



Happy Spring !

Spring is almost here and it's time to spruce up a bit. We've gotten many questions recently related to the exterior maintenance of wood trim, doors, windows and fences. Per the Declaration, 3.8, "It is the Owner's responsibility to repair, maintain and replace: (b) all glass, windows, doors, vestibules and entryways which are appurtenances solely to his Unit, (d) any and all LCE appurtenant solely to his Unit." This means:

Doors: All French doors and entry doors are to be in good working order. No entry door is to be painted white. A glance around the property shows that many doors are in need of paint touch ups.

Door Trim: Please address scratches, gaps and other defects.

Wooden Lintels: Some windows and doors have an exposed wooden beam over them. Upkeep on these includes staining to condition the wood and prevent leaks and shrinkage.

Fences & Deck Railings: Please keep your fences and railings in good shape. Stain typically needs to be applied every 3-5 years depending on sun exposure. Unstained fences are not allowed.

Stairwells: Stairway maintenance is planned by the Association for later in the summer. More information on that as it gets closer.

Visual inspections will occur over the next few months and letters will be sent to homeowners with properties in need of maintenance. Thanks in advance for being proactive!!



A BIG thank you to all of you who returned your 2019 Database update forms, this will go a long way in helping us improve our communication. The winner of the \$50 Target gift card is Josefina Rodriguez. If you haven't turned yours in yet, please do! Thanks!

Approved Materials*

Doors: Dunn Edwards has a paint for metal doors. Ask for Tierra de Zia doors and they will set you up. The office also has some available, call for info.

Stucco: el Rey Adobe. Some buildings also have Buckskin in stairwells

Lintels /Exposed Wood Trim/Deck

Railings: Behr Redwood Natural Tone semi transparent #507701

Fences: Same as above. (Home Depot)

Windows: If replacing please use Jeld Wen (Home Depot), Sierra Pacific or Anderson Casements in "Dark Bronze"

Screen Doors: White screen or storm doors are not within the guidelines. Please contact the office for information if you are considering installing one.

***Some Triangle Colors are different, please contact the office.**

Database Winner!

Board News: Next meeting is Monday, April 8th at 6:30 pm in the office. All are welcome- please come and participate in your community. There are currently 2 board positions open and committee spots as well.



KEEP CALM AND DO THE LAUNDRY

Tired of Scrounging for Quarters?

Bluetooth laundry app option will be available by the end of March on 4 machines. Details on the machines.

Wash Day Woes

Recently the laundry equipment has experienced some issues.

- Someone washed foam backed mats in more than one machine and the foam and debris required the machines to be cleaned and repaired. PLEASE DO NOT wash any foam backed or sisal/coir like fibers in any machines.
- If you notice dirt or pet hair after your wash load- run an empty load to clean the machine out. Your neighbors appreciate it.
- A freshly repaired door latch on a washer was broken again within 2 days. PLEASE DO NOT attempt to open machines before they unlock on their own.
- If the dryer is taking a long time, please check the door panel for excess lint and clean it out. Sometimes that is all it needs.

WiFi is Back-

Network name: TdZLaundryPool Password: abcd2600hp

Want to advertise your business and support our TdZ website at the same time? \$15 will buy you a business card size spot on our "Residents Recommend" page for one year. Interested?

Come by the office or send in your info & payment. Also, check out the Residents Recommend page for the scoop on vendors and products that might be useful to you!

Updates to Pet Policy

The board is working to clarify some of our pet policies. As of March 4th:

- There is a 2 pet limit per unit.
- Dog weight limit: 60 pounds each
- Allowed pets: dogs, cats, birds, rabbits
- Prohibited pets: reptiles, rodents, livestock of any type, poultry or fowl
- All pet owners **MUST** follow the City of Santa Fe rules regarding licensure, vaccinations, leash laws, noise, etc.
- Fines for off leash pets and failure to clean up messes that were enacted by the board in 2017 are still in effect: \$50 per incident.

Residents currently having more than 3 pets of any type are grandfathered in but asked to observe the limit/rules in the future. More info coming soon about this important topic. For City of Santa Fe info, please visit https://www.santafenm.gov/animal_services and click on Ordinances pdf.

Landscape Committee News

-Sign-ups for the community garden spots are happening now. Simply contact the office and make your request. They're going fast!

-Earth Day Clean Up Event April 27th-9:30 am to 11:30 am. Meet at the office.

Upcoming Maintenance

Lots of items on the agenda for the spring and summer! They include:

- Pool chemical system being installed
- Vehicle and footbridge repairs
- Painting
- Lighting improvements are underway
- Directional signage
- Improvements to landscaping
- Walkway repairs

Watch for announcements so you'll know when work will affect you. Thanks.