



Happy Holidays!

How to Hygge

Hygge (pronounced HOO-gah) is a Danish word for cozy living. Tierra de Zia is far from Scandinavia, but the winter months bring a desire to get comfy and settle in no matter where we live. Essential elements:

- * candles to set the mood. (Please do not leave unattended!)
- * enjoying your fireplace (See October newsletter for tips)
- * Chunky knit or faux fur throws and some wooly socks.
- * Fresh, light scents like pine, birch bark or vanilla.
- * Tech breaks– no cell phone scrolling!
- * Comfy clothes (the Danes call sweatpants hyggebusker!)
- * Soups, stews and homemade desserts
- * Most important: gratitude and mindfulness. Denmark is always at the top of the list of happiest countries in the world, so they must be on to something!

Wishing you all a warm, happy and healthy holiday season,

Your TdZ Board and Staff

*Mary Deane, Janice, Rand, Libby, Colin,
Charro, Ramon & Julie*

Gate Codes are Changing & Parking Stickers are Coming!!

Finally! There were a few hiccups along the way, but we are now prepping to roll out the changes. Not all the codes will change, only about 75% at this time. **If yours will change, you will be notified by December 18th. If you are not notified, then it didn't change.**

Codes will then be entered and your old code will no longer work as of Friday, December 20th at 5pm.

Parking Stickers will be ready on Monday, January 6th. They will be assigned only to residents. Non resident owners will not receive one. Please watch the January Newsletter for more info on the stickers.

These changes will help us better handle security, parking issues and the like.

Office Hours:

Monday:
11am-5pm

Tuesday:
9am-1pm

Wednesday:
11am– 5pm

Thursday:
9:00am– 1pm

Monday Evenings &
Saturdays by
appointment

505-474-4042
tdzcondooffice@gmail.com

Non– emergency Calls &
emails will be returned by
the next business day.



Next Board Meeting:

January 6th at 6:30PM in the TdZ
Boardroom. We are looking for
new board members!!!!

Year End Real Estate Stats at TdZ

Quite the year for sales here on the property. Ten one-bedroom units were sold so far this year with an average price of approximately \$125,000.

Additionally, two two-bedroom units are currently slated to close early next year. Welcome to our new 2019 owners and residents!

This makes our new resident orientation program all the more important- thank you to everyone who has participated. Next year it will become mandatory. More information on that in the Annual Meeting information packet that will be mailed to owners by early January.

Watch the January newsletter for more information.



As we head into the holidays, just a few reminders:

PEACE ON EARTH: Lately, the office has seen an increase in the number of calls regarding disputes between residents. Please remember that we do not get involved in these types of situations beyond . We remind everyone that we are living in close quarters, in older buildings that don't have the latest in soundproofing. Please be understanding and respectful of one another.

HOLIDAY DECORATING: is on! You may decorate following these guidelines: DO NOT affix or attach anything to walls, balconies or railings. No musical displays and no bright lights. All the decorations must be taken down by January 4th.

SNOW: Wow! We've had a lot already. We do have snow shovels available to borrow. They are kept on the back office portal. Our snow crew (aka Ramon and Charro) do the common areas, but it is up to everyone to handle their LCEs. Please remember to return the shovels to the office after you've had your fun. Uh, finished shoveling.

HOLIDAY OFFICE HOURS: The office will be CLOSED on December 5th, 9th and 10th. I will be checking emails, so all online maintenance requests and emergencies will be handled.

Office hours will be limited the 24th through the 1st. Again, email is the preferred method, although phone messages are always checked.

Remember the website!!

Many questions can be answered by checking out our site:

www.tierradezia.com

Newsletters, maintenance request forms, bylaws, comment/suggestion forms and other information are all there. Some of the info is in the Owners section.

If you are an owner and need the password, please contact the office.

Tierra de Zia Office

tdzcondooffice@gmail.com

505/474-4042

Accounting Questions?

tdzbilling@gmail.com

www.tierradezia.com