

# Welcome to Sierra Los Pinos

Property Owners' Association

950 Forest Road 10

Jemez Springs, NM 87025

[www.slppoa.org](http://www.slppoa.org)



*Within the past 500 years, the first known inhabitants of this area were the people of Jemez Pueblo.*

*On the surrounding lands there are ruins that indicate this area was a probable hunting and seasonal agricultural area for the Jemez people. While there are no known pueblo era homes on this property, there are relics of arrowheads and the occasional pot shard.*

# A Guide to Living in Sierra Los Pinos



Sierra Los Pinos provides a respite from the busy city life and offers an abundance of wilderness experience. In close proximity to nature, residents enjoy a relatively quiet and peaceful existence.

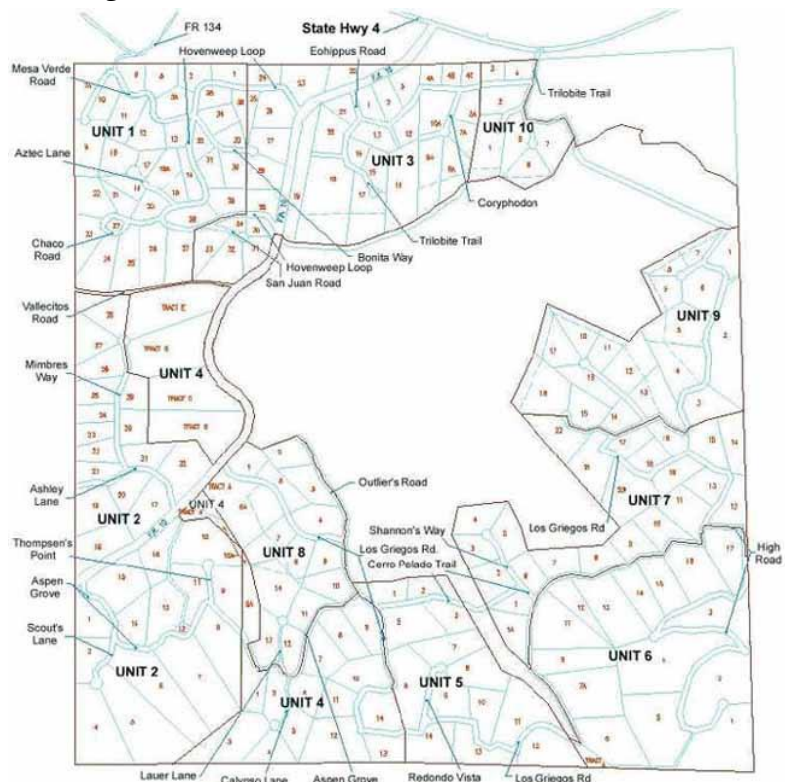
Entertainment options like hiking, fishing, or biking can enrich your life with no expensive gym memberships or entertainment venues.

## About Sierra Los Pinos

Sierra Los Pinos (SLP) is a 380 acre, 10 unit, 181 lot subdivision. The subdivision was developed by Robert Bootzin in two stages. Units 1, 2 and 3 started in 1972 and development of Units 4-10 continued later. Some lots are still privately owned by the developer.

The subdivision is approximately 20 miles from Los Alamos and 70 miles from Santa Fe and Albuquerque.

The Sierra Los Pinos Property Owners Association (SLPPOA) was incorporated in 1973. The Bylaws, Covenants, Conditions and Restrictions (CCR's) can be found on the SLPPOA website; [www.slpboa.org](http://www.slpboa.org). The CCR's were developed at different times and vary according to the Unit.



## **Board Members**



## **Communications**

## **Annual Assessments**

SLPPOA was incorporated to provide services to members of the association, including promotion of privacy, recreation, health, safety and environmental protection as well as architectural review of proposed improvements and the maintenance, repair, and supervision of the commonly owned property, which includes roads, water and parks.

There are nine Board members who are elected to serve 1 to 3-year terms. Officers of the Board are President, Vice-President, Secretary and Treasurer. Other Board members serve as Water, Roads, Legal, Architectural Control, Parks, Firewise and Long-Term Planning chairs. Monthly Board meetings are held at the La Cueva Volunteer Fire Station #2 in SLP. Currently, they are scheduled for the second Tuesday of the month at 6:30 pm. Current schedules and additional meetings are posted on the SLPPOA website. The Board may be contacted at [board1@slppoa.org](mailto:board1@slppoa.org).

Most communications from SLPPOA are electronic, by email. Please sign up on the website. This will enroll you and we only use it for official SLPPOA communications.

Some documents such as ballots for votes are mailed via the postal service. Please let us know if your address changes or what address you want to use for mailings.

Annual assessments and special assessments provide for the maintenance, repair and upgrades of the infrastructure and management of the association. Assessments are established by the Board and increases are limited to no more than 10% per year. This increase can only be changed with a membership vote.

Annual assessments are established in October, invoices are sent to the members by December 1, and payment is due in full by January 1. Late fees are applied to assessments not paid in full by April 1. Members may make payments in advance through their financial institution or directly to HOAMCO, the association's management company that provides accounting, billing, and collection services. Questions about advance payments and assessments can be directed to the SLP treasurer at [treasurer1@slppoa.org](mailto:treasurer1@slppoa.org).

**Special Assessments**

Special assessments may be initiated on occasion to provide for emergency and other projects and require a vote of the members.

**Meetings**

The annual meeting of the membership is set for the second Saturday of September. Board members elections are held at the meeting, as well as a review of the last year’s activities. Members are encouraged to attend. Special meetings may be called to discuss a special assessment, a Bylaws amendment change or other association business.

**Governing Documents**

The governing documents for SLPPOA can be found on the SLPPOA website and include:

1. Articles of Incorporation – the founding document for SLPPOA which describes the purpose of the association.
2. Restrictive Covenants – define how individual properties may be managed and used in SLP.
3. Bylaws– define the structure, rules, authorities and limitations of SLPPOA.
4. Policies – define a course or principle of actions adopted by the Board.

**Utilities**–be prepared for outages.

**Electricity**

Electricity is provided by Jemez Mountains Electric Coop (JMEC), a member-owned rural electric cooperative. Based in Espanola, there is an office in Jemez Springs and one in Cuba. Outages can be reported 24/7 to the automated outage hotline at 877-753-0095.

**Telephone/Internet**

Landline service is provided by Windstream which also has limited DSL services. The number is 800-347-1991. Many SLP residents do not find cellular service a viable option as cell signals are weak and/or intermittent within SLP. WiFi calling or a voice over internet protocol (VoIP) service is an alternative. Internet providers include LA Net, Hughes Net, ViaSat, and Starlink.

**Mail/Parcels**

USPS delivers to a mailbox stand on SR4. Keys need to be obtained from the post office in Jemez Springs. Parcel delivery by post is limited by the size and number of parcel

lockers at the mailbox stand. Large packages and those that are not deliverable due to lockers being full are returned to the post office in Jemez Springs.

If your residence is within a mile of the paved road (SR4) check with the post office, as there maybe parcel delivery for oversized packages to your residence.

During the winter months, UPS and FedEx deliveries may be left at Amanda's store in La Cueva if the roads are not cleared or driving conditions are unsafe.

## Propane

There are several propane companies which service SLP. Leased or purchased tanks are available from the various providers, and purchased tanks can be installed underground.

Be sure to check your propane levels before winter and watch your use as the propane trucks may have difficulties accessing some properties due to snow and icing conditions.

## Trash Services

There currently is no trash pickup service for SLP. The Sandoval County transfer station in Canon, mile marker 9, is open for households refuse on Wednesdays and Saturdays 8 am- 4 pm. The recycle center is located on the same site. **Note:** The transfer center is closed on holidays and maybe closed due to high winds.

## Water



The water system is owned and operated by SLPPOA making it a privately-owned public water system. We are in compliance with the requirements of the NM Drinking Water Bureau and the Office of the State Engineer. The most recent Consumer Confidence Report is listed under the reports link on the SLPPOA website water page.

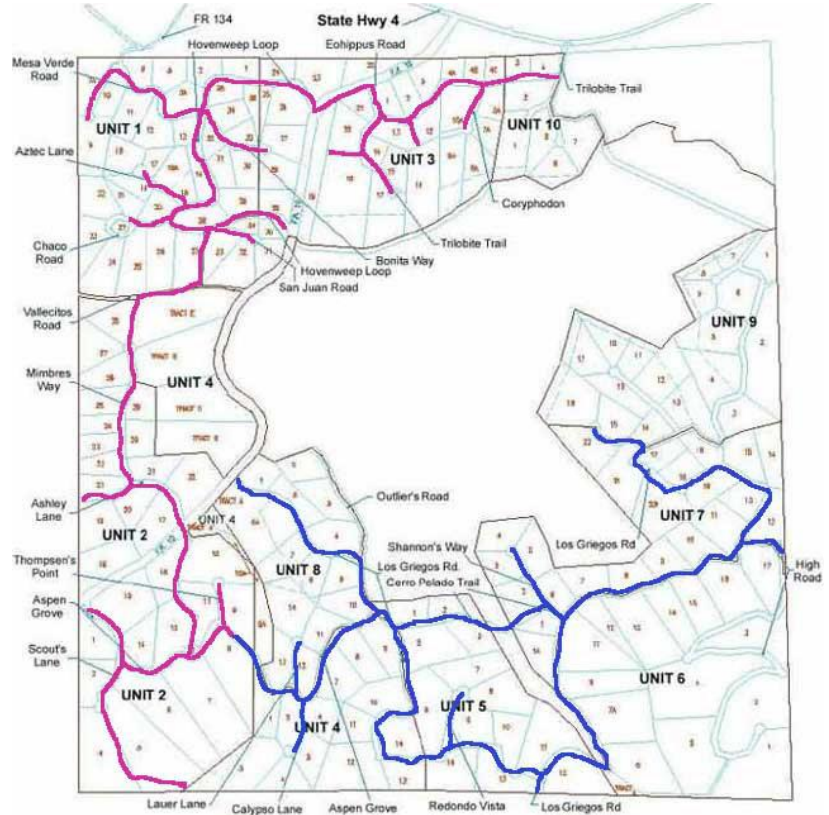
SLPPOA has 60.2 acre feet (19.6 million gallons) of water available on an annual basis to serve the association members.

The cost of maintaining and operating the water system is included in the annual assessment. It is not based on usage. Members are encouraged to conserve water and monitor their water use.



Meter readings are done every month and posted by meter number on the website. Contact [water1@slppoa.org](mailto:water1@slppoa.org) or [treasurer1@slppoa.org](mailto:treasurer1@slppoa.org) to get your meter number to track your usage.

There are two separate association water systems. System 1 includes Units 1, 2 and 3 and System 2 includes Units 4 - 10 excluding Unit 9 that is privately owned by the developer.



System 1 water distribution - red line  
System 2 water distribution - blue line



There are three association wells.

The Aspen Grove and Hovenweep wells serve System 1; Units 1, 2, and 3. The FR10 Meadow well serves System 2; Units 4 -10.

There are five association water storage tanks.

System 1 has three tanks that hold 30,000 gallons of water and System 2 has two tanks holding 22,000 gallons of water.

Approximately five miles of distribution line deliver water to each lot. The water system is managed and maintained by volunteer members of the community.

If you see a leak, please promptly report it to our water team at [waterreport@slppoa.org](mailto:waterreport@slppoa.org).

## **Roads**

The rural road systems in SLP consist of gravel and dirt easements and are maintained by SLPPOA. FR10 is owned by the US Forest Service and maintained by Sandoval County. Roads are narrow, often steep and shared by cars, pedestrians, motorbikes, horses, and ATVs.

No parking is permitted on the road easements. Parking on association property that includes the parks and land adjacent to the fire station is by Board permission only.

Road grading and maintenance is generally done once per year by a contractor, depending on budget and water system maintenance requirements.

Culverts are the responsibility of the lot owner and need to be kept clear to handle run-off and prevent erosion.

## **Snow Plowing**

Snow plowing is contracted and is typically done when there is 4-6 inches of snow. Snow plowing is not guaranteed to meet a specific time schedule. Be prepared that daily commutes may be compromised due to snow conditions.

## **Emergency Services**

The La Cueva Volunteer Fire Department (LCVFD) is a unit of the Sandoval County Fire Department. Staffed by volunteers, they provide fire, EMS and search and rescue services. LCVFD Station #2 is located in SLP and is not manned by personnel. The fastest way to get help in case of an emergency is to call 911.

## **Fire/EMS**

SLP residents have been subjected to wildfire evacuations. Everyone needs to be prepared and have a plan. There are many excellent resources to assist with the planning effort. It is most important to have a plan and ensure family members know the plan. Evacuations may occur when you are not home, so reunification plans should be addressed.



In general, plan for the 5 Ps:

1. People
2. Pets
3. Pills
4. Pictures/photos
5. Papers

More information is available on the SLP Fire webpage.

## **CodeRED**

Sandoval County uses CodeRED for the official alert system for Sandoval County for evacuations and other civil emergencies. <https://www.sandovalcountynm.gov/codered>. Sign up on the Sandoval County website to ensure you receive all the notices.

## **Law Enforcement**

The Sandoval County Sheriff's Department is responsible for law enforcement in SLP and surrounding areas. They can be contacted via 911 or non-emergency dispatch at 505-891-7226.

## **Animal Control**



There is a leash law in Sandoval County. Roaming, chasing vehicles, harassing homeowners and persistent barking are reportable violations to Sandoval County animal control. Please keep your dogs controlled on your property to prevent harmful interactions.

The Sandoval County Animal Control Ordinance governs numbers, types and conditions for animals in SLP and surrounding areas. The animal control ordinance can be found on the SLPPOA website.

Contact the Sandoval County communications center for non-emergency animal control issues at 505-891-7226 or call 911 for emergencies.

## **Wildlife**

We live in a wild land/urban interface and frequently encounter wildlife. Bears, raccoons, coyotes, skunks, porcupines, deer, elk, bobcats, and occasionally mountain lions are seen in SLP. To minimize problem encounters, do not feed wildlife or leave pet food or garbage outside or in vehicles parked outside.



## **Cattle**



## **Welcome Home**

SLP is surrounded by cattle grazing leases. New Mexico is an open range state. If you don't want cattle on your property, you have to fence them out.

If you see cattle in SLP or in your backyard, try to identify the color of the ear tag and call the US Forest Service.

They can tell which lessee owns the cattle and can contact the owner to round them up. Keep your distance. Cattle that graze in the forest are almost wild and can be protective of calves.

We hope you find this information useful. If you have any questions, please contact the Board for assistance.