

Las Americas News

A Quarterly Newsletter for Owners & Residents of Las Americas

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CONTACT INFORMATION

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Sabrina Salvato, President 501-0173
Martin Wright, Vice President, Architectural Review Committee 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 re- minded to provide a copy of this news- letter to tenants.

Las Americas Restrictive Covenants – Article 5, Sec. 8
Effect of Nonpayment of Assessment: Remedies of the Association

As per the above restrictive covenants, it is understood that the Association may:

1. Assess an 18% per annum interest on assessments paid 30 days after the due date.
2. File a lien for any unpaid assessment by recording an affidavit with the office of the Santa Fe County Clerk
3. Bring an action at law against the owner personally obligated to pay
4. Foreclose the lien against the property in the same manner as is provided by law for the foreclosure of a mechanics and a materialman's lien. No owner may waive or otherwise escape liability of assessments by nonuse of the common area or abandonment of his unit. The Association shall mail notice of such default to any mortgagee of the unit owner 10 days prior to any foreclosure or lien.

In the event any of the foregoing actions are taken by the Association, then the owner shall be obligated to pay to the Association reasonable attorney's fees and necessary costs incurred by the Association in enforcing its rights and taking such action.

According to Article 5, Section 8, the Board shall maintain current, detailed books of account in accordance with generally accepted accounting principles and procedures, consistently applied, which reflect all receipts, disbursements, assets and liabilities of the Association. Any questions regarding bookkeeping matters should be addressed to the Association bookkeeper, Meredith Brown at 466-4969.

A complete copy of all restrictive covenants can be found online. If you have any questions, please use the Las Americas web address as an avenue for discourse:
las.americashoa@gmail.com

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

LAS AMERICAS INFORMATION 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).

The Board is not to be viewed as mediators for personal issues, but if you are still unsuccessful, individuals from the Board of Directors volunteer to assist with settlement of issues by possibly speaking to residents or offering information. For the months of January, February, and March, e-mail your questions or concerns to las.americashoa@gmail.com.

The next Board meeting of the Las Americas Owners Association will be at 7:00 pm, Monday, January 24, 2011 in the Breakfast Room of Comfort Suites, 3348 Cerrillos Road.

Neighborhood Watch – Be a Good Neighbor

With the rise in residential burglaries in Santa Fe in 2010, please be vigilant of your surroundings. According to the Santa Fe City Police, "If something seems out of place or out of the ordinary, err on the side of safety." Call city police at 955-5050 to report unusual activity in the Las Americas community. Being a good neighbor is the moral responsibility of each individual in the Las Americas PUD. Let's all be good neighbors in 2011.

Saving Money – When to Buy

Faithfully compare prices online before buying, clip coupons galore, and watch for deep discounts on yesterday's inventory as new models appear in stores to get the best deals possible. Still, deep discounts for some products occur during different months of the year.

January – bedding, carpeting, CD's and DVD's, computers, cookware, houses and condos, linens, swimwear, toys, treadmills and ellipticals, TV's, winter clothing

February – houses and condos, humidifiers, indoor furniture, treadmills and ellipticals

March – digital cameras, humidifiers, small consumer electronics (MP3 players, DVD and Blu-ray players, etc.), TV's, winter coats, winter sports gears

April – computers, digital cameras, lawn mowers, spring clothing

May – Athletic apparel and shoes, camping and outdoor gear, carpeting, cordless phones, lawn mowers, small consumer electronics

June – camcorders, carpeting, computers, indoor furniture, small consumer electronics, summer sports gear, swimwear