

PLACITAS TRAILS HOMEOWNERS ASSOCIATION NEWSLETTER

Board Members:

President: *Deb DeGrauw*
Vice President: *Eddy Benz*

1st Quarter+ 2009

a printed newsletter is available upon request

Secretary: *Nora Timmons*
Treasurer: *Russ Ruhl*
Member at Large: *Hildred Huyssoon*

SUMMARY OF THE PTHA BOARD MEETINGS TO DATE: Directories and CC&R booklets were completed and delivered. If you for some reason did not receive yours, please call your group leader on the Neighborhood Network Watch.

All but 7 assessments have been received. If you haven't sent yours in yet, shame on you!

Due to the increase in the cost of everything, we are trying to find ways to cut our own costs. Twice a year we have the recurring expenses of printing, postage stamps (now at .44¢) envelopes, and time outlay to mail assessments and the Annual Meeting paperwork. In order to lower the costs to the Homeowners, we are going to put on the website paperwork that is not sensitive and notify you by email/phone that it is available on line. Personal information, assessments and proxies, will be emailed to your personal email account in PDF form. The savings in one year would be quite noticeable. We are very appreciative of Sandra S. keeping our email list and making those calls and email pushes when needed. Please submit your email address to Sandra as soon as possible. Of course, we will always print what is needed for those who choose not to go on-line, we just need to have you let us know so we can get you your information in a timely manner. You will get a second notice by email if your assessment goes unpaid after one month. If we don't hear from you we assume there is a problem and we will make contact by postal mail.

TREASURER'S REPORT: Monthly financials for PTHA and ACC have been accepted by board. To date, the budget is on schedule.

ACC REPORT: a few home improvement applications are under way. The ACC is diligently working on completion of outstanding items; we thank them for their time and effort they spend on our behalf.

At any time you may view or print the updated CC&Rs, By-Laws, Articles of Incorporation, Newsletters, Minutes, and Water Reports at www.placitastrails.com.

WELCOME COMMITTEE: On behalf of the PTHA, we welcome all of our new neighbors. If you haven't been officially welcomed, or have a neighbor that is new, please call Renee Connor!!

NEIGHBORHOOD NETWORK WATCH: Notice of emergencies will be posted on our website by clicking on the "URGENT" link. If you move, or choose to have your email address removed from the list, please contact Sandra. As always, the quickest way to notify homeowners of an emergency is through email. Please update Sandra S., Jan L. or a Board member if your email

address changes or if you haven't supplied your email address to us at all. *We will not give your email to anyone else!!!* **PLEASE HELP: A new caller is needed for our Neighborhood Network. You do not need to be in Group 1 to make calls, just a good neighbor. Please call Sandra S. if you can help out!**

AD HOC AND ROAD COMMITTEE: For your information, the following link is for One Placitas: <http://www.oneplacitas.com> Roadrunner Trail appears to need some work due to abrupt stop-and-starts of our local garbage collector. Our committee is on this.

THE WELCOMING COMMITTEE: If you interested in Coordinating or becoming a member of the Welcome Committee, please contact Renee C., It's a great way to meet new neighbors and maybe some welcoming parties this summer would be warranted!

BULLETIN BOARD items can be submitted to ptha@placitastrails.com and once approved it will be posted on the website.

SEMI ANNUAL MEETINGS: as stated during the November Annual Meeting, semi annual meetings will not be held unless there is good cause. Due to the struggle to get quorum without pressing business on the agenda, the cost and effort are unnecessary. A special meeting can be called if we find that a situation requires it.

OUR CONDOLENCES to the family of Victor Sizemore, who passed away on April 3rd.

KOB.COM is where you can find a report posted by Eyewitness News 4 regarding light pollution. Gov. Bill Richardson signed the legislation called the "Night Sky Protection Act". *"The wrong light bulb aimed in the wrong direction could earn you a \$25 fine across New Mexico."* Click on the following link for information: <http://www.kob.com/article/stories/s865641.shtml> We have had a few concerned neighbors ask about the new developments that are not Trails that have bright lights; you now have someone to call to rectify the situation. As always, if you can reach your neighbor, please talk to them first!



DoggyBites . . . *neighborly suggestions*

- *Please control your doggy's barking*
- *Avoid antagonizing confined pets*
- *Please clean up after your pooch (Coyote droppings are an official part of the landscape!)*

(Please refer to your 2009 directories for phone numbers of contacts mentioned in this Newsletter.)

The ACC meets the first Thursday of the month. Submit plans prior to 5:00 pm the Monday prior to the meeting. Materials may be mailed to 121 Placitas Trails Road or hand delivered to that address.

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Member at Large: *Hildred Huyssoon*

ANNUAL PLACITAS TRAILS HOMEOWNERS ASSOCIATION MEETING

7:00 pm, Wed., Nov 18, 2009

PLACITAS PRESBYTERIAN CHURCH

6:30 Light Refreshments will be served

Voting on:

**One Amendment to the CC&Rs
and three New Board Member Openings**

A quorum is necessary to do Placitas Trails business. We hope that you can attend, but if not, please give your proxy to another homeowner, Board Member, or mail it to the address below. Meetings are conducted according Robert's Rules of Order.

ANNUAL MEETING: On the agenda is an item that the PTHA Board would like to discuss and vote on at the annual meeting: an Amendment to the CC&Rs:

Amendment #1

Addition to CC&Rs, Article IV, 4.3, B, (x) "All erosion control plans must be submitted to the ACC and approved prior to the commencement of work on your property." Inserted as the second sentence, prior to "It is recommended . . ."

The reason this change is needed is that there have been multiple issues and conflicts among neighbors and we hope this prior approval will prevent any future conflicts.

Please review the minutes of the 2008 PTHA Annual Meeting. We will vote to approve the minutes at this year's meeting.

SUMMARY OF THE PTHA BOARD MEETINGS TO DATE: A new mailbox bulletin board has been created. Thin plastic coverings were attached to the left and right ends of the mailboxes. Please feel free to tape your notices, as it is now approved by the post office. We ask that you take down your notices in a timely manner.

Placitas Trails has experienced a couple of foreclosures and the assessments are on hold until the foreclosures are resolved. There are two outstanding assessments.

As the weather cools, a Xeriscape will be implemented at the entrances to Trails on the West and East ends.

Solar lights were installed at the west entrance to cut down on the cost of electricity. Apparently they were not bright enough so the project was cancelled. We had hoped to cut the cost of our electric bills at the entrances to Trails.

Due to the economy, we are trying to find ways to cut our own costs. Twice a year we have the recurring expenses of printing, postage stamps (now at .44¢) envelopes, and time outlay to mail assessments and the cost of the Annual Meeting paperwork. In order to lower the costs to the Homeowners, we are going to put on the website all paperwork that is not sensitive and notify you by email/phone that it is available on line. Generic proxies, the agenda and other necessary paperwork will be emailed to your account in PDF form. Sensitive information will not be emailed such as our budget. You will receive other information at the annual meeting. The savings in one year would be quite noticeable.

We are very appreciative of Sandra S. keeping our email list and making those calls and email pushes when needed. Please submit your email address to Sandra as soon as possible if you have not already done so. Of course, we will always print what is needed for those who choose to not go on-line; just let us know so we can get you your information in a timely manner. Please hit your "read receipt" button was prompted to so that we do not have to send postal mail to you.

In the beginning of the year, you will receive a second notice by email if your annual assessment goes unpaid after one month. If we don't hear from you we will assume there is a problem and we will make contact by postal mail.

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update Sandra S., Jan L. or a Board member if your email address changes or if you haven't supplied your email address to us at all. *We will not give your email to anyone else!!!* Deb D. has volunteered to take over Group I for the Neighborhood Network. Thanks to all our callers for their quick actions when needed!

AD HOC AND ROAD COMMITTEE: For your information, <http://www.oneplacitas.com> is the link is for One Placitas.

Roadrunner Trail appears to need some work due to abrupt stop-and-starts of our local garbage collector. Our committee is on this.

Please call Russ R. at 404-8285 if you have road concerns – he will get right on that too!

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NOTE FROM THE EDITOR: I want to thank the Board and the ACC for work done over the last few years. Although they are an expressive group, they have accomplished a variety of items. Here's just a few:

- Prevailed in limiting access through Norte Trail
- Moved the mailboxes for driveway access
- Fixed the gravel area at mailboxes
- Streamlined the new mailboxes with plastic side bulletin boards
- Re-stuccoed both the front entrances
- Painted the signs after years of sun
- Lowered the PTHA Board liability insurance by 59.3%
- Coordinated with the PT Water Co-Op in developing a website for Trails
- One Placitas: became members of the Placitas community of Homeowners Associations for instant networking throughout Placitas

Currently working on:

- Encroachments of Southwest Asphalt into Trails – watching closely with county workers
- Roadrunner Trail damage from garbage truck
- Re-asphalting Trails West
- Watching Anasazi Petroglyphs for multi-family dwelling

(Please refer to your 2009 directories for phone numbers of contacts mentioned in this Newsletter.)

	2009	2010	2011	2012
One Year Term	Eddy B.	<i>Eddy B.</i>		
Two Year Term	Nora T.	Nora T.		
Two Year Term	Hildred H.	Hildred H.		
Three Year Term	Deb D.	<i>Deb D.</i>	<i>Deb D.</i>	<i>Deb D.</i>
Three Year Term	Russ R.	<i>Russ R.</i>	<i>Russ R.</i>	<i>Russ R.</i>

According to the CC&Rs, the Placitas Trails Homeowners Association elects new board members at its annual meetings. For the coming year there are two three-year terms and one one-year term. Nora Timmons has volunteered to head the Nominating Committee. If you would like to volunteer for one of these positions, please call Nora and make your request known. If you would like to become a board member we would love for you to volunteer.

Please contact any current board member to submit your name. As always, names will be taken at the Annual Meeting. If your name is submitted, we ask that you be at the meeting or that a letter affirming your commitment be presented to the Homeowners. Debbie DeGrauw and Russ Ruhl have volunteered to continue their services for the two three-year terms. Eddy Benz has also volunteered to extend his one-year term for 2010.