

BOARD MEETING

Everyone is invited to attend the next Board meeting of the Las Americas Owners Association 7:00 pm, Tuesday, July, 28, 2009, in the Breakfast Room of The Comfort Suites, 1435 Avenida de Las Americas. Board meetings are held every three months on the Fourth Tuesday of the month. Check future editions of the newsletter for exact dates.

LAS AMERICAS HELP LINE

Residents are expected to be considerate and respectful neighbors. The Las Americas Owners Association encourages residents to resolve any differences by 1) discussing concerns with the other neighbor(s) involved and 2) coming to a satisfactory agreement with your neighbor(s). If you are still unsuccessful, individuals from the Board of Directors volunteer to assist with settlement of issues. For the months of July, August and September, you may contact Susan Laskowski at 954-4482.

ELECTRONIC INFORMATION

Copies of Las Americas Owners Association documents are available online. Point your browser to www.RealEstateInSantaFe.com/americas/.

BOARD MEMBERS

Linda Miller, *President, Newsletter*

Author/Editor 471-4026 (2009)

Wilson Plowman, *Vice President* 424-0553 (2011)

Kaye Verba, *Secretary, Architectural Review Committee* 474-4656 (2011)

Anke Mihalas, *Treasurer* 474-0870 (2011)

Susan Laskowski, *Architectural Review Committee* 954-4482 (2009)

Vicki Bowser, *Director* 473-2657 (2010)

Babette Hartman, *Architectural Review Committee* 577-6808 (2011)

Meredith D. Brown, *Bookkeeper* 466-4969

NEIGHBORHOOD NEWS

Parking

Do not park so that the front of your vehicle is over the edge of the sidewalk. Besides blocking access to the sidewalk and making it difficult for residents to walk, your vehicle is more likely to be damaged by children playing or riding bicycles.

You may have noticed that some, if not all, visitor spaces have been repainted with the word "VISITOR" in bright orange to clearly indicate visitor parking spaces.

Check Deposits

Residents have complained that their assessment fee checks are not being deposited as quickly as they would like. While we are trying to be mindful of our budget by not incurring expenses for trips to the bank by our bookkeeper, we recognize that residents want to know that their assessments have been received, and also want to be able to balance their checkbooks in a timely manner. Therefore, in the future, checks will be deposited no less than once a month.

Fire Season

Fire season is upon us. Please trim foliage close to your houses, and, where practical, cut dead brush from the outside of fences. This will help prevent the spread of wildfires.

Directional Signs

It took a while, but we finally received signs indicating where units are located in the complex. They are in the process of being installed; in fact, installation may be complete by the time you read this. The signs will be helpful for emergency vehicles, delivery people, and visitors who are trying to find you.

ARROYO

Several board members and a resident recently met with Chris Grosso of the Army Corps of Engineers and Neal Schaeffer of the New Mexico Environmental Department at the arroyo. As some of you know, there was damage to the arroyo during the construction of Kachina Ridge, developed by Arch Spraul.

A bridge, that was really a dam, was constructed across the arroyo which caused flooding and damage to some trees. When notified of the damage to the arroyo, Arch told Chris that the bridge was constructed by a subcontractor without his knowledge.

Arch did remove the bridge immediately and was told he had to remediate 2 areas. One has been remediated to Chris' satisfaction and one (the area where the bridge was constructed) still needs some work.

Chris advised us that during an inspection of the remediation Arch expressed concern regarding the damage to the flood plane and indicated that he would be willing to work with us to fix the arroyo.

Both Chris and Neal think that a group effort, Arch (Kachina Ridge), us (Las Americas) and as many neighbors (Elder Grace, etc.) that border the arroyo would have the best chance of getting funding and/or cooperation from agencies.

Chris feels the first contact should be between us and Arch, and since Chris has been in contact with Arch, he volunteered to send him an email letting him know we are interested in talking about a group effort. At the time I am writing this, Arch has not yet responded to Chris.

Neal suggested that we get a professional hydrologist to come to the site and advise us on what we need to do. He thought we might be able to find someone who would be willing to look at the area and give us advice for free, particularly if we have a group effort going.

The arroyo is a beautiful, natural barrier between us and Kachina Ridge. Also, to the best of our

knowledge, we own up to the middle (or 1/2) of the arroyo, so it is our responsibility to maintain the part we own. More research is being done on this.

There is a lot of work to be done and there are many resources for grants, funding, and free labor. If we can't find funding and/or free labor, costs will have to come out of our budget.

We will be forming a committee to work on establishing a group effort, and doing the research on grants and funding. Anyone who is interested in becoming a member of the committee, please come to the July meeting to express your interest.

Once we are further along in this project, we will most likely be asking for help, yes even physical labor, for repairing and maintaining the arroyo.

Reminder:

Arroyos can be dangerous. It is important to remember that storms that are uphill from us can cause flash floods, even when it's not raining in our neighborhood. These floods come without warning. Please caution your children to keep a safe distance from the arroyo and to be careful if they are crossing it.

RULES AND REGULATIONS

Changes to the Las Americas Rules and Regulations will be discussed at the July meeting. Please come and share your input.

NEWSLETTER CONTRIBUTIONS

Do you have any suggestions for our Newsletter? Send news items or ideas to Linda Miller, LAOA, P.O.

Box 15456, Santa Fe, New Mexico

87592-5456, or email me at

psalm@cnsf.com.

Would you like to be on the mailing list? Just mail us your name and address.

Owners of investment property are reminded to provide a copy of this newsletter to tenants.

