

Tierra Colinas Homeowners Association Newsletter

Number1

www.Tierracolinas.com

Summer 2015

In an effort to keep all landowners in Tierra Colinas informed of the status of the development of the community and issues that may affect you, we are distributing this quarterly newsletter. We hope that you enjoy this periodic update and find it useful.

From the President's Desk

I wish to take this opportunity as your newly elected President of the Tierra Colinas Homeowners Association to share our first edition of our quarterly newsletter. The purpose of the newsletter is to share information with you regarding various activities, including our Board Meeting discussion items. It is our hope that this newsletter, which will hopefully include your contributions, will facilitate communication and interaction between homeowners and the Board. We hope to create a balance that will maintain our property values and maintain our beautiful country living environment.

Each of the Tierra Colinas homeowners, when we purchased, agreed to follow the covenants so as to maintain the quality of life each of us enjoys in the area. It is hoped that there will have to be minimum enforcement if each of us rereads the covenants and adheres to our agreement.

We in an effort to improve communications between homeowners, plan to have various activities which will help to improve interaction. We will be coordinating an ice cream social in July for which you will be receiving further information. See General section below for dates and times.

I look forward to serving as your President, and welcome any comments that you may have for the good of our community.

Jerry Griffin, *President*

Architectural Control Committee

For the last couple of years several of us have kicked around the idea of drafting architectural guidelines to clarify our Covenants, Conditions, Restrictions, Easements, and Changes, or more commonly our CC&Rs. Guidelines of this sort can make Tierra Colinas (TCHA) residents' understanding of the CC&Rs easier. They can also put the Architectural Committee on a more business-like footing for reviewing and approving residents' proposed improvements to their lots. In all, we believe architectural guidelines, once formulated and posted on our website, will make for a better community because every resident will be able to review them, know the game plan before proposing improvements, and can rest assured that his or her property interests are being protected.

We're taking Eldorado's October 16, 2014, revision of its guidelines for protective covenants as our point of departure. You can look these over at: [Guidelines for Protective Covenants](http://www.eldoradosf.org/images/document/Guidelines%20for%20Protective%20Covenants%20October%2016th%202014%20Revised%20Version.pdf) or <http://www.eldoradosf.org/images/document/Guidelines%20for%20Protective%20Covenants%20October%2016th%202014%20Revised%20Version.pdf>

All three of the members of the TC Architectural Committee have a copy of Eldorado's guidelines and we envision having our organizing meeting before the end of June. We'll decide how to proceed with TCHA's own guidelines and set some target dates for completing this project. We'll keep you updated as we move along and we're more than happy to hear your ideas.

Jake Greene, *ACC Chair*



Roads

TCHA Roads

By Ron Billingsley

TCHA roads are in fairly good shape from the standpoint of condition of base course and depth of base course. The roads condition is always controlled by the number of cars travelling over it, the speed of the cars and the moisture content. The biggest factor that worsens the condition of the road is SPEED. Many TCHA residents speed throughout our roads and Spur Ranch road on a consistent basis, ignoring posted speed signs. I don't expect everyone to travel 15 mph but if we traveled under 25 mph it would help tremendously. Going that speed will only add a minute or so to your trip.

Moisture content is controlled by the man upstairs and we have no control over it, moisture helps to compact (harden) the surface extending the time between needing to re-grade, so all we can control is our speed. **I beg you to slow down.**

Over the last few weeks I have been trying to re-establish the bar ditches along the side of the road to help carry off excess rain. Last year TCHA purchased a pull behind rotary mower to aid in weed removal along the roads. I will use the mower when weeds are starting to encroach the edge of the road. Our roads are relatively clean but it is every property owner's responsibility to maintain their property, so if you see litter on the roads along your property please pick it up.

Spur Ranch Road Association

By Jake Greene

It's been a tough couple of years for the Spur Ranch Road Association (SRRA) Board, but they have made progress. Board members came to the conclusion that the RoadPacker/Bionic Solutions compounds that were applied to the road are not working and it is time to try a different approach.

As you noticed, the entire road east of the tracks was watered and graded and base course was added to the worst portions. Dust remains a significant problem and probably always will be. SRRA President Jim Garland, along with Carole Garland and others on the Board, made repeated efforts to enlist residents all along the road into joining the SRRA - that is, paying dues and becoming more engaged. Their efforts have borne fruit as nearly every resident and business along Spur Ranch Road, east to west, is paying a share of the road's upkeep.

Jim is involved in another interesting endeavor, securing financial and volunteer support for the road through the Quivera Coalition. This is a competitive process in which a number of interested parties will submit a landscape management / environmental improvement proposal to the Coalition, which will select one project on which to focus this year. Jim is drafting a SRR proposal now with *pro bono* help from a local environmental consultant. We won't know if a proposal to improve drainage along Spur Ranch Road is selected until later this summer.

General



ICE CREAM SOCIAL: There will be an Ice Cream Social on July 25, 2015 from 3:00 to 4:00 pm at the home of Katherine Tvaronas at 94 Avenida De La Paz. Please RSVP By July 16, 2015 to vitamom@cnsd.net or call 505-474-6395.



2015 May 14: STAGE 1 – Guarded Conditions Water Restrictions Imposed

STAGE 1-GUARDED CONDITIONS WATER RESTRICTIONS include following the *mandatory* conservation measures given below:

A. Outdoor watering is restricted to one of the following two options of the customer's choosing:

1. Up to THREE WEEKDAYS, including only Monday, Wednesday and/or

Friday (NO WEEKEND WATERING); OR

2. TWO days per week, including ONE weekend day as follows:

- a) ODD-NUMBERED house addresses on Tuesday and Saturday;
- b) EVEN-NUMBERED house addresses on Thursday and Sunday;

B. No watering of lawns;

C. No new in-ground planting of any trees or shrubs

D. No outdoor watering between 9:00 am and 6:00 pm

E. No washing of outdoor hard surfaces (e.g., driveways, patios, sidewalks)

F. No washing of vehicles, including recreational vehicles or trailers

G. No filling or adding water to pools or outdoor water features (e.g., fountains, ponds). Covered outdoor spa/hot tubs are allowed.

ENFORCEMENT in a Stage 1 Water Alert is as follows:

- First-time violations of these water restrictions will result in a verbal warning and documentation in a customer file.
- A second violation will result in a written notice of violation.
- All other violations will result in the customer's water service being turned off.

For more information: **Call** 466-1085 (EAWSD customer service and billing office) **email** [info.@eldoradowaterdistrict.com] or **Visit** the EAWSD website at www.EAWSD.org

TCHA Board Meeting Dates



Everyone is welcome to attend. The meetings are held at Eldorado Community Center Board Room
July 14, 2015 at 5:30 PM.
September 8, 2015 at 5:30 PM.
November 10, 2015 at 5:30 PM.

***The Board of Directors and the Association officers are listed for your information.
Please feel free to call for assistance or information between 9 A.M. and 7 P.M. Monday
through Friday, or email***

NAME	OFFICE	TELEPHONE	EMAIL	COMMITTEE CHAIRMAN/LIAISON
Jerry Griffin	President	466-9484	Jerry45franie@gmail.com	
Ron Billingsley	Vice President	466-8909	Billingsleyron1@gmail.com	Road Chair
Kathryn Tavornas	Treasure	474-6395	vitamom@cnsf.net	
George MaC Hughes	Secretary	617-529-4077	geohug@att.net	
Beth Prothro	Member	466-2163	bprothro@yahoo.com	
Jake Greene	ACC	920-1085	sevenbears@cnsf.net	ACC Chair
Patrick Iovine	Acc Vice Chair	890-7634	iovinepat@yahoo.com	ACC Vice Chair
Ron Billingsley		466-8909	Billingsleyron1@gmail.com	Road Chair
Sharon Peterson	Newsletter	670-7901	speterson@ecfin.com	

Please send to any board member or Sharon any additions to the next newsletter.

<p>Fire or Medical Emergency: call 911 To report a crime in progress: call 911</p> <p>◀◀◀◀◀◀■▶▶▶▶▶▶▶▶▶▶</p> <p>Santa Fe County Sheriff's Dispatch (Non-emergency): 428-3720</p> <p>County Animal Control: At large animals and bites: 955-2700 Barking and Information: 955-2701</p> <p>Santa Fe Police Dispatch (Non-emergency): 428-3710</p>	<p>EAWSO (Water) Emergency telephone numbers: Working hours: 505-466-1085 Nights, weekends, holidays: 505-780-0090</p> <p>PNM (Electricity) 24 hour Emergency Number, 365 days a year: (888) 342-5766 (888) DIAL-PNM</p> <p>NMGASCO (Gas) Emergency Number: (888) 664-2726 (888) NMGASCO</p> <p>◀◀◀◀◀◀■▶▶▶▶▶▶▶▶▶▶</p>
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