

# Tierra Colinas Homeowners Association Newsletter

Number 2

[www.Tierracolinas.com](http://www.Tierracolinas.com)

Fall 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.*

## Covenant and Bylaw Rewrite for Tierra Colinas

Our Declaration of Covenants, Conditions, Restrictions, Easements and Charges (Covenants or CC&Rs) were formulated by the Diamond Limited Partnership January 31, 1996; to facilitate that company's project of subdividing lots that now compose the Tierra Colinas community. Diamond Limited amended the original CC&Rs January 28, 1999, to establish minimum square footage of dwellings by lots and to identify horse lots, among other things.

In essence, these were decisions made quite some time ago to facilitate the business of selling lots. Members of the Tierra Colinas Homeowner Association - people like you who own lots and/or residences here - only amended the CC&Rs once, in February, 2005 to decrease the late charge on unpaid assessments. We directors believe our CC&Rs are woefully out of date, need review, and should be amended, to reflect current conditions.

For example, the CC&Rs make reference to the membership and voting rights of the Declarant - Diamond Limited - in several places and that company if it still exists, no longer has any role in Tierra Colinas. Some of our building standards are in conflict with the current county code regarding dwellings, while the 2007 Solar Rights Act allows homeowner associations (HOAs) to manage the location and installation of solar collectors to minimize their impact on residents but your HOA has no relevant CC&Rs.

This is a major undertaking and we don't want to start a process in which Tierra Colinas residents have no interest or may oppose. Because it takes a two-thirds vote by all members of the HOA to make any changes to the CC&Rs, we would like to know whether we have your support to take on the task of amending the CC&Rs. Please keep in mind that, by supporting this project you are not writing the directors a blank check - you will be able to share your thoughts on what should be in the CC&Rs, to review the draft(s), and finally to vote any new CC&Rs by the two-thirds majority.

If you support this effort to update the CC&Rs, are you interested in helping to draft them? If you have the skills, knowledge, ability, and time to contribute, please let us know. You can contact any of your Tierra Colinas HOA directors to respond to either or both questions, or post a response on the Tierra Colinas website, [tierracolinas.com](http://tierracolinas.com). We thank you in advance for letting us know where you stand on these matters.

## Real Estate News

2015 SOLDS for TIERRA COLINAS – PER OUR MLS SYSTEM – Submitted by Maria Borden, Qualifying Broker of Maria Borden Concierge Real Estate Services 505-660-0671

Sold Date: Information/Address/sold price

5/29/15	69 Avenida de la Paz/349 days on the market/2591 sq. ft/sold for \$545,000
6/10/15	21 Camino Loma Seco/524 days on the market/2464 sq. ft/sold for \$455,000
9/14/15	104 Avenida de la Paz/106 days on the market/2209 sq. ft/sold for \$400,000
9/18/15	18 Camino de Brazos (LAND SALE)/6 months on the market/sold for \$60,000
10/14/15	52 Avenida de la Paz/92 days on the market/2096 sq. ft/sold for \$ 370,000



## Roads

### TCHA Roads

By Ron Billingsley

As we are well aware during August and September we had little or no moisture which prevented grading of the roads. This, obviously, has resulted in pretty rough roads. Hopefully we will get some moisture soon. I will repeat myself and say the biggest problem we have with roads is **SPEEDING**. I don't understand the logic of paying money to maintain roads and continue to destroy them by speeding. If you think about it, by reducing your speed to 20mph throughout our roads you would only add about 2 minutes to your trip from your home to 285 and not only reducing the wear and tear on your car which can cause additional major expenses. The legal posted speed limit throughout Tierra Colinas is 15mph and I'm stating 20mph, think about it. By slowing down you extend the time before washboarding become severe.

### Board Members Needed

I would like to remind everyone that we are asking for volunteers to fill board positions next year. Just because you have served on a board in the past does not mean that is all you will ever need to do. Many of us have served many times and will again. Without volunteers there will be no association and that means no maintenance of roads, someone to fight developers that want to change our neighborhood (Tierra Bello), possibly lowering property values, amongst other things the board handles. Why don't you make it a point to attend a meeting and see what the board does and input any ideas that you may have to improve our community. On the average we have anywhere from 2 to 6 homeowners that attend our meetings other than board members. At our annual meeting we usually have approximately 20 homeowners. That is not a very high number based on over 40 homeowners. How about getting involved and help us, it takes little effort or time.

The HOA requires that every HOA have a minimum of four board members. HOA's without four members must dissolve the HOA and no dues can be collected. This means we would have no monies for our road maintenance or SPUR Ranch. It would be up to each home owner to personally file a lawsuit against another for alleged covenant violations.

Right now we have one homeowner that has applied and we hope you will be next.

### Spur Ranch Road Association

By Jake Greene

There is very little to report as we go into fall. A light grading to remove washboarding is scheduled for mid-October, as this is being written. The SRR Directors are holding back some of the money still in the treasury in case we have to take emergency action because of the heavy precipitation forecast for this winter from El Nino.



### General

#### Public Rate Hearing Transcript has been Posted to EAWSD Website

On September 28, 2015, approximately sixty EAWSD customers/taxpayers attended a formal Public Hearing at the LA TIENDA PERFORMANCE SPACE to hear

testimony on a proposed rate increase to our community's water rates. The hearing, conducted by attorney Peter Gould, started at 5 p.m. and lasted about three hours. Both proponents and opponents of the rate increase expressed their opinions and observations before the hearing officer. **A transcript of the entire hearing, along with all documentation entered as exhibits to the public hearing record have been posted to the website for public viewing.** The Hearing Officer also extended the deadline for receiving written public comment on the proposed rate increase to **Monday, October 12<sup>th</sup>** by COB.

Click on links below for additional information:

<http://www.EAWS.org> – all information concerning the COST OF SERVICE & RATE DESIGN STUDY

[Q & As Handout #2](#) (last updated 8-27-15)

[TRANSCRIPT](#) of 28 Sept 2015 Public Rate Hearing submitted by Court Reporter on 6 Oct. 2015

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

## TCHA Board Meeting Dates



Everyone is welcome to attend. The meetings are held at Eldorado Community Center Board Room Tuesday, January 26, 2016 at 5:30 PM is the Annual Association Homeowners meeting. Please attend this meeting to approve the 2016 budget and to vote on board members and other association items. The budgets and voting proxies will be mailed to each member before the January meeting.

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***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@cnsn.net	
Beth Prothro	Member	466-2163	bprothro@yahoo.com	
Sharon Peterson	Newsletter	670-7901	speterson@ecfin.com	

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

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