



# Las Campanas Owners Association

## LAS CAMPANAS COMMUNITY NEWSLETTER August 2016

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### Upcoming Las Campanas Events

September 5, 2016	LCOA Office will be <b>CLOSED</b>	<b>Labor Day Holiday</b>
October 12, 2016	10:30 AM - Water & Sewer Board Meeting	LCOA Office
October 26, 2016	10:30 AM - LCOA Board Meeting	LCOA Maint. Office

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### Welcome New LCOA Property Owners

Arnold & Karolyn Cruze	Estates III
Nicholos & Carlie Venditti	Park Estates
Edward John & Dana Greeves	Park Estates
Mark Holland	Estates II
Carlos Alvarez & Zsuzsanna Tomay-Ybly	Estancias II D
Elizabeth Garfield	Los Santeros
William Dodge & Terry Michel	Estates I
James Hale	Estates III
Robert & Mary Stroupe	Park Estates
Martin (Marty) Madden	Estates II
Carmine & Barbara Anne Vena	Estates I
Carleton & Gail Davis	Estates IV
Aaron Brown & Charlotte Raynor	Park Estates
Lee Cohen & Sherly Chinowth	Las Terrazas
Philip & Silvana Smith	Estates III
Peter & Amy Mercieca	Estancias II D
Michael & Susan Uremovich	Estates VII.2
Mario & Nadia Castaneda	Estancias II D
Denis & Camille Hallman	Silver Mesa

William Prull & Jodi Vevoda	Estancias II D
Carrillo Construction, LLC	Estates VII.2
Mark Thomas	Estates VII.2
Craig & Cydne Johnson	Pueblos
Steven & Catherine Miller	Estancias
Ronald & Ellen Berger	Estates III
Erasmus & Elfida Estrada	Estates II
Murray Sutton & Shirley Green	Estates I
Erasmus & Elfida Estrada	Estates I
James & Sherry Buch	Pueblos
Gary & Katherine Lawrence	Estates V.2
Tommy Gardner & Darkene Streit	Estates III
Sallie Jackson	Las Terrazas
James & Kimberly Lightfoot	Estates VII.2
James & Loryn Staley	Club Casitas
Sunil & Sujata Desai	Estates III
Chris & Melissa Mann - Joe & Carole Colvin	Estates II
Joseph & Natalie Kincaid	Estates I
Michael & Colleen O'Boyle	Estancias I
D. Gregory Valenza	Estates VII.2
Susan Krizelman & Gary Weisbart	Estancias II C
Jeanne' Sei Wilson	Las Melodias
Sierra West Sales Corporation	Los Santeros
Gene & Beverly Drummond	Estates I
Jerry & Nanci Puckett	Park Estates
Randall & Lynn Scott	Estates II
Richard & Sharon Ott	Pueblos

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### Haciendas - Parade of Homes 2016 Parade Information:

August 12-14 ~ 11:00 AM to 6:00 PM

August 19-21 ~ 11:00 AM to 6:00 PM

Free Twilight Tour at select homes on August 19 ~ 4:00 PM to 9:00 PM

**The Santa Fe Area Home Builders Association would like to welcome you to the Haciendas - A Parade of Homes. Tickets** can be purchased online through the [Lencic](#), at each house during the event, at Counter Intelligence LLC (1512 Pacheco St Suite C204, Santa Fe 87505) or stop by the Santa Fe Area Home Builders Association office located at 2520 Camino Entrada Unit B Santa Fe, NM 87507 for your tickets and magazine!

**Check out the Haciendas Parade of Homes  
[DIGITAL MAGAZINE](#)**

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## Message from Management – Paul Skojec

**Mark Your Calendar!**  
**Annual Homeowners' Meeting**  
**October 26, 2016 at 10:30 AM**

The results of the elections for the Board of Directors will be announced at this meeting. It is important that the voice of ALL members be heard in this election. The Board of Directors is your representation regarding the governance of the community and your vote counts!

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### ASSOCIATION PROJECT - Community Street Project Update

#### ***CRACK FILLING:***

You will soon see Association staff finalizing the process of crack filling our streets. In this operation, cracks between ¼" and 1" are filled with a hot rubberized sealant that is extruded into the cracks. This material sets up within minutes so traffic control is limited to the area adjacent to the work. Streets will not be closed nor is it necessary to move your vehicles for this part of the project but when driving in an area adjacent to the work please obey all signs and directions from crew personnel.

#### ***SLURRY SEAL COATING:***

Interstate Pavement Resurfacing (IPR) is working with the Association and is scheduling a slurry seal resurfacing for the Casitas, Pueblos, Estates VII.1, Los Santeros and the Trailhead Phase II in the late fall, weather dependent. For those residents in these areas, specific communication will be sent to each of you regarding the phasing of the project and any street detours. Please obey all signs and directions from crew personnel.

We recognize that there will be some inconvenience involved with this project, but if we work together, we can keep it to a minimum and come out with excellent results.

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#### ***Alert for All Dog Owners:***

#### ***Keep Dogs Leashed and Respect Owners Private Property***

We all love our pets. We cherish our beloved dogs and cats and other pets. Many consider their pets to be just as important as a family member, sometimes even more important than members of their own family.

Homeowners love their homes. They have invested financially, emotionally and physically into their homes and work to preserve their investment and the property that surrounds it.

We want to remind everyone that the leash law is a county wide ordinance. Failure to obey leaves you personally and financially liable should your dog cause injury or property damage.

If you are going for a jog or a walk with the family dog, please remember to carry a disposable bag with you on your outings together. Sometimes the family dog has to "go" at the most inconvenient

time (in the neighbor's yard, in the common areas, etc.). Please make sure you are prepared ahead of time for these special outings.

***Kindly respect the family orientated environment Las Campanas offers to all residents. Please clean up after your pet. It's a social and lawful responsibility.***



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### **Quarterly Assessment Fees**

Quarterly assessment fees are due the first day of each new quarter (January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup> and October 1<sup>st</sup>). It is our intention to make payment of your quarterly assessments as convenient as possible. You may pay by mail, remit payment to the bank lockbox, pay by direct debit authorization or pay online with our bank, Mutual of Omaha Community Association Banc (subject to a nominal fee). Please contact the Association office if you need any assistance with setting up or remitting your quarterly assessments.

### **Are You a Member of the Las Campanas Master Association Email Group?**

In an effort to manage the Las Campanas Master Association in a friendly, effective and efficient manner, please help us with the following: If you are moving, selling a home or, have changed your e-mail address or have enhanced your participation on the “information highway” and have an e-mail address, please contact our office at 505-820-7220. We need your updated home addresses and bill-to mailing information, phone numbers and e-mail to maintain an accurate database. Also, having your e-mail address is an efficient and cost-effective venue in which the HOA can keep our residents abreast of what's happening in the community! Register your email address by emailing your name and email address to [communications@lascampansowners.com](mailto:communications@lascampansowners.com).

### **Design Review Committee – I Love It! It's Perfect! Now Let's Change It! Reminder Regarding Modifications**

Please be reminded that in addition to ANY new construction, ANY exterior improvement or revisions at Las Campanas, including but not limited to structural improvements or additions, exterior finishes including stucco, painting, and re-roofing, site work, landscape, sculptures/artwork, and play equipment MUST be approved in writing by the Design Review Committee (DRC) PRIOR to construction or placement of the addition, revision or finish. If you are

starting any exterior work, please call Kim Visser (Director of Design Services) at 505.204.7824 or via email at [kvisser@lascampanasowners.com](mailto:kvisser@lascampanasowners.com) to verify the approval of your project.

### **In Closing...**

Please feel free to call me with your ideas, concerns, and questions regarding the community at any time. All correspondence should be addressed to the Las Campanas Owners Association and mailed to 366 Las Campanas Drive, Santa Fe NM 87506.

Our general office hours are 8:00 AM to 5:00 PM Monday through Thursday and 8:00 AM to 4:30 PM on Fridays.

Most Cordially,

*Paul Skojec*  
General Manager  
505.820.7220  
[pskojec@lascampanasowners.com](mailto:pskojec@lascampanasowners.com)

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## **Board of Directors Asks Owners for Consent to Amend the Covenant Violation Policy, Procedures & Fine Schedule**

At the July 27, 2016 Board of Director's Meeting, a discussion was held pertaining to amendments to the existing **Covenant Violation Policy, Procedures & Fine Schedule**. Prior to adopting this policy as amended, the Board asked that the policy be published in this newsletter and if there is any feedback, you may send an email to our General Manager at [pskojec@lascampanasowners.com](mailto:pskojec@lascampanasowners.com) and he will forward the feedback to the Board of Directors, prior to our next meeting to be held on October 26, 2016 at 10:30 AM where this policy will be on the agenda for adoption.

**Additional background information:** The Covenants Committee met on February 10, 2016 and again on March 9, 2016 to review a standardization of the violation letters and updates to the Fine Schedule. The Association's legal counsel has also reviewed and provided updates to the Covenant Violation Policy, Procedures & Fine Schedule and Owner letters.

### **THE LAS CAMPANAS MASTER ASSOCIATION COVENANT VIOLATION POLICY, PROCEDURES AND FINE SCHEDULE**

The Board of Directors of The Las Campanas Master Association (Association) hereby adopts the following policy, procedures and fine schedule as they relate to covenant violation(s) as defined<sup>1</sup> in its Articles of Incorporation, Bylaws, Master Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements, and Master Design Guidelines (collectively known as Governing Documents)

1. Consistent with the Governing Documents, and New Mexico law, an Owner is responsible for his/her own actions and conduct, and the actions and conduct of any occupants of his/her Unit, including but not limited to, family members, tenants, guests or invitees.

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<sup>1</sup> Capitalized terms have the same meaning as those terms defined in the Governing Documents.

2. Potential violations (complaint) of the Governing Documents must be reported to the General Manager of the Association in writing using the attached form. Potential violations can also be determined directly by the Association employees, in which case no complaint form is required.
3. If a written complaint is submitted to the Association, the General Manager, or Association employee to whom the General Manager has given this responsibility, shall determine whether the complaint identifies an alleged violation of the Governing Documents. If so, the Association shall attempt to contact the alleged violator (Owner and/or occupant) to discuss the complaint prior to mailing (first class or registered) a notice of alleged violation to the Owner. Generally, the first notice will be a courtesy notice and will not contain a fine. However, the Association can vary from the policy, at its discretion, and impose a fine based on the first violation if it deems that a fine is warranted for the first violation. Furthermore, the Association intends to impose fines for certain violations based on the first letter sent, as set forth in the attached Fine Schedule.
4. If the violation is not cured after the courtesy notice is sent, or if the violation reoccurs within a time period determined by the Association (through the Board or the General Manager), the Association may issue an additional notice of violation. Such notice shall advise the Owner that, if the violation is not cured within the time period indicated in the notice of violation, the Owner shall be subject to fines pursuant to the Fine Schedule. However, the Association can vary from the policy, at its discretion, and impose fines with the issuance of this letter. Furthermore, the Association intends to impose fines for certain violations from the first letter sent, as set forth in the attached Fine Schedule.
5. If the violation is not cured after the first notice of violation is sent, or if the violation reoccurs within a time period determined by the Association (through the Board or the General Manager), the Association may issue a second notice of violation. Such notice shall include (a) the nature of the alleged violation; (b) the proposed fine to be imposed for non-compliance; (c) a period of not less than fifteen (15) days from the date of delivery of notice within which the Owner may present a written request to the Covenants Committee for a hearing to present an oral and/or written opposition to imposition of the proposed sanction; and (d) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge has begun during the Hearing Request Period. This notice of violation shall be used for the first letter to be sent to Owners in violation of the short-term rental restrictions.
6. If the violation is not cured after the second notice of violation is sent, the Association may send Notices of Continued Fines for Non-Compliance in accordance with the Fine Schedule. The Association may also pursue any other legal remedies available to the Association.
7. If the nature of the alleged violation is such that, in the sole discretion of the Board of Directors, it poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the members of the Association, then the Association may forego any appeal process and may immediately seek remedy through law suit or other means, such as self-help (e.g., the towing of vehicles in violation of parking rules and regulations). The responsible Owner shall pay all associated costs, including reasonable attorney fees.

#### Hearing Process

A request for a hearing can be filed by the Owner, within fifteen (15) days of the notice of alleged violation (Hearing Request Period). It must be submitted in writing to the Covenants Committee.

1. If a hearing is requested, it shall be held by a special meeting of the Covenants Committee, scheduled at the earliest, mutually convenient time. The Covenants Committee shall determine the amount of fine to be imposed. Fines may be imposed as described in the original notice, but, at the discretion of the Covenants Committee, may be suspended if the violation is cured within the Hearing Request Period. If the Owner has received additional violation notices from the Association prior to the hearing with the Covenants Committee, the Covenants Committee may hear the Owner's appeal on all such notices at the same hearing and make a determination of all fines to be imposed based on such violation notices.
2. Covenant Committee decisions may be appealed to the Board of Directors, in writing, within thirty (30) days of the Covenant Committee's decision.
3. Hearings conducted by the Covenants Committee or the Board of Directors pursuant to the Governing Documents shall not be open to the public, except at the discretion of the Board of Directors and with the consent of the Owner.
4. If no request for hearing is filed, fines will begin five (5) days after the expiration of the Hearing Request Period.

Fine Schedule

The attached Fine Schedule and its implementation relative to a violation of the Governing Documents shall serve as a guideline for the Association. However, the Covenants Committee and the Board may vary from the Fine Schedule at its discretion, depending on the nature of the violation, the number of present violations, and the number of prior violations.

Any past due fine shall bear interest and be subject to the same collection remedies as any unpaid assessment. In addition to the foregoing, the Owner against whom the fine is imposed is also liable for any common expenses caused by the misconduct of such Owner (or any person for whom the Owner is responsible), including any legal fees or costs incurred by the Association to bring the Owner into compliance with the Association's Governing Documents.

This Policy, as amended, shall become effective immediately upon adoption by vote of the Board of Directors. Adopted, as amended, on October 26, 2016 by the Board of Directors of The Las Campanas Master Association.

**EXHIBIT A - FINE SCHEDULE**

The following fine schedule has been adopted for all recurring covenant violations:  
(Every 30 days for continuing violation of the same covenant or rule.)

<b>Timing of Notice</b>	<b>Violation Type</b>	<b>Description of Notice</b>	<b>Amount Charged to Owner's Account</b>
Upon Discovery of Violation	First Violation	Courtesy Notice	\$ 0.00
30 Days After Courtesy Notice	Second Violation	Notice of Violation	\$ 0.00
30 Days After Notice of Violation	Third Violation	Second Notice of Violation	\$200.00

30 Days After Second Notice of Violation	Fourth Violation	Notice of Continued Fine for Non-Compliance	\$300.00
30 Days After Notice of <u>Continued</u> Fine for Non-Compliance	Fifth Violation	Notice of Continued Fine for Non-Compliance	\$400.00
30 Days After Notice of <u>Continued</u> Fine for Non-Compliance	Sixth Violation	Notice of Continued Fine for Non-Compliance	\$500.00
30 Days After Notice of <u>Continued</u> Fine for Non-Compliance	Seventh Violation	Notice of Continued Fine for Non-Compliance	\$600.00
30 Days After Notice of <u>Continued</u> Fine for Non-Compliance	Eighth Violation	Notice of Continued Fine for Non-Compliance	\$700.00
30 Days After Notice of <u>Continued</u> Fine for Non-Compliance	Ninth Violation	Notice of Continued Fine for Non-Compliance	\$800.00
30 Days After Notice of <u>Continued</u> Fine for Non-Compliance	Tenth Violation	Notice of Continued Fine for Non-Compliance	\$900.00

Upon a determination that an Owner is in violation of the leasing provisions set forth in Section 4.3.2 of the Master Declaration, as amended, the Association has established a system of fines for the purpose of securing compliance by the Owner in violation.

(Every day for continuing violation of the leasing provisions of Section 4.3.2 of the Master Declaration, as amended.)

<b>Timing Notice</b>	<b>Violation Type</b>	<b>Description of Notice</b>	<b>Amount Charged to Owner's Account</b>
Upon Discovery of Violation	First Violation	Notice of Violation	\$250.00 Per Day
30 Days After Notice of Violation	Second Violation	Notice of Fine for Non-Compliance	Continuing Per Day Amount \$250.00

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**AGING IN PLACE WORKING GROUP  
QUARTERLY REPORT / MAY - JULY 2016**  
Las Campanas Owners Association

Work Group Members: Lori Adcock, Terri Harvell, Priscilla Munro, Doug Strasser and Jim Wurts  
The AIP Work Group is part of the Community Relations Committee.

**The following is our progress to date:  
Phase I Research - completed March, 2016**

- Conducted Owner/Resident survey finding strong interest in aging in place, CCRCs, and Village concept. Identified and documented approximately 50 local or regional



services/providers and met with 9 for deeper research. Located several Websites and approximately 25 articles on Elderly Services and related Aging in Place information.

### **Phase II Reporting - completed May, 2016 (all info on LCOA Web Site)**

- Prepared and published a 44 page set of reports.

### **Phase III Education Programs (presentation) - completed June 2016**

- Well attended (98) and well received presentation at the Club. Post presentation survey very positive with high interest in follow-up presentations on the Village program and by a CCRC provider. 70% of comments were positive and 28% were questions or concerns, only 1 negative.

### **Phase IV Implementation - Currently underway**

- Active effort with Santa Fe Neighbors Village program. We have 3 AIPWG members involved with the program in key roles. Santa Fe Neighbors Village is planning an October 2016 roll-out.
- Additional educational presentations related to CCRCs and the Village are being considered for the future. Dates TBD.

### **Status of the AIPWG going forward:**

We believe we have fulfilled our original approved mission. Therefore, we will no longer meet regularly as an active Work Group, but we will operate on an "as needed" or "on call" basis from this point forward. If new issues or opportunities present themselves we are prepared to re-activate the Work Group. Individual plans are as follows:

- Doug Strasser, will remain chair of the Work Group and will be available to coordinate future efforts and set-up provider presentations as needed, e.g. we may wish to have a formal CCRC provider presentation or a Village presentation similar to what we did on June 15th at the Club.
- Terri Harvell will assist with Village program and help with any future provider presentations as needed.
- Jim Wurts will continue to work with the Village program in the area healthcare resources.
- Priscilla Munro and Lori Adcock will work together directly with the Village effort in Santa Fe. Priscilla will be our main contact person.

Doug Strasser, AIP Working Group Chair

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## **Update on the Santa Fe Neighbors Village**

By: Lori Adcock MD

When the Aging in Place work group presented information to residents on options regarding "next steps" in their living arrangements as they aged, a survey was taken after the presentation. The responses conveyed an overwhelming interest in the Village model which endeavors to keep older adults in their homes longer. For those who are not familiar with the Village concept, it is simple. The Village is a nonprofit organization that matches up older adults with pre-screened volunteers who provide help with transportation, and household tasks such as shoveling snow, changing light bulbs, moving trash barrels and dog walking to name a few. It also provides a list of vetted service providers and arranges educational, social and cultural opportunities to members.

Accordingly, we would like to update everyone on a Village in Santa Fe that is currently in development. It is called S.F. Neighbors (S.F.N.), and will serve the Las Campanas area. Several Las Campanas residents are currently on the steering committee, and are intimately involved in its development. At the present time the S.F.N. Village is closing in on a fall launch date. Informational meetings will be scheduled in Las Campanas before and after the launch, and volunteers are currently being recruited.

If you would like more information on volunteering contact Priscilla Munro at [Prismunro@mindspring.com](mailto:Prismunro@mindspring.com)

For any other questions or information you can contact Priscilla at the above address or Lori Adcock at [lori.adcock@gmail.com](mailto:lori.adcock@gmail.com)

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## **ENHANCED CELLULAR WORKING GROUP QUARTERLY REPORT MAY - JULY 2016**

Las Campanas Owners Association

Committee Members: Robert Kiely, David Harris, Dennis Little, Gary Fisher, Kay Lee (LC Club), Al Antonez (LC Club) and Paul Skojec

A Request for Information was created and distributed to three wireless infrastructure companies which build infrastructure for the major cellular service providers and to one alternative Wi-Fi technology company. Three companies responded to the RFI by the due date of July 1; Gravity Pad Towers, American Tower, and A Sound Look.

The Enhanced Cellular Working Group met on July 8, 2016 to review the responses.

The Working Group members were pleased with the responses from each of the companies, and most impressed by the level of detail of response from Gravity Pad Towers, and that Gravity Pad is a "local" company with experience in New Mexico.

The consensus from the Working Group members is that a recommendation is made to the Board of Directors, that the Working Group desires, and requests approval, to move forward in an exploratory, detailed dialogue with the Gravity Pad Towners company to better define what the infrastructure and management of the cellular enhancements may look like, and how Las Campanas can have access to the latest technological developments, as well as potentially earn income from wireless carriers that will enhance cellular services in the Las Campanas area. The results of these discussions will then be presented to the Board of Directors.

Robert Kiely, Enhanced Cellular Working Group Chair

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## **Safety and Security Corner - Tailgating**

Owners and Members are reminded to not click in vehicles in front or behind them at the gates.

The Las Campanas Masters Association will install "For Security Dial 0555" labels at all the gates to help reduce wait times. If you believe a vehicle entered without proper authorization please contact the Gatehouse by pressing "0555" at the call box or call 505-820-6220 from your phone, an Officer

will investigate the incident. Tailgating or piggy backing reduces the overall Safety & Security for Las Campanas and is a serious concern.

### **We're Here to Help**

Please don't hesitate to contact LCOA Security if you see or hear something inappropriate in the neighborhood; for example, a nonfunctioning gate, suspicious activities, or signs of water leaks.

While the LCOA Security Patrols operate 24/7, they can't be everywhere at once. The entire community benefits from faster response when we take the time to alert Security. By the way, if the LCOA Security phone number isn't in your cell phone contact list, you might want to take a moment to add it to your list of important contacts! **LCOA Security Gatehouse (505) 820-6226.**

*James Schertzing CLSD* ®  
Director of Safety & Security  
Direct: (505) 204-7830

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### **Covenants Committee Corner - Lighting** **Driveway lights cannot be on all night and/or every night**

*Section 3.22.2 of the Master Design Guidelines define three purposes for external lighting: **safety** (e.g., pedestrian and vehicular illumination), **security** (e.g., emergency) and **visual enjoyment lighting** (e.g., exterior living areas during waking hours). All must be circuited and controlled separately and motion detectors, timers and photocells are not allowed.*

Driveway lights are in the safety lighting grouping and thus are only to be on when it is expected that the owner or guests will be actually using the driveway, including when the owner is away from home for the evening expecting to return. Many of the driveway lights that we are seeing on every night (and usually all night) are solar powered fixtures that operate with a photo cell, turning on every night at sunset--while solar lights are certainly allowed, they must be configured so as not to operate in this manner, they must be able to be turned off (and to actually be turned off) when not needed to illuminate the driveway for use as discussed above. The same problem exists for driveway lights that are not solar but may be on a photocell or timer (not allowed) or which are just left on every night by the owner. One of the things that brought many of us to Las Campanas is the beauty of the dark high desert evenings, please be considerate of your neighbors and operate your driveway lights consistent with maintaining this environment and within our rules for safety lighting.

Throughout the week, our LCOA staff member and Covenants Coordinator will check the homes in the community for a variety of issues ranging from trash containers in view to parking issues and unapproved modifications to leftover holiday decor. In addition, certain seasons dictate the need to focus on particular violations that occur with high frequency.

***Thank you again!*** To all owners that have responded positively to the removal of all unapproved solar powered driveway and walkway lighting. If driveway and walkway lighting is desired, please submit all requests to the Design Review Committee for consideration and approval. As a reminder, all must be circuited and controlled separately.

If you have any questions, or need help with a potential problem, please contact LCOA staff member Estevan Rael ([erael@lascampanasowners.com](mailto:erael@lascampanasowners.com)). He will forward your concerns to the Committee.

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### **Newsletter Feedback Welcome**

The Communications Committee welcomes your feedback! The newsletter can always benefit from the input of our neighbors!

Email [Communications@lascampanasowners.com](mailto:Communications@lascampanasowners.com) with your comments and contact information.

All newsletters and articles will be archived on the Las Campanas website for your easy reference.