

Vecinos de Las Conchas NEWSLETTER



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Urban Plan (Programa)

Vecinos de Las Conchas (VLC) submitted an urban plan to the City of Puerto Peñasco in 2004. The Plan was ratified and endorsed by the City in 2004 and was our governing document for about 16 years. Several years ago, the City unilaterally revoked the 2004 Urban Plan and the VLC legally challenged this act. VLC took it all the way to the Supreme Court and the justices ruled in favor of the VLC, 3-0. The justices directly ordered the City to follow the 2004 Urban Plan and stated that the City does not have the right to revoke an agreement without the consent of the other party. Unfortunately, the previous VLC administrations did not either understand the ruling or know what to do with it. Over the past several months, Chuck and Arturo met with the various City departments lobbying for our status. They established an amicable relationship with the City. The City now realizes that the bulk of the 2004 Urban Plan was in the best interest of both the City and Las Conchas. The City asked for some minor modifications and additions. To perfect these requests, VLC hired a legal consultant to deal directly with the City and write legal language including some small changes to the building codes, rental regulations, and the guard gate. After several meetings with the City regarding the details, Chuck and Arturo presented the 2024 Las Conchas Urban Plan to the City Council in September. Chuck and Arturo answered all questions of the City Council during the 30-minute presentation. The City Council put the 2024 Las Conchas Urban Plan up to a vote and it passed 10-3. The Plan was subsequently recorded and published on October 17, 2024. As a result of the confirmation of the Supreme Court and the adoption of the 2024 Urban Plan, VLC is slowly and methodically executing each article, and we ask for your patience in this enormous undertaking.

Boundaries of Las Conchas

North of Las Conchas Blvd to the Caborca highway, east to El Tesoro, west through Section 10, and south to the Federal Zone.

Fees

Every owner within the boundaries of Las Conchas is required to pay a monthly fee for services provided. There are no exceptions.

Vecinos in Good Standing

Vecinos who are current in their fee payment or are enrolled in an approved plan to become current. If you are not registered with EasyHOA, the best way to begin is to register and make your first payment, then notify the office that you have done so. Go to easyhoa.com and follow the prompts. If you need assistance to set up a payment plan, please call Arturo or Barbara.

Census

In July 2024 a census was performed throughout Las Conchas. Data collected includes: # of homes (825), # of homes occupied, owners' names, # of Oomislim tags, # of water meters, # of rental homes and information about home...home name, rental agent, garages, parking, etc.



Rentals

Vecinos who rent their properties, even one time, must be registered and abide by City regulations/fees. If you rent or plan to rent your home, VLC will assist you to register with the City. All registrations must go through VLC.

Guard Casetta

City has approved our plans for the construction of a new guard house and a permit was issued to Las Conchas on October 17, 2024. One change in the plans was required by the City, and we agree wholeheartedly...the addition of a lane in each direction for commercial vehicles. This will prevent a line of vehicles from affecting the safety of Cetmar students. There will be three lanes into Las Conchas...vecinos, visitors and commercial vehicles, and two lanes out. The guard house will be built in phases as funds are available. VLC anticipate breaking ground in December.

November 2024

Construction Permits

All construction in Las Conchas will require a permit from Las Conchas and the City of Puerto Peñasco. The City will no longer review plans until they have been approved by Las Conchas. There are approximately 71 homes in Las Conchas built without VLC approval. VLC will continue to stop construction of unapproved buildings and urges vecinos to report offenses to Arturo. Without exception, every new building within Las Conchas requires a permit from Las Conchas first...and then the City. Currently, we have 23 constructions sites under daily supervision with the Architecture Committee and our Maintenance Supervisor.

Services Provided by Las Conchas

Security

Security guards monitor admission to Las Conchas and patrol 26 miles of roadway 24 hours per day. Security guards respond to calls from residents and request additional support from the Puerto Peñasco Police when necessary. Violence-related incidents should be reported to both Security and Police.

Road Maintenance

VLC owns/operates/repairs a road grader and a water truck to maintain 26 miles of roadway within Las Conchas.

Delivery of Water provided by the City

The City delivers water to our cisterns and VLC distributes available water to each home. VLC operates multiple pumps including maintenance and electricity. Water distribution is solely dependent on supply from the City.

Staffing of the office to serve our Vecinos. Come on in with your questions/concerns...or call Arturo or Barbara.

Dozens of volunteer board and committee members working tirelessly on behalf of all vecinos in good standing.

Trick or Treat Event

Halloween was a very special day for more than 2500 Peñasco children gathered at the Convention Center for the first-ever Trick or Treat Delivery. The excitement and the smiles were unforgettable as these kids enjoyed a safe environment, loving volunteers, delicious treats and even some needed pencils/pens/paper for school. Thanks to all the Vecinos who contributed candy, school supplies and money. A big thanks goes to the CRC, Kit Thompson, Audra Stadelman, and Michele Tomlinson for heading up the project, and to Bud Chase for capturing the event on camera.

This very successful event was a co-venture between City of Penasco, DIF, CAVIF, Vecinos de Las Conchas Association, Oceano Rentals, Amador Dental, Portugal Insurance, Elite Travel, CEUNO University, Diamonds Studio, and Integrated Ecological Pest Services. As Municipal President Dr. Oscar Castro stated, collaboration in favor of the people is the key.

Up Coming Events

The November Community Board Meeting date has been changed to Saturday, November 23rd. It will be held at the CETMAR School at 9 a.m.

There is **NO** Community Board Meeting in December



Trash Collection

Every home must have a current annual contract with Oomislim, the City's trash service. You may register at Oomislim or at the Las Conchas office. One contract entitles the owner to one trash barrel...additional fees are required for additional barrels.



Holiday Gifts for Our Staff



As has been our tradition, we will once again be showing our sincere thanks to our dedicated staff by giving them Holiday gift cards. These gifts are funded by donations from our Vecinos. The Community Relations Committee has taken on the job of collecting donations.

Typical donations are \$10 - \$20 but, any amount is certainly welcome.

Michele Tomlinson is coordinating the collection. Here's how you can donate: Leave cash (Peso or US Cash) in a sealed envelope at the Las Conchas Association office with Michele's name on the envelope; or Venmo @Michele-Tomlinson-14 (write "Posada" on memo line)

Deadline for donation is 12/15/24. If you have any questions please contact Michele at micheletomlinson@me.com

Thank you for your support!

LAS CONCHAS PICKLEBALL



For the love one who has everything. Here is a great gift idea for the holidays.

We are raising money to build Pickleball/all purpose courts in Las Conchas. By purchasing a brick with your name on it, you will help make this happen and will always be remembered

Thanks in advance
The Las Conchas Community

You can purchase a brick by credit card or PayPal.

Click on this link

<https://donate.brickmarkers.com/lch>

1. Click on the link
2. Pick your brick then hit continue
3. Fill out what you want the brick to say then hit continue
4. Fill in contact information
5. Hit continue to pay
6. Put in email address
7. Hit next
8. Hit Credit Card or PayPal
9. Fill in information
10. Hit Confirm

CEDO Xperiences November 2024 Activity Calendar

Tourist Services (Open groups for general public)

Natural History Talk

Group size: Minimum 4 participants (Open group)

Cost: Suggested donation 5 USD / 100 MXN per person

Duration: 1 hour

- November 23 - 12:00 PM

Kayaking in the Estuary

Group size: Minimum 4 participants (Open group)

Cost: 40 USD / 800 MXN per person

Duration: 3 hours

- November 29 - 12:00 PM
- November 30 - 12:00 PM

Tidal Pools at Sunset

Group size: Minimum 4 participants (Open group)

Cost: 20 USD / 400 MXN per person

Duration: 2 hours

- November 29 - 5:00 PM
- November 30 - 5:00 PM

Special Events and Activities (General public)

CEDO Environmental Evenings

Group size: N/A

Cost: Donation

Duration: 3 hours

Location: CEDO, Agustín Cortez Building

- November 28 - 6:00 PM

For more information...alan.gil@cedo.org

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