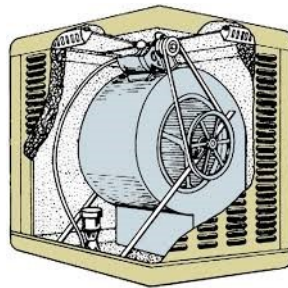




Fall is here!!!

We have a few more weeks of warm weather before the swamp coolers are winterized. A few residents have asked about proper operation of their cooler. For best results:

- Turn on the pump and allow it to run for a couple minutes before turning on the high or low cool.
- **ALWAYS** make sure that the unit is turned to “off” when not in use. Leaving the pump running can cause damage.
- A window or door **MUST ALWAYS** be open at least an inch or two during use. Leaving them closed creates excessive humidity, loss of cooling power and an increased amount of pressure on the motor which can lead to damage and even loss of the unit.
- Switching back and forth between cool and vent can allow the pads to dry out and the cooling effect will stop. This can also wear out the pads faster.



Swamp cooler winterization is tentatively scheduled for the week of October 12th. This will also include inspection of smoke alarms and fireplaces. Please watch for more information.

Office Hours:

Due to Covid-19 the office is closed to the public until further notice.

Tel: 505-474-4042
tdzcondoooffice@gmail.com

Calls & emails will be returned within the next business day.

Next Board Meeting:

Monday, October 19, 2020

6:30pm—pls. check the website for the latest update!

2020 Adopted Policies & Procedures

Thank you all for your patience and understanding with the TdZ Board's efforts to bring us all on the same page in ensuring we adhere to our bylaws!

What we've tackled this year so far:

Smoking—we only have 8 registered smokers who were grandfathered in! That means we are well over 90% in compliance of our No Smoking Policy.

Building A—1 smoker; **Building B**—2 smokers; **Building E**—1 smoker;
Building J—2 smokers; **Building L**—1 smoker

Parking—well on our way to 100% compliance, but not quite there yet!

Pet Issues—much improved so let's keep it up!

COMING UP AT TIERRA DE ZIA

*For the remainder of the year, we will continue to look at window and door conditions, as well as LCEs (patios, fences and balconies) to ensure that they are being maintained in accordance with the Bylaws. See Sections 3.9 (d, which also covers LCEs) and Sections 3.9(g-l) which cover guidelines regarding appearance of units. This section of the bylaws is meant to enhance the feeling of community and protect everyone's property values and investments. Letters will continue to be sent around and we thank you in advance for your prompt attention.

*Charro will be patching up areas on the roof/canales and work on stairwells this fall.

A few reminders:

- All new residents - owners and tenants, have to go through a mandatory orientation. Please contact the office with your new information. Orientations are held twice a month.
- Parking: Please park in your designated space **ONLY**. Remind your visitors to use visitor spaces **ONLY**. Please do not park in area(s) designated as **TOW ZONE**.
- Poop: We love our four legged friends, but **PLEASE** clean up after them and they must be leashed. It is both a TdZ policy and a City Ordinance. As previously noted. fines will be levied if you do not clean up after your pet, or let them run around without a leash.
- CATV: You **MUST** notify the office prior to scheduling Comcast or other TV /internet services. At no time can a resident authorize line placement, trenching or installation of any kind.

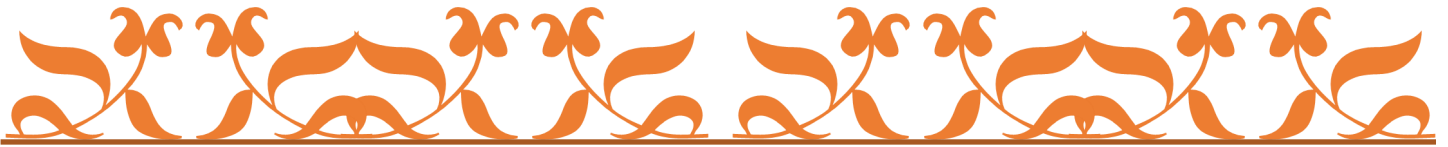
Dumpsters: With COVID-19 there has been a remarkable increase in the amount of garbage in certain dumpsters. Please do not leave mattresses, furniture and the like, in our dumpsters. Instead, donate what you can and discard these items properly by taking them to the city dump, also known as Buckman Road Recycling & Transfer Station.

Online Maintenance Requests:

Thank you for continuing to use the new system!!

New Homeowners: You may log into the owner portal on our website at www.tierradezia.com If you need the password, please call the office. The maintenance and suggestion forms are on that page.

Residents/tenants: We request that you first submit any requests through the owner/property manager of your unit, unless it is an emergency situation.



Community Garden Update

by Donna Eagles

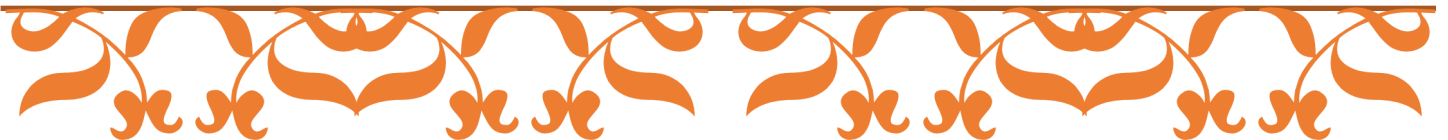
The community garden has been full of life this summer. All 7 beds were used. Judy grew pumpkins and sunflowers, Olivia did flowers, herbs and giant cabbages. Colin grew some killer heirloom tomatoes, Libby grew beautiful morning glories, marigolds, and Donna grew a variety of pollinator flowers. The garden was teeming with birds, butterflies, a variety of bees and flies, and hummingbirds.

Because of the effects of climate change the science of gardening has changed. The latest science says to leave the garden alone until early spring unless it is to plant cover crops. It is beneficial to keep the roots in as long as possible and soil covered to aid soil restoration and avoid solarization and erosion. Birds and insects can enjoy the seeds. The plant debris can decompose and improve the soil composition. This might take some getting used to for people who want things made neat and tidy going into winter so we are going to compromise this year.

This year we are going to prepare the garden for winter by cutting down the tall stems to approximately 8-12 inches and piling up the dead plant materials on the garden beds. This will provide forage and habitat for birds and insects and improve the soil structure.

Just recently a new film came out on Netflix called 'Kiss the Ground'. It is amazing and illustrates how we can turn climate change around by restoring the soil. Using these ideas presented, we could make a big difference at TdZ. Please watch if you can.

For more information on gardening for pollinators check out xerces.org



Thanks to COVID19, our TdZ community really felt the absence of our swimming pool this summer. We will look forward to that next year!

