

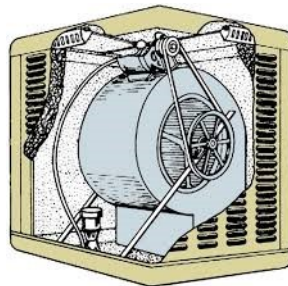


Fall is Approaching

But it isn't here yet!!

We have a few more weeks of warm weather before the swamp coolers are winterized. Recently, 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 14th. Please watch for more information.

A Word About Plants

We appreciate our TdZ gardeners, but please be aware that you must obtain Board approval prior to planting anything in or abutting the common areas. Some plants are specifically prohibited in these areas for safety, maintenance or aesthetic reasons.

There is a list of approved and prohibited plants on the website in the owner's section. Please refer to it prior to planting in your LCE.

Again, please seek Board approval prior to planting anything in or around a Common Area.

Thanks!

Office Hours:

Monday:
10am-5pm

Tuesday:
9am-1pm

Wednesday:
11am- 5pm

Thursday:
8:30am- 1pm

Monday Evenings &
Saturdays by
appointment

505-474-4042
tdzcondoooffice@gmail.com

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

**WE WILL BE
CLOSED ON
LABOR DAY**

Next Board Meeting:

There will be no regular Board
meeting in September.

COMING UP AT TIERRA DE ZIA

In the next few weeks, we will be looking at window and door conditions, as well as LCEs (patios 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 be sent around the end of September, and we thank you in advance for your prompt attention.

A few repeat reminders, AGAIN:

- Parking: Please park in your designated space **ONLY**. If you need a space number reminder, call the office. Remind your visitors to use visitor spaces **ONLY**. They can use the guest gate code: #6482 Also, our parking space records in the office have been shown to need updating, we are working on that!
- Poop: We love our four legged friends, but **PLEASE** clean up after them. 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.
- 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.

Online Maintenance Requests:

thank you!

Thanks to all who have embraced the new system to help us help you!

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. There are also forms available in the office or the office flyer box for owners or tenants to use. Thank you again!

The date for swimming pool closure is Sunday, September 29th, so make sure to get all your laps in before then!

We will have a repeat of last year's doggie pool hour for the final hour of the day from 4:00-5:00 pm, so plan to bring your four legged friends for some pool time!



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www.tierradezia.com