

# PLACITAS TRAILS HOMEOWNERS ASSOCIATION NEWSLETTER

## Board Members


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

April 2010

*a printed newsletter is available upon request*

Secretary: *Hildred Huyssoon*  
Treasurer: *Christopher Leicht*  
Member at Large: *Nora Timmons*

## SUMMARY OF THE FEBRUARY/MARCH/APRIL PTHA

 **BOARD MEETING:** The Board and ACC are in the process of updating their user manuals. So many years of history and hard work is evident by past Boards and ACCs. The goal is to keep interconnected and consistent in all procedures linking both entities.

**TREASURER'S REPORT:** Christopher has presented, and the board has accepted, the monthly financial statements through March 31. We are on task.

**ACC REPORT:** John Verdugo is our current ACC Chairman. Russ Ruhl has done an enormous job of facilitating the workload and making it easier to get business done. Administration will be working closely with both the Board and the ACC to coordinate records.

It is important that neighbors make every effort to reach harmonious solutions regarding issues within the neighborhood. If all other avenues fail, you may submit a *PTHA Covenant Violation Form* to the PTHA Board at the address listed at the bottom of this page. Each form will be reviewed by the Board and referred to the ACC if necessary. You can find this form on our website, under "Documents".

[www.placitastrails.com](http://www.placitastrails.com) During the middle of May, there will be uploading of more documents and forms so homeowners can have easier access. The *Design Approval Request Form* will be first. You will be able to download, fill in, and the mail it to the PTHA address below. A color chart for on-line viewing is also being created to show trim colors previous boards have accepted Please make sure that you "refresh" or "re-load" the initial website page when you view it. This will ensure that all new updates are fresh. At any time you may view or print the updated CC&Rs, By-Laws, Articles of Incorporation, Newsletters, Minutes, and Water Reports.

**DESIGN APPROVAL REQUEST:** In order to help protect homeowners' property values, the Board/ACC are responding to the rash of **major improvements** done without following the CC&R guidelines.

(Page 36 of CC&Rs) "Fee changes shall be determined by majority vote of the ACC". It was determined by majority vote at the April 15<sup>th</sup> ACC meeting, to make the following changes:

1. Increase the "Remodeling application fee: \$50 instead of \$10;
2. Increase the "Remodeling deposit: \$200 instead of \$50.

The deposit of \$200 will be refunded upon approved completion of the project. If you are not sure if your

improvement needs ACC approval, a quick call to any ACC member will answer that question and save you the imposition of a fine.

CC&Rs state that you must file a plan with the ACC and not begin construction until you have been approved. The Board strongly urges homeowners to verify before starting a project.

The CC&Rs **require** compliance and offer a penalty against owners who violate the CC&Rs. (Page 33 of CC&Rs, Article V.5.1 par.2) **If** the Board/ACC has to take action against a homeowner for the obvious violation of **not requesting** a design approval before commencing a project, a fine of \$150 per month will be imposed, according to the CC&Rs, bearing interest until the violation is corrected. It is the responsibility of the Board to act "... *on behalf of the Association to preserve the integrity of the Placitas Trails Subdivision by enforcing compliance with the Declaration...*" (Page 10, Article VIII, j)

**The PTHA Articles, By-Laws, CC&Rs** are on file at the Sandoval County Courthouse. They charge a per page fee to file. Our CC&Rs are a total of three filings: 2 amendments and the original CC&Rs. So if you go the courthouse you should request all three. But if you download from the website, you will get all the pages in one PDF document.

**THE PTHA BOARD** meets the first Monday of each month. The ACC meets on Thursday of the following week. Please submit plans to the PTHA address listed below, or give them to either the ACC Chair or administration. All plans must be submitted by 5:00 pm the Monday prior to the ACC meeting.

**WELCOME COMMITTEE:** On behalf of the PTHA, we welcome all of our new neighbors. Jennise Phillips is our new Welcome Committee Chairperson. If you haven't been officially welcomed, or have a neighbor that is new, please call Jennise or email administration at [janlap@comcast.net](mailto:janlap@comcast.net). Are you interested in becoming a member of the Welcome Committee? - It's a great way to meet new neighbors and maybe some welcoming parties this coming year would be warranted!

**NEIGHBORHOOD NETWORK WATCH:** If you move, or choose to have your email address removed from the list, please contact Sandra Schakel or Jan LaPrelle. As always, the quickest way to notify homeowners of an emergency is through email. Please update Sandra, Jan, or a Board member if your email address changes or if you haven't supplied your email address to us at all. Thanks to all our callers for their quick actions when needed!

**THE COVENANTS** state that one SMALL political sign may be placed in your yard 30 days before an election and must be taken down within 24 hours after. That means that you can start putting up signs on May 1st for the June 1st election and not before.



**NOTE FROM THE EDITOR:** Your 2010 Assessment underwent a new process this year. We emailed the assessment to those whose emails we have. It may take a bit of getting used to but it sure saves in time and postage. Thanks to everyone for being so pa-

tient. We have a little over 80% of our homeowners' assessments paid to date.

**2010 DIRECTORIES** are printed and most have been delivered. If you haven't received yours, please call your Group Leader. Thanks once again to Rudy Klimpert for another wonderful Placitas Trails Cover.

Please notify us at [janlap@comcast.net](mailto:janlap@comcast.net) if you have a change in mailing address, phone number, a new neighbor to be welcomed, or other pertinent information – and let us know if it is ok to put the change in the newsletter. Thanks!