## **Cows in the Neighborhood**

A long grazing season is finally over. The cows are gone for now, but they will be back each summer in years to come. While the forest service has promised to fix the fencing taken down during the Las Conchas fire, much of Sierra los Piños and adjoining private lands remain unfenced. Neither the forest service nor the grazing permittee are obliged to install fencing to keep the permit tee's cows out of private land.

Sierra los Piños, Vallecitos de los Indios, and other neighboring private lands are in the middle of the northern part of a vast historical grazing allotment reaching from the southern boundary of the VCNP across Hwy 4 all the way to Borrego Mesa east of Ponderosa. At this point, all public and private lands within this allotment for 148 cows are considered open range. Here the rules of the New Mexico Livestock Laws ([http://asci.uvm.edu/equine/law/fence/nn\\_fnc.htm](http://asci.uvm.edu/equine/law/fence/nn_fnc.htm)) apply, i.e., all livestock must be fenced out of private land by the private landowner at his costs if he does not want cows on his land. What are our options if you have cow issues?

1. Call the permittee and let him know that his cows are hanging out in your area. Cows with red tags belong to Ray Trujillo (505-362-6544).
2. Fence the cows out with a legal 4-strand barb wire fence, and maintain and repair the fence even if it gets damaged by a relentless bovine.
3. Speak up and participate when you get a chance. For example, every 10 years a NEPA (National Environmental Policy Act) study is conducted for this and other allotments to determine the rules of future grazing management of the area. The next NEPA study will be due in 3-4 years. Ask the local forest service office in Jemez Springs (829-3535) to be placed on the Santa Fe National Forest contact list for any studies, actions, public input requests, etc.
4. Contact the SFNF contacts mentioned below. They are responsible for the grazing management in our area and they will be happy to offer advice on the law, fence construction, etc.
5. Support fencing all private land in its entirety including SLP in the northern portion of the allotment. Organize work parties to build fencing and/or help setting fences. A good part of private land is already fenced along the SFNF boundary. The still unfenced areas need work. The Board was informed that there are federal grants available for fencing private land along Forest Service boundaries (supposedly 319 grants). While the forest service cannot install fencing for protecting private land or pay for materials, they can provide advice, expertise, access, and tools. Residents interested in helping with and/or organizing fence projects, or writing grants can inquire with the following SFNF contact:

Santa Fe National Forest representative contact info:

Jon T. Williams from the Santa Fe Office:

[jonwilliams@fs.fed.us](mailto:jonwilliams@fs.fed.us)

William (Jim) Eaton from the Cuba/Jemez Ranger District:

[weaton01@fs.fed.us](mailto:weaton01@fs.fed.us).