

BOARD MEETING

Everyone is invited to attend the next Board meeting of the Las Americas Owners Association 7:00 pm, Tuesday, April 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 April, May and June, you may contact Linda Miller at 471-4026.

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

PET RULES & REGULATIONS

The Board has received complaints about pets running loose in the complex and destroying property. We have association rules in place that forbid this, in compliance with the City of Santa Fe Police Department, Animal Services Division Ordinances.

City ordinances state:

- Voice command is not an acceptable form of restraint and that animals shall not be allowed ... upon any property other than that of the owner of the animal unless properly restrained.
- It is unlawful for the owner of any animal to permit ... any nuisance upon a sidewalk ... When an animal defecates in such place the owner shall remove the feces and dispose of it in a sanitary manner. ... It is unlawful for the owner of any animal to permit ... animal to urinate upon private property other than that of the owner of the animal ...

If you are being disturbed by animals or your property is being destroyed, please call the Animal Services Division, 955-2701 and report the animal. Give a description of the animal or if you know where the animal lives or its name, give that information to Animal Control, because even if the animal has gone home, they will go to the owner's home and let them know they are violating the City Ordinances.

Our Rules and Regulations also provide for sanctions for non-compliance, including fines.

If fines are imposed, they will be added to the monthly assessments made on the violator's Unit, regardless of whether the violator is an Owner or renter. Owners are responsible for the acts of their renters and should make any renters aware of these Rules. See Rules and Regulations, "Sanctions."

Owners are reminded that our Rules and Regulations require them to include language in leases that let renters know they are bound by and must comply with all documents of Las Americas. Please see "Leasing of Lots."

Residents are reminded to abide by ALL Rules & Regulations of Las Americas. Don't have a copy? See the box on the left under Electronic Information for information on how to view it on the Internet, or call Meredith Brown, our Bookkeeper, who will send you a copy.

BOARD OFFICERS

Officers were elected at the January meeting:

Officers

Linda Miller	President
Wilson Plowman	Vice President
Anke Mihales	Treasurer
Kaye Verba	Secretary

PARKING/VEHICLES

Parking continues to be an issue in some areas of Las Americas. Please read the flyer enclosed in this mailing. The flyer has rules and regulations that will be enforced.

One issue that has come up a lot has been visitor parking, so the word visitor will be painted orange in all visitor spots to make it more obvious that they are for visitors, not residents.

DO YOU KNOW WHERE YOUR CLEANOUT IS?

A resident recently had plumbing problems and the plumbers could not locate a cleanout in the backyard. This caused difficulty in fixing the problem and ended up costing a lot more money. Plumbers can put cameras into the cleanout to find where the blockage is and what is causing it.



If you don't know where yours is, check your backyard to find it. It will probably look something like the picture above. Most yards have one, but some may have more.

Don't wait until you have an emergency

GOOD WORKMANSHIP

Beverly Powell: house sitting, pet sitting and house cleaning. Very good and reliable. Great references. 505-747-8866

Craig Cuthbertson: house painting (inside and outside) and handy-man type jobs, yard work etc.. Very good work, reliable, detail oriented. 978-290-2162 or craigcuth@hotmail.com

Reminder: These are resident, not association, recommendations. Anyone you would like to recommend? Call any board member. We can also put business cards up on the bulletin board.

LANDSCAPING

The association purchased 2 trees, a bush and 10 small lavender plants for the third entrance area.

You may recall that we had to remove two large trees last fall because the roots were pushing up the sidewalks, curbs and driveways/parking lots in that area. The trees are Chanticleer Pear trees (see photo to the right to see what they will look like when they grow up). We chose them because they have a non-invasive root system, flower in the spring, and the leaves turn orange in the fall. They do not produce fruit, do not get too wide and are suitable for street planting.



The bush should grow to about 3 feet tall and will have yellow flowers. It has been planted on the right side as you come in. The lavender plants will not get too tall either and have been planted in all three common areas at that entrance to tie everything together.

Our Vice President, Wilson Plowman, has agreed to supply water for the new landscaping for the first year. Thanks Wilson!

There are other areas in the complex that need attention and we will get to them as soon as possible.

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.

