

# Sierra los Pinos

Property Owners' Association  
950 Forest Road 10  
Jemez Springs, NM 87025  
www.slppoa.org

**Need to contact us? Send us an e-mail at board@slppoa.org or the individual e-mail below.**

**President**

*president@slppoa.org*  
Stan Bennett, 829-3832

**Vice President**

*vicepresident@slppoa.org*  
Peter Veverka, 829-3754

**Treasurer**

*treasurer@slppoa.org*  
Judy Kilburg, 829-3544

**Secretary**

*secretary@slppoa.org*  
Katie Ballman, 829-3560

**Water System**

*water@slppoa.org*  
Peter Veverka, 829-3754

**Water Compliance**

*water@slppoa.org*  
Jack Nyhan, 829-3950

**Roads**

*roads@slppoa.org*  
Scott Downing, 829-4131

**Architectural Control / Parks**

*architectural@slppoa.org*  
Max Otero, 829-3474

**FireWise**

*firewise@slppoa.org*  
Eleni Fredlund, 829-4383

**Legal**

*legal@slppoa.org*  
Joe Brophy, 829-3615

**Community Relations**

Jack Nyhan, 829-3950

**Address Change?**

*treasurer@slppoa.org*

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).

**SPECIAL ASSESSMENT METER CAN PROJECT COMPLETE!**

Saturday, June 6, 2015, the final meter can assembly (29th unit for Year 3) was installed in Unit 4 completing the planned three year water upgrade project. System 1 was completed last year and now system 2 is complete.

For the first time in SLPPOA history we will have a reasonable chance to more precisely quantify how much water we are using and losing. A total of 151 residential, fire dept. and well meters (all remote radio read) will be interrogated each month.

In spite of some exceptions such as: unknown service supply line locations, unknown service line type and fittings, no curb stop shut offs at all, water supply lines mixed in with secondary electric power and telephone, main water lines buried below primary high voltage lines, NM 811 One-Call miss-locates, the contractor DCS Enterprises and the SLP water volunteers completed the project.

Also note for the duration of the project numerous leaks (small to large) were found and fixed. Any galvanized piping found at the water service entrances was replaced. Several "shared" shutoff valves were separated into separate homeowner curb stop valves. Old "multi-turn gate" or plastic service valves were replaced. Any water service valves found in the center of driveways were moved to one side or the other.

SLPPOA wishes to thank all the residents for their cooperation during the project's duration for tolerating installation inconveniences such as water, power, & phone outages; blocked roads, etc. Congratulations to the membership on the vision to embark and complete this water upgrade project.

**BOARD MEMBER VOLUNTEERS NEEDED**

Want to be more actively involved in your community and be part of the decision making? Well, now's your chance!

The election of Board members this year will fill three positions for three-year terms. The Board members whose terms are ending this year are Jack Nyhan, Peter Veverka, and Scott Downing. They do have the option to run for another term and we sure hope they will. The Board would like to thank them for all the hours put forth to keep things running smoothly and fulfill our compliance obligations. If you're interested in volunteering for a position on the Board, please contact any board member as soon as possible or email us at [board@slppoa.org](mailto:board@slppoa.org). The election committee will also be making contacts. Nominations can also 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. Ballots must be mailed to members by the end of July, so please let us know as soon as possible so we can get your name on the ballot. We also ask that you provide a brief write-up as to why you would serve on the Board of Directors.

**2015 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 12, 2013, at 2:00 p.m. at the Fire Station in Sierra los Piños. There will be a potluck lunch beginning at 1:00 p.m. 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 and approval of last year's general meeting minutes, officer and committee reports. The meeting will also include the election of new Board members.

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. This year you will have 3 votes if you own one lot and 6 votes if you own two lots since there are three vacancies. 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 largest number of votes will assume the three-year positions, and others will serve as alternates in the event a board member isn't able to complete their term.

Please note that ballots will be counted in a manner that allows for secrecy.

**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.

**GET PREPARED GET INVOLVED AND STAY INFORMED!**

**Sign up for CODE RED** (REVERSE 911) - go to [www.sandovalcounty.com](http://www.sandovalcounty.com) - system used to telephone residents about emergencies such as evacuation notices, road closures and neighborhood emergencies.

Fire Potential/weather/restrictions  
Southwest area 7 day Significant Fire Potential:  
<http://psgeodata.fs.fed.us/7day/action/forecast/6>  
Accurate fire and restriction information for whole state:  
[www.nmfireinfo.com](http://www.nmfireinfo.com)  
Southwest Fire Restriction Stages: [www.firerestrictions.us](http://www.firerestrictions.us)  
Smoke density health effects:  
[https://nmtracking.org/en/enviro\\_n\\_exposure/fire-and-smoke/](https://nmtracking.org/en/enviro_n_exposure/fire-and-smoke/)  
Santa Fe National Forest Fire Restrictions and Closures:  
[www.firerestrictions.us/nm](http://www.firerestrictions.us/nm)  
National Weather Service, Albuquerque Office:  
<http://www.srh.noaa.gov/abq/>

**FIRE PERMITS**

If a fire is 3'x3'x3' or less (basically a campfire) no permit is needed, but common sense needs to be employed such as having a water source nearby, clearing fuels from the fire area (around and above), winds less than 5-7 mph, fire in a fire ring, and putting the fire dead out- cold to the touch.

If larger than that, call Chief Lee Taylor's cell phone (505) 269-6435 for a permit. He will visit the site where the burning will take place to make an assessment.

Community Resources and information:  
Jemez District Forest Service (575) 829-3535  
Community log splitter - call Howard Fegan (575) 829-3031  
Thompson Ridge slash pit - Currently open Directions: Hwy 4 and mm 27, north on 105 for 1/10 of mile, north on 106 for 4 ½ miles to slash pit.  
Curbside Chipping - contact Howard Fegan (575) 829-3031, (\$40.00/hour) for Spring Chipping  
Property Owners Associations - Sierra Los Pinos:  
<http://www.slppoa.org>

La Cueva Volunteer Fire Department - meetings first Wed of each month at 7:30 pm at LCVFD Station 1. Lee Taylor, Chief at [lacuevafire@windstream.net](mailto:lacuevafire@windstream.net). Office (575) 829-3355 or cell (505) 269-6435.

Defensible space - go to [www.firewise.org](http://www.firewise.org), find "homeowners" icon for info on how to reduce ignition hazards and how simple changes in landscape and home improvements can reduce wildfire threat.

**Ready Set Go** - Wildfire action planning. Prepare your home, your family and leave early.  
Go to [www.readyssetgooc.org](http://www.readyssetgooc.org)  
Next look at  
[http://www.youtube.com/watch?feature=player\\_embedded&v=feMlaars9kc#](http://www.youtube.com/watch?feature=player_embedded&v=feMlaars9kc#)



**ARCHITECTURAL CONTROL**

Just a reminder to all residents that, in accordance with the SLPPOA Restrictive Covenants, no building or structures shall be erected, placed or altered on any lot until it has been approved by the Architectural Control Committee. You can find the Architectural Control Policy and Home Improvement Approval form at the SLPPOA website under Menu/Residents/Documents. If you have any questions, please contact Max Otero, 829-3474.

**JEMEZ ELECTRIC VEGETATION MANAGEMENT PROGRAM RESULTS IN UNIT 1 OF SLPPOA**

After so many forest fires, we all know by now that the trees in our neighborhoods are a great fuel source and the power lines maintained by the Jemez Electric Coop (JMEC) are a great potential ignition source. Lenny Ortiz (505-927-8549) is the JMEC Vegetation Management Coordinator for making

sure the fuel and the ignition source don't get together. These are the JMEC guidelines:

If you have a tree falling and bouncing on your secondary line to your home (a black and silver insulated line), it is an emergency situation and it will be dealt with quickly by calling a JMEC lineman. If this is not the case, and you observe that there are trees and tree branches that may fall on a primary (silver line) or a secondary line (black and silver) to a home, you qualify for help with Lenny. In this program Lenny acts on an easement of trees 10 ft. on either side of the primary power lines above, but not the secondary power lines. Lenny also takes action on trees outside of this easement, i.e. on our private lots with our written permission and on the date in April 2015, when trees were downed or trimmed. I got the permission of the home owners in Unit 1 to do this on the day Lenny's contractors showed up. The secondary power lines have to have a branch greater than 2 inches in diameter rubbing against the line for them to take the tree down or trim it, marked with a red X or a blue dot, respectively.

To summarize all of these activities for Unit 1, in April there were 20 tree removals and about 15 tree side trims. One of the worse cases was a large dead Ponderosa Pine at 434 Hovenweep Loop, before (Figure 1) and after removing it (Figure 2).



**Figure 1.** Big dead Ponderosa hanging over primary power line.



**Figure 2.** JMEC contractors removing Ponderosa pine.

Another situation at 84 Hovenweep Loop involved a case where the home owners had several trees within the 10 ft. easement and also on their lot hanging over the JMEC primary power lines on two sides of their home. Figure 3 shows that this was a dangerous situation and Figures 4 shows the trees removed.



**Figure 3.** Trees over power line at 84 Hovenweep Loop.



**Figure 4.** Trees taken down at 84 Hovenweep Loop.

The last type of case involved a lot of trimming of Ponderosa tree branches in the North-South power line between Peter Veverka's home and Jack Nyhan's home as shown in Figure 5.



**Figure 5.** Ponderosa pines being trimmed by JMEC contractors.

Submitted by Jack Nyhan.

## 2015 SIERRA LOS PINOS DRINKING WATER TANK INSPECTIONS

The SLPPOA drinking water tanks were inspected by Marine Diving Solutions (MDS), a company based out of Denver, finally bringing our entire Drinking Water System totally compliant for 2015 according to New Mexico Drinking Water Bureau regulations. In New Mexico, drinking water tanks are required to be inspected every three years. System 1 was inspected on March 30, 2015 and System 2 was inspected on March 31, 2015.

The tanks were cleaned out, leak tested, and patched where necessary. A full report is available for Tanks 1 and 2 in System 2 (as pdf files with pictures), as well as for Tanks 3, 4, and 5 in System 1. See Figures 6-11.



*Figure 6. MDS truck and trailer lab at System 1 to inspect Tanks 3, 4, and 5. We believe these tanks hadn't been inspected for many year judging by the rust on the bolts holding the tank covers closed.*



*Figure 7. Cutting Off Tank 3 Bolts in System 1.*



*Figure 8. Putting On Diving Helmet to go into Tank 3.*



*Figure 9. Entering Tank 3 while being decontaminated with chlorine solution. Tanks 3-5 and 1 had 22 inch diameter hatches.*



*Figure 10. A special blue food dye solution is used to detect leaks in any locations below the water in the tanks. Obviously, the dye would go into a tank puncture and not just float by the potential puncture as seen here. Several of the System 1 tanks did have roots penetrating the tank sidewalls.*



*Figure 11. Squeezing skinniest diver into Tank 2's 18 1/2 x 24 inch hatch in System 2.*

Submitted by Jack Nyhan.

## **DRINKING WATER CONSUMER CONFIDENCE REPORT FOR 2014**

DrinkingWaterWatch (<https://eidea.nmenv.state.nm.us/DWW/>) provides information on all of New Mexico's Public Water Systems, including water quality sampling data, sample schedules, drinking water regulation violations, and information on water system facilities. SLPPOA uses this site to insure we are compliant with the New Mexico Drinking Water Bureau sampling requirements for our own two water systems. A visit to this site will show you that while monthly samples are collected for Total Coliforms, the distribution system and our three wells are sampled for lead, copper, asbestos, and heavy metals every three years. Many other specific sampling schedules are shown here to evaluate our drinking water quality.

Last year we provided you with the 2013 Consumer Confidence Report (CCR) on time that informs you about the quality of our drinking water and characterizes the risks from exposure to contaminants detected in our drinking water. We provided you the report a couple of months before July 1, 2013 (as required by the NM Drinking Water Bureau) and we already have done this for 2014 (Web page notification).

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of contaminants in water provided by public water systems. The Water Quality Data Table shown on our Web page lists all of the drinking water contaminants that we detected during the calendar year of this report. Although many more contaminants were tested, only those substances listed below were found in your water. All sources of drinking water contain some naturally occurring contaminants. At low levels, these substances are generally not harmful in our drinking water. Removing all contaminants would be extremely expensive, and in most cases, would not provide increased protection of public health. A few naturally occurring minerals may actually improve the taste of drinking water and have nutritional value at low levels. Unless otherwise noted, the data presented in this table is from testing done in the calendar year of the report. The EPA or the State requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. As such, some of our data, though representative, may be more than one year old. In this table on the Web you will find terms and abbreviations that might not be familiar to you: to help you better understand these terms, we have provided the definitions after the table.

### **ROADS**

The roads in SLPPOA are dirt and have erosion problems. We are grading them and adding material when we can. In the short term, we are trying to smooth the roads and make minor repairs to the drainage ditches and culverts. We are also,

adding asphalt millings when possible to build up and strengthen the roads. These millings do not wash away as badly as the dirt. Long term plans include looking at what it will take to redo the water drainage to better protect the roads and homes in SLPPOA.

### **COMMUNITY RELATIONS**

We have totally changed the dynamic of interacting with our neighbors in the Board that started in 2013. There was a lot of hesitancy to go past the easement and talk to homeowners in the past - we start at the front door now and communicate, communicate, and communicate. We also felt that our neighbors were entitled to privacy of financial dealings with bills owed to SLPPOA and water usage. We currently have a process in place where folks can find out what their water usage is, see if it is excessive, and find out if they have a leak, without disclosing member names. Water usage is found on the website by logging into to the member section, selecting the "water" tab, following the prompts to the meter readings, and locating your end-point serial number. If you don't know your end-point serial number, it's located on your most recent invoice or contact [treasurer@slppoa.org](mailto:treasurer@slppoa.org) or [water@slppoa.org](mailto:water@slppoa.org).

We have also worked very hard to improve relations with the New Mexico Drinking Water Bureau. Over the last two years we have fixed over 24 drinking water compliance deficiencies left over from previous years, and completed the Drinking Water Tank inspections, reported on in this newsletter. We are in contact with them on a biweekly basis to make sure we are taking every precaution to guard all of our neighbors' health.

My Unit 1 neighbors have really helped their neighbors. Harold Corn and Peter Veverka have literally donated thousands of hours over the last three years on the Special Assessment upgrade to our water supply system to every homeowner's home, as you can see from other parts of this newsletter. We initiated SLPPOA Neighbor Appreciation Days (NAD). Basically, over the last several months, a big group of my neighbors shows up as a work crew at one of our neighbor's homes that we know needs help and works all day! So, for example, the picture below was taken by Timo Schacht on June 14, 2015, for a NAD slash hauling party up at Mark Farquhar's home.



## **MESSAGE FROM THE PRESIDENT**

Have you ever felt successful and thought, “I’m not sure what I’ve done to feel this way?” Maybe the answer is that you’ve been elected to be the SLPPOA Board’s President. I cannot be more proud of our Association’s Board. Hundreds of hours have been spent on SLPPOA’s business to provide for and protect the interests of what we own and where we live. New neighbors and “old” have also provided an improvement in relations within the community. We’ve been tasked with some very difficult situations over the last couple of years and I am of the opinion (yes, everyone has one, opinion that is) that this Board has addressed each equitably and fairly. We are now looking to the future, to provide quality and sustainability to Sierra los Pinos.

You should feel proud of this Association’s Board. They have been diligent and conscientious discharging the duties of their office. And yes, successful.

We are trying to promote picnics and social interactions to make our community strong. We are helping each other out with everything from passing on information on how to access the Web Page, finding a good plumber or electrician, goat walking and horse riding, dog problems, and car problems.

We try very hard to represent the homeowners’ views of how to solve problems. For example, we were able to solve a problem with homeowners’ help where the water supply crossed one lot to provide water to two homes on Outlier’s Road. This was done by talking to neighbors and deriving the solution of having SLPPOA pay for a new water line to be installed under Outlier’s Road like we have everywhere else in our community.

I’m really proud to have all of you as neighbors!

Submitted by Jack Nyhan