

Sundance Mesa Homeowner's Association  
[www.sundancemesa.com](http://www.sundancemesa.com)  
Summer 2010 Newsletter

Welcome to the summer newsletter. If you are a new neighbor we welcome you to Sundance Mesa and membership in the Homeowner's Association. In every newsletter we try to provide new information and helpful reminders of our collective responsibility to our neighborhood and each other. If you have questions or concerns about a neighbor's property please discuss the issue directly with your neighbor before contacting the HOA. We have a few renters in Sundance who may not be familiar with our covenants and restrictions. If you have a question you can visit our website or call any member of the Board or ACC. **The Board** = Ron Overley, President 771-3308; Susan Fullas, VP/Secretary 867-1165; Alan Hill, Treasurer 962-2385. **The ACC** = Mary Strickman 771-8451; E.T. LaFore 771-1032; Roxanne Blatz 867-4810.

**Thanks:** To **Jim Harris** and **Deb Pascuzzi** for pulling weeds and keeping our mailbox and entrance area looking nice. Remember, anyone can help. Just grab a weed and give a pull. **Deb** also deserves our thanks for lending her professional knowledge of insurance to the HOA. We offer our continuing appreciation to **Lynae Maxim** for organizing the Frontage Road trash pickup and to all neighbors who come out to help. Our website was designed and is maintained by **Deborah Gullo** and we certainly thank her for a great job and her ongoing efforts to assist our neighborhood. Finally, we want to thank all **RV, camper and trailer owners** for following the RV/Trailer temporary parking resolution. It is working very well and we know of no complaints. Good job! Remember it is still strongly advised to let a Board or ACC member know when you are going to have an RV or Trailer on your property so we can address complaints.

**Good News:** The majority of Sundance annual dues are used to pay our obligation to the developer for Camino Manzano improvements and paving. Each annual payment is based on a formula of lots and improved property. There is no interest charged. We have one payment remaining in the amount of \$15,573.38. The Board recently met and decided to make the final payment in 2010. Although we have not produced our budget for 2011 it is reasonable to assume we will be able to offer a reduction in annual dues for 2011 and beyond.

**Board Membership:** Do you have a little time to devote to Sundance Mesa? If so please consider serving on the Board of your HOA. You do not need to be retired to serve. Meeting times are flexible and the Board usually meets quarterly. To reduce Board member duties we are splitting the position of Vice President/Secretary by adding one additional member to the Board for 2011 and beyond. We need two people to run for the Board this fall. Please let us hear from you if you can help your community by serving. Our neighborhood works best when more members are actively involved.

**Cocktail Parties:** You recently received an e-mail from our webmaster about restarting the popular quarterly neighborhood get togethers that ended about a year ago. The format will be a casual cocktail party with appetizers. These events are a great way to get friends together and to meet new friends and neighbors. If you are interested please contact Sue Overley or Susan McGrath. [sueoverley@comcast.net](mailto:sueoverley@comcast.net) or [2528mcgrath@comcast.net](mailto:2528mcgrath@comcast.net). We need more interest to move forward with the get-togethers so let them hear from you in the next day or two.

**Fire Station Update:** Our new fire station is nearing completion. The Chief informs us it should be up and running "Septemberish". The station, just off the Frontage Road, is much closer to Sundance than the 165 station and it will be staffed 24/7 with hose ready folks and paramedics. Our collective thanks to all the great folks in the Placitas Volunteer Fire Brigade.

**Placitas Library:** It's open but you knew that. What you might not know is there is a community room available for meetings. It will hold up to 50 people and there is no charge for using the facility. There is only a \$25.00 deposit in case there is a need to hire someone to clean up afterward. Call the library to reserve if you need a meeting location.

**To the Dogs:** We continue to hear two things about you rascals. You bark and you poop. Yes you do! Some of you bark a lot and your neighbors are not happy about that. Some of you poop on your walks and your owner does not pick it up. Your neighbors are not happy about that. So be kind to your Sundance neighbors. Please bark inside your own home and poop on your own property. This will avoid a visit from Sandoval County Animal Control. You don't want that. No you don't!

**To the Owners:** On a very serious note. You are responsible for your pet and your pet's behavior. Any dog allowed to run at large is a violation of our CC&R's. This includes any dog off leash even on your property unless behind a fence or if you have absolute voice control. We have many neighbors who enjoy walking with and without pets and it is expected that they will never be confronted by a dog off leash. If you allow your dog to be off leash in your yard and there is any confrontation, please know that the HOA will support the person confronted in all cases and if necessary lend voice to the dog's removal from your home by animal control.

**Property Improvement or Alteration:** We remind you that any and all improvements or alterations that in any way alter the exterior appearance of your home and surrounding walls must be approved by the Sundance Mesa Architectural Control Committee (ACC). A form is available on our website or from any member of the ACC. This requirement is not optional and unapproved changes may be very costly for you to correct. The ACC is available to help you get your project approved and documented for your homeowner file. In addition, a permanent record of your approved project is maintained by the HOA in the event of any future complaint.

**FYI – Property Valuation:** You recently received your 2010 Notice of Value from the Sandoval County Assessor. Did you know that in New Mexico there are exemptions for "Head-Of-Family that may be claimed by any New Mexico Resident? This exemption reduces your net taxable value by \$2,000.00. There are additional exemptions for Veterans. If these exemptions are not reflected on your statement you can request them by visiting the office of the assessor on the second floor of the Sandoval County Courthouse. More information is on the back of the statement you received under point 3. Exemption Claiming.

**Quick Guide:** All members have access to the CC&R's through our website. This is a large document and not very user friendly. We have now posted a two page "Quick Guide" that contains much of the important day to day information about Sundance Mesa covenants, conditions and restrictions. We hope you find it helpful.

**Homeowner's Directory Listing:** This information on our website is still "under construction". It should be completed shortly and available in the member's section.