

# Tierra Colinas Homeowners Association Newsletter

Number 7

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

Winter 2018

*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** **Beth Prothro, President**

Our Annual Meeting will be held Tuesday, January 30, 2018 in the Community Room of the Vista Grande Library at 6PM. We encourage you to attend and voice your opinions and concerns. We will be voting on a budget which will include a slight increase to cover professional grading. The other issue is whether to purchase a tractor. Please read the roads section in this newsletter for Ron's discussion of this issue. The current board is going to step down at the annual meeting. All of the current board has served not only several years but has served as board members in the past. We are encouraging that everyone considers being a board member even if you have served in the past. The responsibilities of the board consists of 4 board meetings a year and a few special meetings if necessary. Below are the responsibilities of the officers that are stated in the by-laws. The officers are chosen by the board members at the first meeting after the Annual Meeting.

President. The President shall be the Chief Executive Officer of the Association and shall, subject to the control of the Board, have general supervision, direction and control of the business and officers of the Association. He shall preside at all meetings of the members and at all meetings of the Board. He/she shall be ex officio, a member of all the standing committees, including the executive committee, if any, and shall have the general powers and duties of management usually vested in the office of President of a corporation, and shall have such other powers and duties as may be prescribed by the Board or the Bylaws.

Vice President. In the absence or disability of the President, the Vice Presidents, in order of their rank as fixed by the Board, or if not ranked, the Vice Presidents designated by the Board, shall perform all the duties of the President, and when so acting, shall have all the powers of, and be subject to all the restrictions upon the President. The Vice President shall have such other powers and perform such other duties as from time to time may be prescribed for them respectively by the Board or Bylaws.

Secretary. The Secretary shall keep, or cause to be kept, a book of minutes at the principal office of the Association or such other place as the Board may order, of all meetings of Directors and members, with the time and place of holding, whether regular or special, and if special, how authorized, the notice thereof given, the names of those present at Directors' meetings, and the number of votes present or represented at Director's meetings and the proceedings thereof.

Treasurer The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts disbursements, gains, losses, capital, surplus and any monies handled for the members.

The board would also like to add a few volunteer positions that do not have to be board members. One position is the Welcome Committee and the other is the Social Events Committee. The Welcome Committee person would maintain and deliver welcome packets to our new neighbors. The Social Committee would help organize and set up events such as our Ice Cream Social and Potluck meals.

Thanks for considering being on the board. We will need at least four volunteers however five would allow the board to conduct business if someone is unable to attend.



## Real Estate News

### Tierra Colinas

#### Activity:

19 Avenida de la Paz 125 days on the market \$548,000 2530 main house/660 guest quarters above garage

68 Avenida de la Paz 15 days on the market \$575,000 2591 sq. ft/4 car garage

81 Avenida de la Paz 57 days on the market \$99,000 4+ acre lot

#### Pending:

106 Avenida de la Paz WENT PENDING – Sept. \$499,000 2400 sq. ft/400 sq. ft “other” – we are not privileged to the pending price

#### Solds:

104 Avenida de la Paz SOLD in FEB. 2017 \$435,000

2209 sq. ft.

33 Vista Estrella S. SOLD in Mar. 2017 \$55,000

LOT – \*As of Sept. 1<sup>st</sup>, New home under

construction. Zachary Builder

Comps Submitted by your neighborhood realtor:

Maria Borden, Qualifying Broker, GRI

Maria Borden Concierge Real Estate Services, LLC

505-466-4956 office 505-660-0671 cell



## Roads

### TCHA Roads

Ron Billingsley

For the last 12 years I have been maintaining TCHA interior roads. I have done this not for the forgiveness of the annual dues but to help maintain the quality of our neighborhood, in fact, the forgiveness of annual dues barely covers the cost of the fuel. I will continue to maintain our roads as long as I and my poor 40+ year old tractor are able to do so. This coming November I will celebrate my 82nd birthday, God willing. So in the not too distant future either I or my tractor is going to say that's enough. When that happens the association will have to decide whether to hire a contractor or to do it ourselves. (These options will be discussed at the Annual Meeting in January)

#### **Option 1: Hire a contractor**

Hiring a contractor to do the roads will run approximately \$3,000 per grading to all roads. This amount is based on getting bids from two different contractors. Obviously there will be more than one grading required per year. This of course will add to the annual cost. Not all roads need to be graded every time, only the major roads, this will require someone to coordinate with the contractor and price accordingly.

I presently try to grade the major traffic areas every time we get enough moisture to penetrate the soil a few inches either from rain or snow and other roads as needed which results with many gradings per year.

#### **Option 2: Purchase our own tractor.**

This option would require an initial large purchase of approximately \$20,000 or finance this amount, and to get volunteer(s) to operate the equipment when conditions are favorable. I know of one person that is willing to participate. I am willing to train anyone who volunteers. In my opinion the second option is the most cost effective provided we have volunteers. In about 2-3 years the tractor would be paid off as a result of saving the

cost of \$3,000 needed for one grading by a contractor. In addition, the tractor will be available for many years to come.

The above is my opinion only; it is the association and the Board of Directors to make the final decision.

I would also like to add that I would appreciate everyone to slow down on our roads; it will help me to maintain them. Speed is the primary factor that destroys roads. By keeping your speed at 20 mph you will only add a couple of minutes to your trip and it will greatly help the condition of our roads.



**TCHA Board Meeting Dates**  
 Annual Homeowners Meeting Tuesday, January 30, 2018

***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
Beth Prothro	President	466-2163	bprothro@aol.com	
Kathrine Tvaronas	Treasurer	474-6395	vitamom@cnsf.net	
Sharon Peterson	Secretary	670-7901	speterson@ecfin.com	Newsletter

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 style="text-align: center;">◀◀◀◀◀◀◀◀▶▶▶▶▶▶▶▶▶▶</p> <p><b>Santa Fe County Sheriff's Dispatch (Non-emergency):</b> 428-3720</p> <p><b>County Animal Control:</b>  <b>At large animals and bites:</b> 955-2700  <b>Barking and Information:</b> 955-2701</p> <p><b>Santa Fe Police Dispatch (Non-emergency):</b> 428-3710</p>	<p><b>EAWSD (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 style="text-align: center;">◀◀◀◀◀◀◀◀▶▶▶▶▶▶▶▶▶▶</p>
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