

## Summer Newsletter

Daniel Wirth stepped down as Water Chair.

Tersa Hansen agreed to serve as Water Chair, until the Board member elections in September.

### Special Assessment Projects

The drop pipe in the Forest Road 10 well has been replaced.

The Board is evaluating bids on the water line replacement projects.

### Board Actions

The Board voted to:

Accept a proposal from Bobby Eaton to develop a new website to provide better service to members.

Notify members whose water use is in excess of 8,000 gallons per month. This is the maximum level that is sustainable with our water rights and infrastructure.

Adopt a Common Area Parking policy, so that there is no parking on road easements. Parking on other SLPPOA common areas is by permission only. Contact the Board for restrictions and permissions.



# Sierra Los Pinos

## Property Owners Association

### Board Members

#### President

Scott DeWitt

#### Vice President/Firewise

Ann Cooke

#### Secretary

Donna Smith

#### Treasurer/Legal

Suzanne Star

#### Water

Tersa Hansen

#### Roads

Dave Stuedell

Angela Mielke

#### Architectural Control

Daniel Wirth

#### Long Range Planning

Tim Umscheid

#### Parks

Justin Owen

Contact the [Board](#)

### Upcoming Events

Mark your calendar:

#### Chat with Game and Fish

Meet Ariel Lee, our local Game and Fish officer. Bring the children and your questions and concerns. Get tips and ideas on living with the wildlife we encounter. August 10, 10 am at LCFD Station #2.

#### Board Member Elections

Ballots will be mailed to member in mid-August. Please return your ballot or come to the Annual Meeting

#### Annual Meeting

The Annual Membership meeting will be held on September 14, 2024 at 2pm in the LCVFD Station #2.

#### Board Member Changes

In July, Farita Tasnim resigned from the Board. We thank her for her service to the Board and the community.

## Wildlife

Lions and tigers and bears,  
OH MY.

OK, no tigers yet, but coyotes, raccoons, bobcats, skunks, porcupines, elk and deer. We live in a wildland area with lots of native wildlife.

Wildlife is attracted to food sources, in a chicken coop, rabbit hutch, bee hive, trash can, truck bed or even an open garage or window.

Please minimize the chances of an unfortunate animal encounter by cleaning up, installing electric fencing, closing pet doors.



## Water News

There have been no major leaks on the system of late.

For your information the anonymized water use from the July 2, 2024 reading is attached. SLPPOA can sustainably deliver about **8,000 gallons per month** per lot, given our water rights and infrastructure. The average use, for lots that used water, was 4,134 gallons and the median was 2,710 gallons.

A leak flag indicates that 1 gallon per hour for every hour over a 24 hour period flowed through the meter.

## Don't know your meter number?

Contact the [treasurer1@slppoa.org](mailto:treasurer1@slppoa.org) or [secretary1@slppoa.org](mailto:secretary1@slppoa.org)

## What's Up With Roads?

The Board is evaluating bids from 2 contractors for grading and road work after the monsoons.

## Speaking of Monsoons

Culverts that go underneath individual driveways are maintained by the homeowners.

Anything that passes under the road is handled by the HOA. With new road projects and trying to just overall take better care of the roads this would be really appreciated if people helped out.

If any homeowners needs help cleaning them contact Tim Umscheid or the Board. Tim will try to get as many fixed as possible.

## Fire Hydrant Replacement

We need some volunteers to assist Tim Umscheid in upgrading the FR10/Los Griegos fire hydrant.

Contact the Board or Tim to assist with this community protection activity.

## Check Before Building

Tis the season for home improvement projects.

Contact the SLP [Architectural Control](#) chair for the required approval process.

## We're On The Rise

Our finances are recovering from the 2022 budget overrun.

YTD account balances

- ✓ Reserve - \$79,183.81
- ✓ Operating - \$231,319.95
- ✓ Spec Assessment - \$24,717.78

That will provide contingency for any unexpected challenges with our water system and roads.

## Homeowners Insurance

Issues getting homeowners insurance? NM F.A.I.R maybe able to help.

<https://www.nmpropertyinsurance.com/>

## Do We Have Your Email?

Correspondence and system alerts are being sent via our electronic notification service. Send email changes/ updates to [email@slppoa.org](mailto:email@slppoa.org)

## For Other Community News

Check out the [Board](#) Facebook page, the [SLP Chat](#) Facebook page and the SLPPOA [website](#).

Meter ID	Past Read	Current Read	Usage	Exception
85396587	309951	308589	1362	
85396596	1405674	1383352	22322	L - Leak
85396599	630282	627387	2895	
85396600	725837	722202	3635	
85404037	82390	81883	507	
85404038	225294	223508	1786	
85404039	809620	807918	1702	
85404051	500377	500377	0	U - No Usage
85404053	626297	623920	2377	
85489137	589	589	0	U - No Usage
85489151	455306	448779	6527	
85489153	526321	521437	4884	
85503613	418300	416047	2253	
85503623	439855	433568	6287	
85503625	354106	351400	2706	
85503628	694837	694671	166	
85503638	1004184	1000384	3800	
85503641	222162	219381	2781	
85503644	843956	840129	3827	
85503645	196515	196126	389	
85503646	725093	720396	4697	
85503647	62806	62319	487	
85503815	84	84	0	U - No Usage
85504100	202368	202368	0	U - No Usage
85504113	517861	515924	1937	
85504116	325040	322502	2538	
85504119	356130	349363	6767	
85504120	325386	322385	3001	
85504127	535122	528484	6638	
85504128	420077	412740	7337	L - Leak
85504250	98785	91509	7276	
85504253	529772	526566	3206	
85504262	337719	335816	1903	
85504267	613896	603533	10363	
85504268	286889	280790	6099	
85504269	181509	176264	5245	
85504275	523337	511565	11772	
85504276	845294	840614	4680	
85504277	2577398	2545293	32105	L - Leak
85504278	234174	234174	0	U - No Usage
85504466	322078	317601	4477	

85504467	289737	287369	2368	
85504468	370168	367868	2300	
85504469	630481	626102	4379	
85504472	287111	282972	4139	L - Leak
85504486	383055	376104	6951	L - Leak
85504501	433539	429090	4449	
85504503	98804	96899	1905	
85504512	846607	846607	0	U - No Usage
85504513	545740	544711	1029	
85504514	607182	604372	2810	
85504515	1634	1634	0	U - No Usage
85504516	391033	391033	0	U - No Usage
85504517	281757	278505	3252	
85504518	573795	572548	1247	
85504519	60408	58037	2371	
85504520	429742	428104	1638	
85504521	621307	614207	7100	
85504532	165356	157263	8093	
85504533	414828	411806	3022	
85504534	737284	735730	1554	
85504535	425768	423074	2694	
85504536	226781	224700	2081	
85544768	2	2	0	U - No Usage
85545379	33465	31571	1894	
85545408	197629	196525	1104	
85545418	232700	223267	9433	
85545588	441841	440684	1157	
85855394	614709	614324	385	
85855401	14	14	0	U - No Usage
85855427	389017	387477	1540	
85855445	1141703	1137975	3728	
85876543	550766	547137	3629	
85876550	121668	120575	1093	
85876552	440609	437889	2720	
85876584	281564	276431	5133	
85876666	287322	285341	1981	
85876669	239678	239678	0	U - No Usage
85876670	822433	810485	11948	
85876694	745000	732551	12449	L - Leak
85877018	126614	112267	14347	
85877020	51287	51155	132	
85877021	54369	49261	5108	
85877022	455644	452459	3185	

85877025	14050	13896	154	
85877039	571803	567390	4413	L - Leak
85983889	360277	356851	3426	
85983904	422561	419739	2822	
85983926	70091	69345	746	
85983927	472877	470202	2675	
85984043	1073569	1060252	13317	L - Leak
85984044	149495	148919	576	
85984058	554842	554601	241	
85984061	426150	423440	2710	
85984065	871620	868270	3350	
85984067	337988	336926	1062	
85984068	246559	239635	6924	
85984069	57714	55264	2450	L - Leak
85984071	136452	135117	1335	
85984087	761998	750064	11934	
85984090	233343	232049	1294	
85984154	116745	111892	4853	L - Leak
86003028	472898	463450	9448	
86004137	17227	16413	814	
86004138	565782	559970	5812	
86004140	402693	398329	4364	L - Leak
86004145	654073	649054	5019	
86004149	418504	412268	6236	L - Leak
86004160	458138	453723	4415	
86004177	487460	486290	1170	
86004180	1187	97	1090	
86004280	609695	602676	7019	
86004281	986544	983951	2593	
86004283	501083	496849	4234	L - Leak
86004290	227860	224112	3748	
86052065	131586	129816	1770	
86543601	89231	89121	110	
86543605	1657	1653	4	
86543606	129774	129514	260	
86543614	156	156	0	U - No Usage
86543624	44010	43451	559	
86543626	305626	303929	1697	
86543629	760033	756740	3293	
86543659	615305	604987	10318	
86543664	47174	46482	692	
86544036	538014	531454	6560	
86544037	532660	532191	469	
86544038	503757	495333	8424	L - Leak

86544039	305835	299700	6135	L - Leak
86544040	260392	258314	2078	
86544041	329305	328831	474	
86544068	371947	365130	6817	
86544077	53455	53240	215	
86544081	125997	125158	839	
86545551	45459	45006	453	
86547165	68808	68052	756	
86547168	204349	201612	2737	
86547169	166883	165513	1370	
86547170	518713	489479	29234	
86547190	299488	289189	10299	
86547191	320168	317781	2387	
86547192	157669	156506	1163	
87052692	3035	2603	432	
87052695	24931	24647	284	
87738400	68006	66302	1704	
87779157	2094	1078	1016	
ASPEN WELL	53168840	52845470	323370	
FIRE STATION	102190	101950	240	
HOVENWEEP WELL	5198451	4992519	205932	
MEADOW WELL	32236990	32032950	204040	