

VISTAS

MONTHLY NEWSLETTER OF THE ELDORADO COMMUNITY IMPROVEMENT ASSOCIATION

1 La Hacienda Loop, Santa Fe, New Mexico 87508 • 505 466-4248 • www.eldoradosf.org

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ECIA Assessment due March 1

We all love the many wonderful amenities here in Eldorado. To keep everything ship-shape, the ECIA must collect an annual assessment from each property owner. It's that time of year again; your annual ECIA assessment is due. No process is perfect: contact the ECIA General Manager at 505 466-4248 immediately if you have not already received your 2020 Notice of Assessment and invoice. To correct any of your information, if you have questions or you have special circumstances that you wish the Board to consider, please contact the General Manager.

If your payment is received and **credited** to your account by **March 1**, there is no penalty. New Mexico mail service is renowned for being slow, so if you are using the USPS be sure to allow sufficient time for your envelope to arrive and be processed—mail by mid-February. A credit card payment may take

several days to be processed, so don't wait until the last minute.

After March 1, there are penalties for late or non-payment. The current Collection Policy has been used by the ECIA since 2000 and is available on the web site:

www.eldoradosf.org, exact address <https://eldoradosf.org/document/Deliquent%20Accounts.pdf>

With on-time payment, lot owners retain membership privileges, including voting rights and use of amenities. For those who pay late, annual interest of 15% is applied to overdue amounts on April 1, backdated to March 1. On June 1, a lien will be filed against the property, with a non-refundable lien fee of \$200—also bearing interest. On July 1, the account will be turned over to the ECIA's collection attorney with collection fees applied—also subject to interest. \$550 could become a debt close to \$1,000.



Max Coll Corridor Community Center to Go Solar

After a long wait for PNM technical review and permitting, Santa Fe County expects to begin the two-month construction of the solar photovoltaic system at the Max Coll Corridor Community Center complex in February. To connect the array with the building's electrical panel, the County's contractor, Sol Luna Solar, will need to drill under some driveways. Please be patient during the days when the traffic flow may be impacted at the facility.

The system consists of a ground-mounted, six-foot average height, 30-degree tilt, 71 kW solar array. It will be located in the land area that the driveway encircles, the best area after considerable analysis. The solar array will be surrounded by native vegetation, a coyote fence on the north side, and split-

rail fence on the other three sides; designed to blend in with the Eldorado natural aesthetic.



The \$162,400 contract, awarded to Sol Luna Solar at a cost per watt of \$2.29, is funded by Santa Fe County capital outlay gross receipts tax. It is expected to save \$16,000 per year in electricity costs by offsetting about 85% of current electrical usage. This use of solar power is the equivalent of planting 3,403 trees per year or taking 19 cars off the road for the year. Other benefits include cleaner air and saving water (solar generation uses a fraction of the water that is used to generate electricity using coal). You can get more

information from Claudia at cborchert@santafecountynm.gov.

—Claudia Borchert, Santa Fe County Public Works

Run for Election to ECIA Board

SUBMIT NOMINATION PETITION BY MARCH 2

Any lot owner in good standing may run for election to one of the three positions on the ECIA Board opening up in May 2020. These three positions are available due to having expiration dates of May 2020 with the new terms ending May 2023. Please consider serving your community by becoming a candidate for the ECIA Board of Directors. To get your name on the ballot, which will be mailed to

residents late-March, you must submit a nomination petition. The Petition is available at the ECIA office or online at www.eldoradosf.org under the Resident Resources tab > Forms and Application > Board Nomination Petition. A completed and signed petition with all required materials must be submitted to the ECIA office no later than **5 PM, March 2**.

Lot owners may vote in the election if their 2020 Assessment is paid in full and posted (credited) to their HOAMCO account by March 1.

Recent Board Actions January 20

At the January 20th ECIA Board Meeting, President Nancy Sulzberg, Vice-President Melicent D'Amore, Secretary Carol Sanguinetti, Treasurer Sal Monaco and Director David Sorkin reviewed and passed the following motions unanimously:

- To accept the revised December financial reports
- To reappoint John Reynolds to the Conservation Committee
- To adopt the Key Performance Indicators as recommended by the Finance Committee
- To approve the development of a Policy Review Task Force
- To approve the development of a Strategic Plan Task Force
- To change the name of the Public Safety Task Force to the Safety Education Task Force
- To appoint Joseph Gutierrez as County Liaison
- To accept the resignation of George Rutter from the ECIA Board of Directors
- To accept the resignation of Karen Murry from the Environmental Stewardship Committee and the Facilities and Grounds Committee
- To accept the resignation of Bette Huston from the Finance Committee

Variances were approved for:

- 11 Dovela Place to allow completion of a 12-foot wall and door archway
- 22 Valencia Loop to have a coyote fence encroach inside the 10-foot utility easement
- 6 Verano Loop to have an accessory unit built further than 15 feet from the home

Bette Knight, Chair of the Election Committee, presented an overview of the committee's responsibilities and procedures and encouraged residents to complete the nomination forms needed to run for the three available Board positions. As part of new business, Dan Drobnis introduced a preliminary summary of the recent Office Procedures Review. The Board extends its appreciation to all the folks who continue to work on the Election Committee and the Procedures Review.

Thirty-two residents attended the meeting; five residents—Scott Zamurut, Thom Bredenberg (Chair of the Conservation Committee), Jon D'Amore, Barry Silver and Bob Desmond—spoke about fire emergency concerns. There was a clear divergence of viewpoints—not everyone supported the need to hire a wildfire ecologist. Many residents suggested to seek out assistance from the El Dorado Fire and Rescue, the County Fire Department and other resources. It should be noted that Thom reminded the group that in the last 40 years ECIA has not had a wildfire in our basin, but has had two floods. It was suggested that any attempt at wildfire mitigation must be balanced by the needs of native vegetation, wild animals, natural beauty of the land, flood prevention, etc. Again, the Board of Directors extends its appreciation to all those members who attended the meeting and participated in the Open Forum. For a more detailed record, please refer to the Board Meeting Minutes that will be posted on the ECIA website once approved.

Upcoming Board Meeting: **Monday, Feb. 17, at 5 PM** in the Railroad Building

ECIA Board meetings are open to the public. Complete minutes and agendas are available at the ECIA office or on the website: www.eldoradosf.org.

Changes to Board Meetings and Dates

The ECIA Board of Directors has decided to consolidate the Working Board Session and the Board Meeting to one monthly meeting. All new and old business will be conducted, committee and special reports delivered and an open forum held. The Board wants to make this meeting productive and informative. It is open to Members. The ECIA Board of Directors Meetings will be held on the **third Monday of every month at 5 PM** in the Railroad Building unless otherwise noted. February's meeting will be **Monday, Feb. 17 at 5 PM**.



Bylaws Forum Feb. 13

The Board and the Bylaws Review ad hoc Committee will hold an open forum on the proposed amended Bylaws on **Thursday, Feb. 13, at 6 PM** in the Railroad Building. ECIA members are invited to discuss and give feedback on the proposed amended Bylaws.

A draft of the Amended ECIA Bylaws, developed by the Bylaws Review ad hoc Committee based on suggestions made by members and recommendations from the ECIA's attorney, is now available for review on the ECIA website at <https://eldoradosf.org/document/Proposed-2020-Bylaws.pdf>.

After the forum, the Committee and Board will discuss and consider making changes to the draft based on feedback from members. A final version, checked by legal counsel, will be on the ballot for lot owners to vote on as part of the Annual Meeting process in May. The amended Bylaws need approval of 60% of all votes cast as part of the annual election ballot in order to be passed. If approved by the lot owners, the amended Bylaws will take effect after certification by the Secretary of the Board.



SAVE THE DATE

THURSDAY, MARCH 12, 7-9 PM

Candidate Forum

ECIA RAILROAD BUILDING

—ECIA Election Committee

What is the ECIA?

The Eldorado Community Improvement Association, Inc. (ECIA) is a not-for-profit corporation that was established by American Realty and Petroleum Corporation when it purchased the Simpson Ranch and began developing lots in 1972. It is bound by the New Mexico Non-profit Corporation Act, the New Mexico Home Owners Association Act, the Articles of Incorporation, Covenants, Bylaws, and the policies enacted by the Board of Directors. Each lot owner is a shareholder of the corporation, entitled to cast one vote per lot assuming assessments and any other bills are paid in full. Each spring candidates can run for two or three open positions on the Board. Lot owners vote for candidates of their choice, similar to electing Senators and Representatives in national elections. The Board members act on behalf of the community and are required to act as fiduciaries for community members.

What are the fiduciary responsibilities? Basically, the Board oversees the responsible financial operation of the ECIA and that the Architectural Covenants and Corporate Bylaws are upheld. That means they must use the corporation's money for the benefit of the total community.

Why doesn't the Board do more? The actual scope of Board responsibility is somewhat limited. The ECIA is not a town, city, township, an incorporated area or other NM entity. It is a Home Owners Association. Consequently the

Board does not have authority over many things which impact residents' lives, such as:

- **Land Use Issues outside the Common Properties**, for example the proposed Dollar General Store. This is the responsibility of Santa Fe County.
- **Water Issues** This is the responsibility of the Eldorado Area Water and Sanitation District (EAWSD) which has its own Board of Directors.
- **Gas, Electrical, Phone and Trash Issues** These are the responsibility of the privately owned companies that provide the service.
- **Roads** This is the responsibility of Santa Fe County.
- **Neighbor-to-Neighbor Disputes** The Board has no authority to intervene with the exception of issues that involve a violation of the Architectural Covenants.
- **Advocating for Change in Governmental Policy or Supporting a Political Candidate** The Board must remain neutral in political issues.

The Board does its best to represent all members of the diverse community that is Eldorado. Please don't hesitate to contact us at 505 466-4248 with your questions or concerns. Our goal is to improve the Board's relationship with our residents.

—Melicent D'Amore
Vice President ECIA Board of Directors

ECIA BOARD

President Nancy Sulzberg, Vice President Melicent D'Amore, Treasurer Sal Monaco, Secretary Carol Sanguinetti, Director David Sorkin. There are two Board vacancies at this time.

Pedestrian Safety and Crosswalks



Did you know that it is New Mexico state law for drivers to yield to pedestrians in a crosswalk? Here in Eldorado we have crosswalks in a few areas with heavy pedestrian traffic, and areas where the hike-bike trail crosses Avenida Vista Grande between The Agora and La Tienda, and adjacent to the Community School, and at the intersection of Avenida de Compadres and Vista Grande; on Avenida Torreon, in front of the school; on Avenida del Monte Alto, west of the Community Center. There are also crosswalks at many of the stop signs throughout Eldorado.

Even in cold weather, many pedestrians are out on the hike-bike trail and using the crosswalks. Please be attentive, and yield to any pedestrian in the crosswalk. If you see a pedestrian approaching a crosswalk, it is good practice to slow down, so that you can stop in time when they arrive in the crosswalk. It is easier to come to a stop at a crosswalk, when necessary, if you are observing the posted speed limit.

—Martha Jackson Deutsch
Facilities and Grounds Committee

Local Radio Highlights Black History & SF Opera

ELDORADIO 1660 AM, broadcasting locally in Eldorado, highlights a musical tribute to Black History Month in February, and begins a Santa Fe Opera preview series on composer Gioachino Rossini's birthday, **Feb. 29**.

Legendary bass-baritone Paul Robeson, Sweet Honey in the Rock, Duke Ellington and Odetta are featured on *Saturday Matinee*, recorded live concerts at noon each Saturday. The month's final Saturday, Leap Year Day, is the birthday anniversary of the composer of *The Barber of Seville*, which opens SFO's 2020 season July 3. ELDORADIO marks Rossini's birthday with a complete performance of the work and historical intermission features. Similar preview performances of this year's SFO repertoire follow on **April 4**, **May 9** and **June 13**, to help familiarize listeners with—or introduce them to—the operas.

VGPL February Events

Events: Most events are in the Meeting Room and are free unless noted otherwise. Call 505 466-7323 or check the website for more information: vglibrary.org, particularly in regards to possible cancellations owing to weather and road conditions.

February 2/D Exhibition: Feb. 1 to Feb. 29, The Adam Senior Center Painting Class pastel/watercolor/acrylic; Reception: Friday, Feb. 7, 4–6 PM

February 3/D Exhibition: Feb. 1 to Feb. 29, Sandra Young: Valentine's Day Dollhouses

Book Donation Day: Saturday, Feb. 1 and Mar. 7, 9–11:30 AM. Items in good condition in boxes or bags you don't want to keep. Please NO text books, manuals, reference books or VHS tapes.

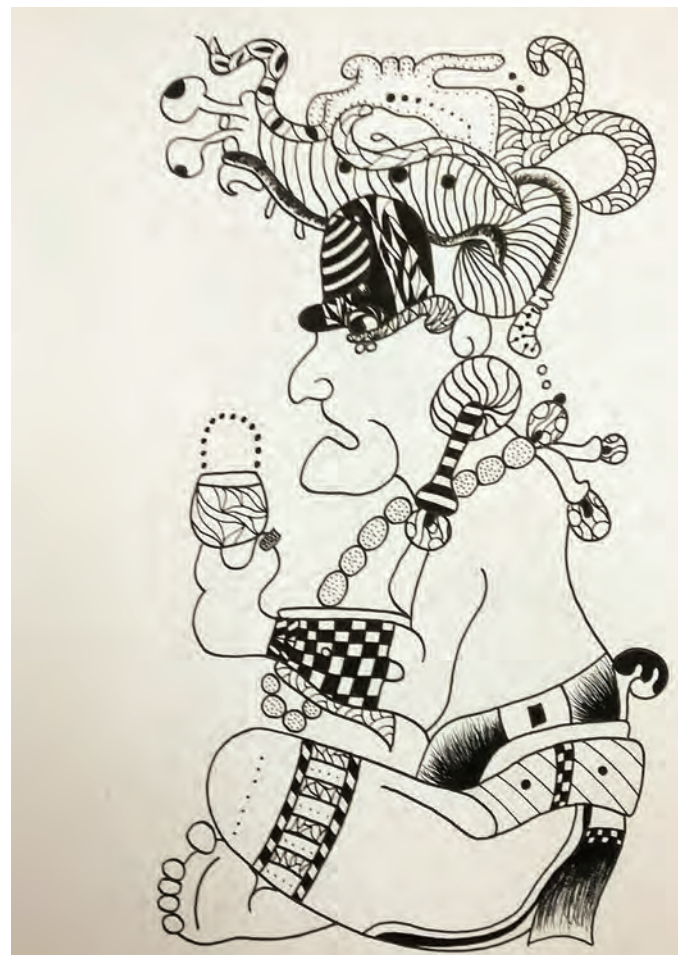
Story Time for Toddlers and Preschoolers: Tuesdays, 11 AM, Children's section. Drop-ins always welcome.

All Ages Chess Club: Fridays, 3 PM. All ages/skill levels welcome.

Family Movie Night: Friday, Feb. 14, 7 PM. Call for title.

Eldorado Genealogy: Wednesday, Feb. 26, 6:30 PM.

Vista Grande Public Library • 14 Avenida Torreon
Between El Dorado Community School and Adam Senior Center



Pen and ink drawing of ancient Mayan god.

—Lorelai Hoske, eighth grader, studies art at
El Dorado Community School



LEAP YEAR POTLUCK

What do you do with an extra day in a leap year? Come meet your neighbors! On **Saturday, Feb. 29 from Noon to 3 PM**, ECIA will host a potluck lunch at the Community Center. Please bring a dish to share and a list of ingredients for those who have diet restrictions. We are looking forward to seeing some new faces. Questions, please contact Diana Oliver at **doliver@hoamco.com** or 505 466-4248.



TEAMWORK

ECIA COMMITTEES NEED YOUR HELP!
PLEASE STEP UP AND JOIN A COMMITTEE.

Architecture, Conservation, Election, Facilities and Grounds, Finance, Information, Stable, and Road Committees welcome new members. Go to www.eldoradosf.org for more details on each.

The Lamy Branchline

A Railroad Track Runs Through It

Did you ever wonder about the single-track railroad line which passes through Eldorado from north to south? Is it just a remnant of the past, or does it have a future?

In 1879, the City of Santa Fe passed a \$150,000 bond issue which, in conjunction with the Santa Fe Railroad's own efforts, initiated construction of an 18.11-mile rail line from Lamy to Santa Fe. This branch line was used from 1879 on as a freight and passenger route, with passenger service ending in 1951 and freight services later discontinued as well. To encourage travel and development in the southwest, Fred Harvey opened El Ortiz hotel in Lamy about 1896,

replete with Harvey girls, a restaurant and hotel rooms. Travelers could then proceed to Santa Fe via rail.

AT&SF Railway officials decided to bypass the city of Santa Fe with the mainline track because they felt that they could not earn enough from freight business to cover the cost of construction and maintenance. The line includes 55 curves, 19 bridges and a grade of more than 3 per cent, costly in locomotive fuel.

During the 1930's and 40's, as a special spur promotion, Fred Harvey Company vans and buses transported passengers from the depot in Lamy to Santa Fe hotels. During World War II, injured soldiers were transported to Bruns Hospital in Santa Fe via the branch.

The Santa Fe Southern Railway took over the track in 1992, running freight and tourist excursions until 2013. Since then the single rail line has been used irregularly for promotions and tourist rides. In 2004, regular Santa Fe Southern traffic was cited as the need for crossing gates on Avenida Vista Grande and Avenida Eldorado. The last two years have seen increased interest and development in Lamy, including another re-opening of the restaurant The Legal Tender. Perhaps there will be a need for regular train operation in the near future; although the SFSR is no longer operating, it still owns locomotives and cars.

To learn more about Eldorado history, you can buy a copy of *Windmills and Dreams* at the Community Center for a modest price.

—Pam Henline
Photo by Diana Oliver





ELDORADO YOUTH // VOICES TO BE HEARD

*"They tell me shhh
Be quiet, no don't say a word
But we gotta keep it loud need our voices to be heard
And yeah, I'm preaching out to all the people in the world.
We all just want our voices to be heard."*

—Lyrics by OTWO

Youth of Eldorado —

You are the voice of the future and important to this community. Come to a pizza party on **Saturday Feb. 8, from 4 to 6 PM** in the ECIA Railroad Building and share your ideas for what events and activities YOU would like to see in Eldorado.

HEALTHY THINKING FOR LONGEVITY

Is It Hurtful or Helpful?

How do you speak to yourself? Are you kind, or critical? Our inner self-talk can impact our perspective on life.

Statements, conversations and thoughts we say or think about ourselves is termed self-talk. Our thoughts impact our emotions, motivation and potential accomplishment. Research indicates the majority of self-talk is negative and works against us rather than for us*. Negative thoughts create feelings of anger, irritation, frustrations, hopelessness and disappointment. Self-talk can make us feel worthless, "I am an idiot," or increase our self-esteem, "I am courageous and healthy."

Paying attention to our thoughts allows us to take charge of our self-talk and outlook on life. This is referred to as meta-cognition—the awareness of one's thoughts and mental processes.

Meta-Cognition and reflection lets us see that our self-talk has a profound effect on our feelings and beliefs. It is possible to consciously change the negative words to positive words that empower us and create joyous emotions. This creates healthy self-esteem, a positive self-image, and a positive emotional state. In addition, we recognize our own progress, abilities and achievements in all areas of life.

The mission of creating this series of articles is to assist the Eldorado community in enhancing their well-being and creating thought processes which may lead to a longer, happier life.

*Stranulis & Manning, 2002

—Jessica Collins

Keep Our Wildlife Safe



Eldorado is home to an overwhelming variety of wildlife. Recently, a young bobcat was struck and killed on Avenida de Compadres. Its mother stood vigil over the body, refusing to leave. If you were that mother, you would feel the same grief. Please obey speed limits, be especially vigilant at night, and scan ahead to protect and avoid hitting our native creatures. Santa Fe County has placed signs at 14 specific locations where wildlife crossings are consistent—especially where roads cross our greenbelts. Thank you for driving carefully.

—Joe Newman and Melicent D'Amore
Photo Janarie Kay Ramelli,

<https://creativecommons.org/licenses/by/4.0>

February 2020 Meetings at the Community Center

ECIA Committee	Architecture Committee	Tuesday	11, 25	7-9 PM	Katherine Mortimer	architecturechair@gmail.com	FO
	Board Meeting	Monday	17	5 PM	ECIA Board	505 466-4248	RB
	Bylaws Review	Tuesday	13	1-3 PM	Butch Gorsuch	bylawsreviewchair@gmail.com	CF
	Conservation Committee	Tuesday	4	7-9 PM	Thom Bredenberg	conservationchair@gmail.com	FO
	Election Committee	Wednesday	12	2-4 PM	Bette Knight	electionchair1@gmail.com	CF
	Facilities & Grounds	Wednesday	5	10 AM-12:30 PM	Nolan Zisman	fandgchair@gmail.com	RB
	Finance Committee	Tuesday	11	9:30 AM-12 Noon	Dan Drobnis	financechair1@gmail.com	CF
	Information Committee	Monday	10	7-9 PM	Pam Henline	informationchair@gmail.com	CF
	Road Committee	Wednesday	5	5:30 PM-7 PM	James Mason	roadchair1@gmail.com	CF
	Stable Committee	Tuesday	25	7-9 PM	Amelia Adair	stablechair1@gmail.com	CR
Monthly/Semi-Monthly	Bridge	1st/3rd Fridays	7, 21	1-4:30 PM	DiAna Gutierrez	505 699-3555	CR
	EACA	1st Tuesday	4	7-9 PM	Kim Crickard	VP@eldoradoarts.org	RB
	Eldorado Book Club	3rd Wednesday	19	3-5 PM	Pam Henline	phenline@comcast.net	LR
	Eldorado/285 Recycles	2nd Tuesday	11	4-6 PM	Karen Sweeney	505 466-9797	CF
	El Dorado School Community Garden	3rd Tuesday	18	6-7 PM	Carol Robles	info@eldoradoschoolcommunitygarden.com	CF
	Healing Arts Practitioners	2nd Tuesday	11	4-5:30 PM	Laurie Sandman	lsandman9@comcast.net	LR
	Life Drawing	Alt. Mondays	10, 24	10 AM-12 Noon	Mavis Murphy	505 466-8189	RB
	Neighbors Helping Neighbors	1st Tuesday	4	6-7 PM	Michael Landen	505 466-8896	CF
	Santa Fe Model Railroad Club	2nd Tuesday	11	6:30-8 PM	Bob 505 466-4970	santafemodelrailroadclub.org	RB
	Spinning Group (Fiber)	1st/3rd Thursdays	6, 20	10-12 Noon	Ellen Higgins	casaladerabe@gmail.com	LR
Weekly	AA	Tuesdays		5:45-6:45 PM	505 982-8932	santafeaa.org	LR
	AA (Women Only)	Thursdays		6-7 PM	505 982-8932	santafeaa.org	CF
	AA	Fridays		6-7 PM	505 982-8932	santafeaa.org	RB
	Al Anon	Saturdays		11 AM-12 Noon	505 473-0101	nmal-anon.com	CF
	Eldorado Hikers	Tuesdays		8:30 AM-12 Noon	Terry Gibbs	505 466-6914	CC
	Knitting Club	Tuesdays		10 AM-12 Noon	Joyce Hanmer	505 466-3018 joycehan@msn.com	LR
	Overeaters Anonymous	Mondays		7-8 PM	Barb	505 954-1533	LR
	Yin Yoga	Mondays		5:30-6:45 PM	Julia Cairns	505 466-1935	CR
	Yoga/Vinyasa Flow	Tuesdays & Fridays		9-10:15 AM	Julia Cairns	505 466-1935	CR
	Yoga/Gentle Stretch	Wednesdays & Thursdays		9-10:15 AM	Mary Horst	505 490-2790	CR

Abbreviations: CC = Community Center, CR = Classroom, CF = Conference Room, FO = Foyer, LR = Living Room, RB = Railroad Building
Send calendar event information to GM@eldoradosf.org.

Events are verified at time of publishing, please sign up for ECIA Newsbriefs by emailing rturnbough@hoamco.com to be notified of changes.

News Tid-Bits

Q & A WITH COO OF HOAMCO

The community is invited to meet with Stacy Maule, COO of HOAMCO and other HOAMCO Management Team Members at a Q & A Session, **Thursday, Feb. 6 from 7 to 9 PM** in the Railroad Building. If you are unable to attend but would like to have a question answered, please forward it to Nancy Sulzberg at n.sulzberg@eldoradosf.org.

GENERAL MANAGER MONTHLY REPORT ONLINE

General Manager Julie Navarro produces a monthly report that is posted on the web and reported on at the Board meeting. It lists the tasks in progress/accomplished during the month and some quick financial information. If you want to know what is happening on and around the ECIA common properties, this is the place to look. It can be found at www.eldoradosf.org > Resident Resources > General Manager's Report.

FREE FOOD PANTRY FOR ELDORADO AREA

Free non-perishable food items are available in La Tienda Building B near the Fitness Center in two large cabinets. Give what you can. Take what you need. Contact Mary at 303 517-8997 or Val at 805 901-5336.

FREE INTRO TO METHOD HAND AND FOOT CLASS

There will be a free introduction Method Hand and Foot Class on **Thursday, Feb. 6, 11:30 AM to 12:30 PM** at the ECIA Community Center. The class will address the root cause of pain—connective tissue dehydration and how to create immediate change by rehydrating and mobilizing tissues and joints using soft 'MELT' balls. These simple techniques work to resolve chronic pain so you can continue doing the things you enjoy. Additional classes may be established at a later time for a fee. Limited to 15 participants so RSVP to Maureen Bivins at 505 490-5516 or info@maureenabivinsacupuncture.com.

FREE TREE PRUNING WORKSHOP

A Tree Pruning Workshop will be held **Tuesday, Feb. 25 from 5:30 to 7 PM** at Vista Grande Public Library. Admission is free. No advanced sign up required. The workshop will be given by John Gervers of the Eldorado Roadside Tree Project and will cover pruning techniques, timing and tools. A "hands on" field demonstration will be offered on **Saturday, March 7**. Please direct questions to John Gervers at johngervers@gmail.com or by phone at 202 236-3940.

HAIKU

Your nation's true heart:
remembering the great past,
dreaming the future.

Mission Statement The mission of the monthly newsletter, *Vistas*, is to inform members of the ECIA about issues before the Board of Directors, various committees, and the office staff. Also, any events happening in Eldorado or the surrounding areas that may be of interest may be included. The publication seeks to foster increased neighborhood pride and community participation in the decision-making process.

Editorial Policy *Vistas* newsletter welcomes factual and objective submissions which will be selected and edited at the discretion of the Information Committee and Board of Directors. Community announcements and articles of interest to homeowners are welcome, along with photos. Submissions are due on the fifth of the month preceding publication. For help with any article, see the *Vistas* Style Guide posted on ECIA website, www.eldoradosf.org.

Pool Renovations Continue; Opening in May



Example of the three permanent shade structures which will be installed at the pool. Photo courtesy of Shade Systems, Inc.

Eldorado pool Phase Two renovations have started, and will finish in time for a Memorial Day opening. Phase Two includes a new structure for a family changing room, permanent shade structures, and other outdoor amenities. The mechanical room will be renovated and a new filtration system and boiler will ensure ideal water quality. All projects are within budget and have been approved by the Finance Committee and the Board of Directors.

The new family changing room will be completely ADA compliant and includes a shower, toilet, and sink with enough space for a wheelchair. The building will be located in the Southeast corner with ramp access adjacent to the picnic area. Casa de Sueños Construction, Inc. has been contracted to complete this project with an estimated cost of \$66,000.

Permanent shade structures by Shade Systems, Inc. will provide high quality sun shade with up to 90 mph wind resistance. In addition, the canvas “sails” are easy to remove during high weather impact days and for storage during the off-season. The shade structures will be on the North wall of the main pool, the West wall of the kiddie pool, and between the main pool and kiddie pool. ExerPlay, Inc. has been contracted to complete this project with an estimated cost of \$39,000.

The mechanical room will be getting a new pump, filter, and boiler. The room itself will be repaired for safety and efficiency. Additionally, the contractor, Poolside, LLC will assist in opening the pool for the season and ensuring compliance for the State pool inspection. The mechanical room project has an estimated cost of \$104,000.

Additional features will include an outdoor shower, outdoor lockers, and a drinking fountain. The existing bathhouse will have minor alterations, including relocating the vanity mirror in the women's room, wider benches, lowered partitions between the showers and toilets, and an additional privacy curtain to separate the showers.

The pool manager is now certified to train new lifeguards at the Eldorado pool. We will have an information session for prospective lifeguards and skills course prior to lifeguard certification. All residents who are at least 15 years old are encouraged to build their skills and join the lifeguard team. Pool facilities will open to residents Memorial Day Weekend.

—Jessica Collins, Pool Manager



NEWSBRIEFS: For the latest information from ECIA, please sign up for newsbriefs, (ECIA's electronic mailing system) by contacting rturnbough@hoamco.com.



RECYCLE: Help ECIA go green! Save on paper and mailing costs by opting out of receiving a mailed copy of *Vistas*. To sign up, email rturnbough@hoamco.com. You will be sent an email once a month with a link to the next issue of *Vistas* on the ECIA website, in pdf format, ready to view and print at home. Past issues are also available online. This paper is recyclable. Please recycle after use.