

Sol Y Lomas Home Owners Association
PO Box 4651, Santa Fe, NM 87502

Dear Neighbors:

Have you seen the new Sol y Lomas neighborhood website yet? It's a wonderful reflection of our beautiful neighborhood, and a great place to find information on the things you need to know. With everyone's help, we will make this a wonderful resource for all Sol y Lomas residents. Please visit www.solylomashoa.org and let us know what information you would like to see there.

I am writing to tell you about the website and also to remind you about the importance of paying our Sol y Lomas Homeowners Association assessment fees. As a long-time resident of this community, I treasure the natural beauty, the quiet, family-friendly streets, and the spacious lots we all enjoy. I chose this neighborhood for these very reasons, and Sol y Lomas is one of Santa Fe's most coveted neighborhoods for these reasons. Few others enjoy the peaceful, neighborly surroundings that exemplify the beauty of Santa Fe so well. As homeowners in Sol y Lomas we appreciate, but often take for granted, the opportunity to enjoy these things without fear of commercialization and other changes thanks to our neighborhood covenants. You may not realize it, but the main role of the homeowners association is to maintain and update these important covenants.

The assessment fee each homeowner is required to pay is in part, used to keep the covenants current and relevant. Beginning in 2014 and through 2017, the covenants for units 1-6 will expire, and we as homeowners will need to vote to re-instate and/or revise them, or allow them to expire and face the consequences. If you value our beautiful neighborhood as much as I do, please do your part to help maintain it. There are two very simple things you can do right now to help:

1. If you haven't already, please pay your assessment fees as soon as possible.
2. Please be prepared to vote on changes to the existing covenants when the HOA committee calls on you. A majority is required to make any changes, so your involvement is crucial. Your vote really does matter.

Thank you very much for reading this letter and considering my requests. Feel free to contact me or any of the homeowner association trustees with any questions. I look forward to seeing you around the neighborhood!

Jeannette Kelly

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Just a reminder that effective the annual meeting in January of 2014, I will step down as the President of the Sol y Lomas HOA. Please consider stepping into a position on the Board of Trustees to continue the work that needs to be done as Units 3-6 will need to have their respective covenants revised and adopted. It's a challenge that requires you!

From the President 04/04/2013

For this newsletter, I have opted to re-print Jeanette Kelly's letter from December on the front of the newsletter instead of the back. This is because roughly 50% of the association has not paid the annual assessment as of this writing. That's all I am going to say on the matter. If you receive an assessment form with this letter, it is because we have not received or recorded your payment for 2013. You can also download the form at: solylomashoa.org. If you sent it in and we have made an error in our data entry, we apologize in advance and hope you will help us clear it up.

Your Trustees and the Covenant Committee continue to work tirelessly toward new covenants and building restrictions which will need to be voted on and passed by a 75% majority of Units 1 & 2 homeowners before the end of 2014. A vote by all homeowners in Units 1 & 2 is required. It is our intention to have the new covenants ready for discussion and input by July of this year with a vote at the annual meeting in January of 2014. This is no easy task folks. With the participation we have seen thus far, I would liken it to herding cats or nailing jello to the wall.

In addition to this, Units 3-6 covenants will expire each consecutive year respectively. This means that for the next 4 years, your Trustees and the volunteers who step up to assist this process, will be engaged in preserving the best of our lifestyle that we all enjoy here in Sol y Lomas. How about sending each of them an email and letting them know how much you appreciate their efforts.

The Governor has just signed new legislation that puts Homeowner Associations under regulations similar to that of Condo Associations. That means more reporting, more guidelines, etc. By the time you get this letter, this information should be on the website, solylomashoa.org.

Douglas Maahs, President

THE COVENANT COMMITTEE

The volunteers who stepped up to review and update the Covenants deserve a lot of recognition for their efforts. Working with legal counsel, they are endeavoring to oust the old and irrelevant and bring our covenants into the 21st century in a good way.

Our thanks to Dan Lenihan, Rebecca Welling, Casey Clendenin, Lynn Day, Joseph Kraus and Christy Newhall. As well, we extend special thanks to Melanie MacGillivray for serving as our legal counsel for this process.

ARCHITECTURAL COVENANTS

Please remember that if you are doing external renovations to your home or property, the renovations are subject to the approval of the Architectural Review Board before you proceed.

You may contact David Dodge, Lynn Day or Douglas Maahs to get a submittal made or inquire as to what is necessary for submittal. We can usually turn your request around in less than a week.

Remember that if you want a copy of the Covenants or by laws, they are available at our website: www.solylomashoa.org.

**The minutes from the last
Trustee meeting are
posted on the website:
solylomashoa.org.**