

SAN MATEO DE SANTA FE

A CONDOMINIUM COMMUNITY



Spring 2018

Property Progress Report

HOA OFFICE

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After-Hours

Maintenance Emergency
Contact
505 231-5173

Major Security Emergency
911

Noise Disturbances
Suspicious Activity
505 231-5173

Maintenance Emergencies
505 316-6539
Or After 5pm
505 820-0730

(Only For IMMEDIATE Attention)

Pray for Rain!

San Mateo maintenance and grounds staff are working hard to restore the grounds after the extremely dry and warm winter. Re-starting the irrigation system is a very large job and it is always a gamble to start it up too early in the season as northern New Mexico can always surprise us with late freezes. Early spring is a busy time for our staff as we need to catch up with grounds work, weeding, watering, trimming, seeding etc. so we ask for patience if the property looks temporarily a bit rough. Also, it is highly likely that we will experience watering restrictions this summer which will pose yet another challenge to keeping the grounds up to standards. So please keep fingers crossed and ask Mother Nature to cooperate and give us a wet summer.

Pool Opening

Each year when we experience our first warm and sunny days, the calls begin to come in: "When is the pool opening?" Our goal is always to try and have it open by Memorial Day weekend, but there are many factors involved. Remember that the pool involves A LOT of preparation and maintenance. This year we will be resurfacing the decking and repainting the interior of the pool. On top of all the prep work and systems maintenance, we have to pass a rigorous inspection. So please know there really is no way to open it any earlier. We do try to compensate by keeping it open a bit longer in late summer/early fall, weather permitting. Your patience will be rewarded with a pristine, beautiful pool.

New Pool Keys

More pool news...We will be reissuing pool keys before the pool opens. After more than 10 years, there are too many copies of our pool keys circulating and people who don't live here are using our pool. Each unit will be issued 1 (one) key. We will be sending out a memo with instructions on how to pick up your new key. The keys will be stamped "do not duplicate" and will also be stamped to match your unit. This will be your unit's one and only key. There will be a \$75 charge to replace lost keys.

Annual General Meeting Scheduled

Homeowners please mark your calendars for the upcoming AGM (Annual General Meeting) scheduled for Thursday, May 17 at 5:30 pm in the San Mateo Club House. Meeting materials, including proxies and an agenda will be sent out two weeks prior to the meeting. This is a chance for Homeowners to check in and discuss the operation and maintenance of their investments. RSVPs are greatly appreciated as we need to plan for seating.



Baby Wipe Woes

Baby wipes may be cushy on your tushy but our sewer pipes hate them. In fact, we recently had to jet out a clogged sewer pipe that would have eventually backed up 5 Buildings! Fortunately for a large number of residents, one of our staff members discovered the back up before it was too late. The culprit was once again, baby wipes being flushed down toilets. We ask, no we beg, PLEASE DO NOT FLUSH BABY WIPES! Anyone ignoring this request could be inadvertently causing damage to their own possessions when a sewer back up occurs and water enters your unit—never good.

Non-Smoking Policy

A reminder that San Mateo is officially a NON-SMOKING property. The word that needs to be observed is property. Smoking of any kind is not allowed anywhere, anytime on the property. This includes balconies, patios, and anywhere on the grounds. We have been getting reports that certain people are still smoking. If we are able to determine who is doing this, we will issue fines that will be the ultimate responsibility of the owner. Landlords, please make sure that you lease only to non-smokers.

Gate Glitch

Due to a change in phone service, we have had to leave the gate open until we add a new line and phone box at the gate entrance. This was an unexpected consequence of trying to save money on our monthly phone bill. We have had to order some equipment and as soon as it arrives, we will work quickly to restore gate service. Thank you for your patience.

HOA Dues Increase

A reminder...a few owners still haven't received the memo that dues have increased to \$220 (up from \$210) Please adjust your monthly payments accordingly. We will be sending invoices to all owners who show a balance on their account, no matter how small.

Appliance Use Reminders

Garbage Disposals—ideally should only be used to help clean out sinks. Despite their name, they should not be used to dispose of large amounts of food waste. Grease should NEVER be dumped down the disposal.

Washer/Dryer—the stackable washers and dryers are for small loads only. Do not overstuff with large loads of towels, comforters, pillows, etc. Dryer filters need to be cleaned after EVERY use.

Furnace and A/C—filters in condos need to be cleaned every 6 months or every 3 months if you have pets. Town home residents need to replace the filters at the same intervals.

Water Heaters—need to be checked monthly. Please open your mechanical room doors and look for any leaks, on top of or below the unit. Look for any standing water. Sometimes the amount of water leaking is very minimal but this is a warning that a bigger issue may be imminent.

If you have any questions about any of these items, please do not hesitate to call the office.



Trash Issues

We shouldn't have to repeat this but all household trash must be taken to the compactor area. Don't be a putz and dump your garbage in the receptacles around the property.

That is not what they are for. The one by the mailboxes is for mail. Dog poop receptacles are for dog poop. Don't drop bags of trash just anywhere; take the few extra steps to the compactor area.

Trash needs to be taken immediately to the compactor area and placed into the trash cans. Never leave bags on the landing in front your unit!

Towing—Attention!

Our towing company is getting to know us very well and they like us! We have towed several illegally parked vehicles from our property over the last month. They have been able to arrive within 15 minutes of our calls. "What might get my vehicle towed?" You ask.

If you walk out and find your vehicle missing, you were:

- Parked in a Fire lane.
- Parked anywhere on the property that is not an assigned parking spot (along curbs or yellow striped areas for example)
- Parked in a numbered parking space without a tag.
- Parked in an ADA space without a current state-issued ADA placard.

ALSO, you will be issued a warning sticker and then towed if your vehicle appears to be inoperable or if it is an extra vehicle being stored in an unnumbered guest space.

If you do get towed, please do not try to argue with any staff members or expect management to pay to recover your vehicle.

You have been warned.

Low-Down-Dirty Dumpster Area Blues

Now that we have new recycle bins, it is important that we get 100% cooperation in the trash compactor area. The City has told us that if recycle bins are "contaminated," meaning improperly mingled, they will not pick them up. It costs our staff way too much time sorting and picking out improperly placed items. We are in the process of ordering signage for recycling procedure, but in the meantime, please observe the following simple rules:

Glass: We are very lucky to have glass recycling on property, especially since the City no longer picks up glass from curbsides. It is therefore critical that **NOTHING BUT GLASS** be put in the glass recycle bins. Remove glass from paper and plastic bags.

Cardboard Boxes: **MUST** be broken down. Small boxes can be placed in the mingled bins. Large broken down boxes can be placed in between recycle bins.

Mingled bins:

YES—empty plastic containers, empty tin or aluminum containers, broken-down small cardboard boxes, magazines, junk mail, newspaper.

NO—plastic grocery bags, scrap metal, electric cords or hoses, containers with food or liquid in them, glass, tied bags full of recyclables (remove from bags).

And never **EVER, EVER**, leave large items such as mattresses, furniture or appliances. Nothing is more frustrating for our staff than to waste a day hauling large items to the landfill left by lazy residents. Anyone caught leaving such items will be fined.

Don't be a Drip!

We don't discriminate against older vehicles but if they're parked at San Mateo they need to be kept in good repair. If your vehicle is dripping oil onto the parking area or the walkways, you can expect to get a note from Management about this. You can also expect to pay for the time and materials we will use to clean up the mess. Please either fix your car so it doesn't leak or place some kind of catchment container under the drippy area to catch the oil.

(picture of jalopy here)



Ant Invasion

The dry, warm winter means that we will be seeing more ants than usual. Normally, long periods of cold weather kills off ant colonies but this year, it didn't happen. The HOA will be hiring a professional exterminator to treat the exterior of buildings. However, residents need to help control the problem from the inside. A quick internet search on how to keep ants out of your home gives a lot of good advice. Several residents have claimed success trying simple remedies.

- Spray ant trails with lemon juice and water.
- Sprinkle a barrier around entry areas. You can use powdered cinnamon, salt, or food-grade diatomaceous earth.
- Ants hate certain spices like bay leaves, cinnamon, mint and cloves. Make a mixture in water and spray on ant trails.
- Place ant traps around baseboards, under fridge etc.
- Squish the "scout," which is usually an ant wandering solo checking out good feeding territory.
- Mix ant poison powder with some honey and leave out as bait.

More ideas at <https://www.wikihow.com/Stop-Ants-from-Coming-Into-Your-Home>

Teacher: "If I gave you 2 cats and another 2 cats and another 2, how many would you have?"

Johnny: "Seven."

Teacher: "No, listen carefully... If I gave you two cats, and another two cats and another two, how many would you have?"

Johnny: "Seven."

Teacher: "Let me put it to you differently. If I gave you two apples, and another two apples and another two, how many would you have?"

Johnny: "Six."

Teacher: "Good. Now if I gave you two cats, and another two cats and another two, how many would you have?"

Johnny: "Seven!"

Teacher: "Johnny, where in the heck do you get seven from?!"

Johnny: "Because I've already got a freaking cat!"

Happy Spring!!

(picture of lilac tree or something "springy" here.)