

PLACITAS TRAILS HOMEOWNERS ASSOCIATION NEWSLETTER

Board Members

President: *Deb DeGraauw*
Vice President: *Eddy Benz*

JULY 2010

a printed newsletter is available upon request

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

TREASURER'S REPORT: Christopher has presented, and the board has accepted, the monthly financial statements through May 31. Chris will do a projected financial analysis for 2011.

ACC REPORT: Many projects have been started without ACC approval and the committee has been working to notify homeowners about the necessity of submitting a plan. Thanks to those who have been gracious and complied with the CC&Rs so quickly.

www.placitastrails.com The **Design Approval Request Form** is available on-line for your remodeling or construction plans. You will be able to download, fill in, and then mail it to the PTHA address below. It is located in the ACC Activities folder.

Trim Colors Standards: Gray-Greens, Blue-Greens, Blues are now available for viewing on line. These are PMS (Pantone Matching System) colors that have been selected by previous Boards and ACCs as approved trim colors. They are for viewing only.

Thanks to Rod B's web expertise, you no longer have to "refresh" or "re-load" the initial website page when you view it. It is now automatically updated! 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 quickly responding to construction/remodeling done without filing a plan first with the ACC.

As a reminder, the fee to submit a plan is \$250 of which \$200 is refundable when the project is completed and approved. 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. According to Appendix B, if the violation of construction or remodeling is done without an approved plan, an immediate fine of \$150 will be imposed. So please "verify" before starting your project. Your neighbors will appreciate it!

The PTHA Articles, By-Laws, CC&Rs are on file at the Sandoval County Courthouse. 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. It is easy to search the whole CC&Rs for one word,

just click in the toolbar, "edit" then "find" and type in the word. The results are all the times that word is in the document. Beats searching the paper version!

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 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 and we will get that information to Jennise. The PTHA and Placitas Trails Water Coop are working together with the Title companies to make sure all new homeowners are aware that we have CC&Rs, they don't always check and we don't want new homeowners to be surprised!

NEIGHBORHOOD NETWORK WATCH: If you move, or choose to have your email address removed from the list, please contact Sandra Schakel or Jan LaPrelle. If a new neighbor needs to be welcomed, or other pertinent information—let us know if it is ok to put the change in the newsletter. 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!

HAVE A WONDERFUL 4TH OF JULY!

NOTICE OF SPECIAL MEETING: There will be a "Special Meeting" on Thursday, July 22, 2010 at the new Placitas Community Library, 7:00 pm. The meeting is for the purpose of discussion CC&R requirements for solar collector installation, as well as voting on a special assessment in case of litigation. Please note that the Board has not obligated any monies regarding the pending violation. The Board is seeking the counsel of the homeowners prior to taking any action.