

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.

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Jack Nyhan, 829-3950

Address Change?

treasurer@slppoa.org

July 2016
NEWSLETTER

The intent of this newsletter is to highlight major accomplishments and issues. New developments are posted regularly on the website at www.slppoa.org. If you would like to be on our immediate notification email list, send an email message to board@slppoa.org.

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 four positions: three for three-year terms, and one one-year term. The Board members whose three-year terms are ending this year are Stan Bennett, Judy Kilburg, and Katie Ballmann. Joe Brophy will also be leaving the board, which leaves the remaining last year of his three-year term to be filled. The Board members whose terms are ending do have the option to run for another term. 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. 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 to allow time to 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.

2016 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 10, 2016, at 2:00 p.m. at the Fire Station in Sierra los Pinos. 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, and old and new business topics. 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 a TOTAL of 4 votes if you own one lot, and the few members who own two lots will have 8 total votes. Your votes can be distributed among the candidates as you desire (i.e. you can give all your votes to one candidate, one vote for each candidate as long as you don't exceed required maximum number, or any combination).

Assuming we get more candidates to run for the Board, the four candidates with the largest number of votes will assume the three-year positions and one-year position, 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.

MESSAGE FROM THE PRESIDENT

I view this year as another success for Sierra los Pinos, with a great Board sitting and more than half returning for service next year. Water Maintenance, Drinking Water Compliance, Architectural, Fire, Legal, Parks, Community Relations, and Finance Chairs have had a very positive impact on our community. Roads lost its Chair, but we soon welcomed a new Board member to fill out the term, who was willing to take on this next challenge. We are using the tools that this community has paid for with many volunteer hours to track down water leaks that still exist on System 1.

If you've seen new faces in the neighborhood, welcome them, as they are probably some of the nearly 25 new Owners from the last ~2 ½ years. Encourage these, for the most part, younger owners to be a part of maintaining our community's high quality lifestyle. If you are a new owner, I encourage you to be a part of the SLPPOA Board, water committee, or learn our systems and help around the neighborhood.

With four Board positions available this year, it is important to fill those with forward-looking dedicated people. Help continue the good-practices of the current Board by being an active part of our community by serving. Division of labor is the solution to overwork burnout, so if everyone pitches in, we all benefit. Those remaining on the Board are very smart workers that have helped position Sierra los Pinos as a community to live in.

One ending thought, Roads! Who hasn't met the pothole/washboard/ narrow/washout lanes that we live on? Two years of rains and snows have left us with some seriously rough travel to get to and from home. Patchwork

and millings have not been adequate to the challenge of years of grading and snow removal. We need to rebuild the height of the roads to cover water and power lines that lay under them. If everyone is willing to share the material in the banks/cliffs lining the road, we could rebuild most of the road base to allow correct top seal/cover material being applied to our roads. Rounded banks with wider shallower ditches will allow water time and space to be less erosive and provide more adequate room to push the snow in the winter. An added benefit would be room to meet your neighbor on the road without someone having to "take to the ditch/bank". And it will all look nicer too. Not interested? Think that we're going to take away part of your property? Let us know via board@slppoa.org.

Sierra los Pinos has been and can be a home to return to, raise children in or to escape to. Let's keep the quality that tempted us to move here. That is the important part of our lives, more important than money (OK some of us just panicked), so that families will continue to want to buy and live here.

GET PREPARED GET INVOLVED AND STAY INFORMED!

Sign up for CODE RED (REVERSE 911) - go to 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

Southwest Fire Restriction Stages:
www.firerestrictions.us

Smoke density health effects:
https://nmtracking.org/en/environ_exposure/fire-and-smoke/

Santa Fe National Forest Fire Restrictions and Closures:
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. Office (575) 829-3355 or cell (505) 269-6435.

Defensible space - go to 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.readysetgooc.org

Next look at

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 on the SLPPOA website under Menu/Residents/Documents. If you have any questions, please contact Max Otero, 829-3474.

STATUS OF LAWSUIT

As you are all probably aware, the SLP Board of Directors is being sued by, initially four, but now three members. The plaintiffs initially were suing because they felt our financial records were not being audited to their satisfaction, or that of the Bylaws and New Mexico Homeowners' Association (HOA) Act; they were in disagreement with the Board's payment plan policy, and they believe they are entitled to copies of all financial documents, which include detailed member payment information. They have since dropped the audit and member payment plan complaints from the suit. Plaintiffs claim the SLPPOA Board of Directors have failed to enforce and comply with certain provisions of the Association Bylaws in which they have been denied certain financial and operational information. Essentially, they believe they should have full access to member financial/payment information and other financial records not specifically called out in the Association Bylaws and/or the New Mexico HOA Act. They also claim that the SLPPOA Board of Directors has failed to substantiate their statutory authority to convene executive session to discuss members delinquent account information.

The plaintiffs pleaded their case on February 3, 2016. Due to unforeseen delays, the date for the Board to defend the case is scheduled for July 12, 2016. Total cost of the lawsuit as of this printing is \$24,195.15, which covers costs through mid-June. We will notify members in a separate mailing of the judges' decision.

2015 CONSUMER CONFIDENCE REPORT

The 2015 Consumer Confidence Report has been completed and has been posted on our website (slppoa.org). Our Water System Compliance Board Member has lead the effort to ascertain our full compliance with state requirements. Another year of success!

WATER SYSTEM 1 LEAK IDENTIFICATION

Leak detection efforts have been underway and three sections of main-lines have been identified with leaks. A quote has been received for line replacement and the quote for parts is actively being pursued. Due to lack of funds, the plan is to further isolate and replace just one section of line and repair the largest leak. As funds become available, either by an increase in dues or reimbursement of legal costs from the lawsuit, the other sections will be repaired.

BEARS IN THE NEIGHBORHOOD

It's that time of year when the bears are out. There have already been several sightings throughout Sierra los Pinos. Some things you can do to keep the bears from hanging around include placing garbage/trash inside garage or house and bring pet food inside. Bears also love to drink that sweet water in your hummingbird feeders, so think about bringing those in at night as well. Make sure you clean that BBQ after grilling, otherwise that bear in the neighborhood may clean it for you. Unfortunately, you may find that bear left the grill someplace other than where you had it and not in one piece. Be alert and aware of your surroundings when out walking. Bears love being out and about in the woods just as much as we do, so let's all do our part in keeping our neighbors and ourselves safe.

MUTUAL DOMESTIC WATER CORPORATION

Our Water Compliance Board volunteer is actively pursuing the requirements for becoming a Mutual Domestic Water Corporation (MDWC). This is in the early stages and there has not yet been detailed Board discussion. MDWC's typically qualify for grant money, whereas non-MDWCs do not, so that is one benefit. More information will be presented at the annual membership meeting and posted on the webpage (slppoa.org) as it becomes available. This is currently in the research stage. If the Board decides to pursue this option, it will go out for a vote of the membership.

FINANCIAL MANAGEMENT

For over a year, the Board has been researching and meeting with representatives from HOAMO, a very well-known HOA community management company. This company has been in business for 25 years and manages communities throughout Arizona and New Mexico. They

are well respected and can provide a wide-range of services. The Board has made the decision to contract with HOAMCO to take over the financial management of Sierra los Pinos. We have saved approximately \$7,000 a year by having an experienced Board volunteer perform these duties, but to protect from further harassment by aggressive members and to encourage Board volunteerism by reducing the work-load of the Treasurer's position, we feel it's in the best interest to contract out this responsibility. The current Board Treasurer will work closely with HOAMCO to assure a smooth transition and work will be closely monitored by the Board. The Board is currently reviewing the contract. Further information regarding this change is forthcoming.