

BOARD MEETING

Everyone is invited to attend the Annual Board Meeting of the Las Americas Owners Association 7:00 pm, Tuesday, October 27, 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 September, October and November, you may contact Anke Mihalas at 474-0870.

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

ANNUAL BOARD MEETING

The complete agenda has not been set at the time of this writing, but the following items will be on it:



- **Presentation by an officer from Animal Control.**
- **Changes to the Rules & Regulations.** A copy of the new rules and regulations were sent in a mailing in August.
- **Financial Report.**
- **Neighborhood Watch.**
- **Membership Dues.**
- **Election of Board Members.** Two board members' terms expire at the end of the Annual Meeting.

If you are interested in serving as a director, please attend the meeting. To serve on the board you must attend quarterly meeting and participate on the help line. You must also actively participate in accomplishing things that need to be done in our neighborhood.

A proxy is also included. We hope to see you, but if you are unable to attend, you can still have a say. Give your proxy to a friend or neighbor who you know will be attending or call any board member to make arrangements.

NEIGHBORHOOD NEWS

Playground Improvements

The table in the playground was old, full of splinters and the wood was warped and rotting. It has been replaced by a new table that has been stained, put together is now in the playground. The gate was damaged beyond repair so it, too, has been replaced. There were holes in the fence on the right side of the playground. This fence has been replaced as well. Thank you Dennis for an excellent job!

Security at the Super 8 End of the Complex

Concerns about security, particularly people living in the adjacent field, and entering our complex, were expressed at the last meeting. Additional fencing, lighting and security cameras were requested. It was decided that a security camera would be impractical. So far we have trimmed the trees in the area (with approval from Stage Coach Inn, because it is their property) and we are discussing extending the fence. The fence would be erected on an easement, so we would have to agree to take it down at our expense when the property is developed.

NEIGHBORLY RELATIONS

By Rebecca M. Wright

From time to time, each of us may have challenges with one of our neighbors. Sometimes talking to neighbors about problems can seem very difficult and intimidating. As a result, neighbors may allow problems to go on for months before speaking up. Our neighbors are many times unaware of the problems that they may be causing in the neighborhood and are often happy and willing to work with others to create a mutually satisfying solution. When addressing issues, using effective interpersonal communication skills can help ease the process for both the speaker and the listener.



When you wish to speak to your neighbor about a problem, choose an appropriate time when the person has time to listen and talk. Going out to talk to your neighbor when you see them running out the door to go to work may not bring the desired results.

Clearly identify the specifics of the problem rather than making broad general statements. Using "I statements" may help in identifying what the situation is and why it is a problem for you. Saying something like, "I have a hard time concentrating on my work at home when your dogs bark on and off for several hours" is more effective than stating, "Your dogs bark ALL the time and all the neighbors are really upset with you."

As the receiver of the information, resist becoming defensive. Listen carefully to the concerns your neighbor is sharing. Use active listening skills. Active listening means carefully listening to what your neighbor is saying and then clarifying what you think you heard to make sure there is no misunderstanding. It can also be very helpful to validate the feelings of your neighbor. This does not necessarily mean you agree with the criticism, but you can acknowledge that the problem is, indeed, causing stress for your neighbor.

Work with your neighbor in brainstorming possible solutions to the problem. Be willing to compromise. Here in Las Americas we live in very close quarters and it is unlikely that any of us will be able to have everything in the neighborhood go the way we desire all the time. In the above example a possible compromise might be that the neighbor agrees not to put the dogs out early in the morning or late at night and not for extended periods of time during the day. You may still hear barking from time to time, but knowing that your

Neighborly Relations (Continued Column 2, top)

Neighborly Relations (Continued from Column 1)

neighbor understands and appreciates your concerns and is making an effort to remedy the situation can ease the tension.

You may want to ask your neighbor for some time to think about what has been said and schedule a time to revisit the problem once you have carefully considered the options. This also gives each neighbor a chance to gain perspective before continuing the conversation.

If the problem continues, readdress the problem in a respectful manner. When the compromise meets with success you will want to acknowledge your neighbor's efforts on your behalf and thank them.

Build relationships with your neighbors. Getting to know one another before problems arise creates a positive atmosphere. It is easier to talk to someone you know about an issue in a way that is comfortable for both parties. Having good relations with neighbors is helpful for all of us. It gives us the opportunity to have fun, solve problems and care and watch out for one another.

HAPPY HALLOWEEN

Trick or treat time is coming. Put your outside light on if you want to encourage trick or treaters.

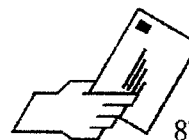


Remember to keep your children safe. If the children are going out at night make sure they have a flashlight and use reflective tape on dark costumes, costumes of small children and the "goodie" bag; and check the goodie bag when you get home. If possible, accompany them when they go trick or treating.

Most of all, have fun!

NEWSLETTER CONTRIBUTIONS

Do you have any suggestions for our



Newsletter? Send news items or ideas to Newsletter, LAOA, P.O. Box 15456, Santa Fe, New Mexico 87592-5456.

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.**