



Much happening at TdZ, including getting ready for the Annual Meeting and gearing up for the new accounting procedures. Please take some time to familiarize yourself with the new payment system.

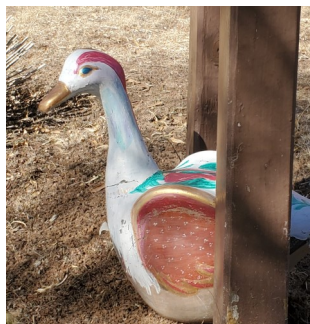
- HOAMCO is mailing out letters about dues payment changes to all homeowners to the address on record in our office. If we do not have your current address, you will not be notified. If you don't get a letter by February 5th, it is crucial that you let the TdZ office know.
- Speaking of addresses, there were a couple of Annual Meeting packets returned for incorrect address. If you move, please make sure that you notify TdZ. ALSO: we are still lacking contact info for a number of tenants. This office needs to know each time a tenant moves in or out as we will want to update their gate code, etc. We need a much higher level of cooperation in this area, and we thank you in advance!
- You should have received your Annual Meeting packet already, either by mail or email for a few out of state/country owners. (Fun fact: we have owners in Norway, Thailand and Mexico to name a few.)
- Owners, please remember to return your ballots to the office or designate a proxy. Thanks for your participation!

## Do You Know This Goose?

Recently, a long time TdZ resident was brutally attacked. Goosey the South Pond Goose has been patched, but is seeking justice.

The incident allegedly involved teens who were seen sliding rocks on the pond ice. They then diabolically decided to use our dear goose as some sort of bowling pin. Smashed up and left out on the ice, she was eventually rescued by Charro and Ramon. She will carry the scars forever.

**The other casualty of this incident was the pond pump.** Rocks were either thrown or slid into it, causing damage. Charro was able to repair it, but at the cost of having to wade into freezing water. This pump is a delicate bit of equipment and expensive to replace, (as is Charro!) If we find the culprit, we will bill for the damages and we ask residents to report this type of destructive behavior.



## 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 Meetings:

ANNUAL MEETING: Saturday,  
February 8th at 10:00AM

BOARD MEETING: Monday,  
March 9th at 6:30PM

Both meetings in TdZ Boardroom.

# Proof of Insurance



From time to time, we get requests from worried homeowners who have received a letter from their mortgage company requesting proof of TdZ's insurance. This is common and nothing to be worried about.

We are happy to do this for you in the office, but did you know that the policy is also available on [www.tierradezia.com](http://www.tierradezia.com)? If there is an option to upload the policy, you may find it on our site in the owner's section. If you need a password, please contact the office.

If there is no option to upload, or you don't feel tech savvy enough to try it, we are happy to help!

If you need info about homeowners or renter's insurance, please see the Bylaws, Section 4.5(d).

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## Tierra de Zia Policies & Procedures Manual

This manual is attached to this newsletter and has been posted on our website. It is also available to view in the office. This is an update of an old policy manual found in the office and serves to clarify the by-laws and board resolutions in one handy place.

Sections of note are:

- Info for new residents
- Guidelines for renting out your unit
- Dues payment/late fee procedures
- Procedures for fireplace usage, parking, suggestions/complaints, etc.
- Info about owning pets
- Guidelines for making improvements to your unit
- And more!

**IMPORTANT:** All residents will be given a response form in mid February when the parking stickers are delivered. We ask that that form be returned to the office indicating that you have read this manual.

If you are a non resident owner, please reply or send an email that you have read it. Thank you so much!



## Community Garden

Plots up for grabs on March 23rd, first come, first served. Please call or come by the office that day to reserve your spot and happy gardening!



Tierra de Zia Office

[tdzcondooffice@gmail.com](mailto:tdzcondooffice@gmail.com)

505/474-4042

Accounting Questions?

[tdzbilling@gmail.com](mailto:tdzbilling@gmail.com)

[www.tierradezia.com](http://www.tierradezia.com)

**Parking stickers delayed- if you live on TdZ property, you'll receive yours by February 15th. More info soon!**