

Las Americas News

A Quarterly Newsletter for Owners & Residents of Las Americas

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CONTACT INFORMATION

Las Americas Owners
Association
PO Box 15456
Santa Fe, NM 87592-5456

BOARD MEMBERS

Kimberly Aragon, *Secretary*
204-1470 (2010)

Eric LeMasters, *Director*
473-9300 (2010)

Susan Miera, *Director,*
Newsletter Author/Editor
Architectural Review Commit-
tee 471-6133 (2011)

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

Wilson Plowman, *Director*
Architectural Review Commit-
tee 424-0553 (2011)

Sabrina Salvato, *President*
473-9310 (2012)

Martin Wright, *Vice President,*
Architectural Review Commit-
tee 473-0698 (2012)

BOOKKEEPER

Meredith D. Brown 466-4969

NEWSLETTER SUBMISSIONS

Do you have any suggestions for our Newsletter? You may mail news items or ideas to Las Americas Owners Association, ATTN. Susan Miera, PO Box 15456, Santa Fe, NM 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.

Welcome, New Board Member

Kimberly Aragon of Las Americas has volunteered to serve on the Board and in the position of Secretary. She's indicated that she has the experience to be capable of and responsible for taking the minutes at the Board meetings. Eric LeMasters recently emailed other Board members that he was resigning as Secretary, and it is fortunate that Kimberly is willing to take on this work. All Board members agree to the appointment and look forward to working with Kimberly in a productive and professional manner.

Residents Needed to Serve on Rules Committee

When you buy a townhouse in Las Americas, a planned unit development (PUD), you also automatically become a member of an exclusive club — the homeowners' association (HOA). The club's members include all the people who own homes in the same development. The homeowners' association exercises control over how you use your property.

The transfer deeds to townhouses in Las Americas always include limitations on how the property can be used. These limitations — often called covenants, conditions, and restrictions (CC&Rs) — put decision-making rights into the hands of the homeowners' association.

Some associations enforce every rule with the enthusiasm of a military drill sergeant; Las Americas tries to run its HOA in a more congenial way. In this vein, the Las Americas HOA tries to make decisions that will enhance the value of the houses and to foster a neighborly atmosphere.

Many of our covenants, conditions, and restrictions have not been updated in many years. The Las Americas Board of Directors is currently seeking interested residents to sit on a Rules Committee to review current rules and regulations and make recommendations to the Board for action at the annual meeting in October. Interested residents are urged to contact either Wilson Plowman (424-0553) or Martin Wright (473-0698) who have volunteered to act as Board liaisons on this committee.

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

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 April, May, and June, you may contact Sabrina Salvato at 473-9310

The next Board meeting of the Las Americas Owners Association will be at 7:00 pm, Tuesday, April 27, 2010 in the Breakfast Room of Comfort Suites, 3348 Cerrillos Road.

What Las Americas Homeowners' Association May Regulate (not an exhaustive list)

- stucco and exterior paint
- fences, walls and hedges
- trees, lawns, and weeds
- swing sets and basketball hoops
- sheds
- clotheslines and garbage cans
- TV antennas
- home businesses
- noises and obstructions of views

If you'd like to review these and other rules, please consider joining the Rules Committee. (See story on front page.) Reminder: Copies of Las Americas Owners Association documents and newsletters are available online at www.RealEstateInSantaFe.com/amicas/.

GOOD WORKMANSHIP MESSAGE BOARD

Amenity Electric - electrical repairs and renovations

505 429 1300

A Sullivan Plumbing - plumbing and heating service 505 280 4897

Aragon Enterprises - plaster and stucco: new construction, repairs or replacement

505 204 1470

Carpet Works - carpet cleaning with high-power custom equipment 505 473 3534

DeHerrera Construction - general contractors; plaster and stucco: new construction, landscaping, repairs or remodeling 505 603 0542

Dominguez CarpetOne - all types of flooring, wall and counter tiles for kitchen and baths 505 988 3022 or 866 820 1910

Xtreme Painting - interior / exterior painting and drywall repair 505 473 4764

Disclaimer: The GOOD WORKMANSHIP postings are based on suggestions made by individual residents. These are **not** recommendations made by Las Americas Owners Association.

(If you have the name of anyone who has done good work for you, please pass that name on to a Board member to add to the list in our next newsletter and to keep on file for future reference.)