



VEHA VOICE

SPRING 2020

**Newsletter of the Villa Encantada Homeowners' Association
6565 Academy Road NE, 87109**



TREES AND SEWER LINE ISSUES—ARE YOUR TREES THIRSTY???

In the last few months we have had multiple homeowners with lateral sewer line backups on their property. This is the line that runs off the main sewer line in the street and into your home. All of these were caused by tree roots on their property. As discussed in the last newsletter, all trees or shrubs inside and in front of your fence belong to you and are your responsibility to water and trim. If a tree grew in

the middle between you and your neighbor, that responsibility is to be shared.

Trees that are not properly watered will have roots start coming up to the surface looking for water and in the process, can wrap around your sewer line causing cracks that allow roots to invade. By the time this happens, the tree is usually too unhealthy and has to be removed. If your tree roots invade another homeowner's sewer line, you are legally responsible for that as well. PLEASE, love your tree and deep water them weekly.



The Association maintains the sewer main in the street by having it professionally cut and jetted quarterly. Homeowners are responsible for the cleaning and maintenance of their own sewer line. Professionals recommend cleaning this line every few years. If you have slow-running drains or poorly flushing toilets, do not delay in contacting a plumber. TLC Plumbing is VEHA's preferred choice as they have extensive knowledge of VEHA's water and sewer lines.

If you have trees or shrubs that need trimmed, you can contact the office to have our landscapers give you a quote. There have also been many trees that have died that are on rental properties. If you own a rental and have trees, you need to ensure that you have a watering system in place. It is far less expensive to water and trim your trees than to have them cause damage and/or be removed.

2019-2020 VEHA BOARD OF DIRECTORS

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VEHA BUDGET FISCAL YEAR 2020-2021

The Board has begun to evaluate the budget for the FY 2020-2021 which begins July 1, 2020.

Major Expenditures 7/1/2019 – 2/1/2020

- Water / Trash: \$90,190
- Non-Paying Homeowner Assessments / Legal Fees: \$19,145
- Clubhouse Roofing & Repairs: \$10,356
- VEHA Annual Property/Liability Insurance: \$4,430



VEHA WATER USAGE / COSTS

Water is the single largest expense for VEHA. Studies have shown that HOAs that are on single meter service, such as VEHA, use 10-15% more water because homeowners do not get a bill every month to know what they are actually using. Studies have also shown that 1 home out of every 10 in an HOA on single meter service have leaky faucets and toilets. A dripping faucet wastes over 2,000 gallons of water per year. A leaky toilet can waste over 200 gallons per day. A leaky/faulty swamp cooler float can waste 10 gallons of water per day.

In the summer, the average monthly amount per home is over \$105 with increased use from swamp coolers, landscaping, and our pool.

| MONTH | WATER \$ | GALLONS | GALLONS PER HOME/DAY | TRASH \$ | TOTAL WATER & TRASH EXPENSE PER HOME |
|----------|------------|---------|----------------------|----------|--------------------------------------|
| November | \$9,499.57 | 575,212 | 141 | \$18.46 | \$88.31 |
| December | \$9,405.89 | 593,164 | 141 | \$18.46 | \$87.62 |
| January | \$9,463.84 | 612,615 | 145 | \$18.46 | \$88.04 |

2020 ANNUAL HOMEOWNERS' MEETING

The Annual Homeowners' Meeting is tentatively scheduled for Saturday, June 13 at 10AM. Annual Meeting Packets will be mailed out before May 10. If you are interested in serving on the VEHA Board of Directors, Statement of Interest forms are available in the office or online veha.us Forms must be submitted no later than April 30 to be on the ballot.

FROM THE MANAGER'S DESK

MOVIES, MAGAZINES, & BOOKS: The Clubhouse library has more than 100 DVD movies, all genres, including movies for children. We also have an assortment of cooking magazines and books. Homeowners are welcome to come in during regular business hours and check out any of these items. If you have magazines that need to be recycled, you can bring them to the clubhouse and Board member Janice Nance will donate them to hospital and doctor waiting rooms. Thank you Janice!

2020 POOL SEASON: The pools is scheduled for a late-April inspection with an opening date of May 1, weather permitting. The Annual Pool Opening Party is tentatively schedule for Saturday, May 23, from Noon—2PM. This is open to all homeowners. This is a great opportunity to enjoy the pool, meet some of your neighbors, and enjoy good food!

MAINTENANCE / PROJECTS—UPCOMING & COMPLETED

CLUBHOUSE ROOF: The clubhouse received a partial new roof in December.

ANNUAL FIRE HYDRANT INSPECTIONS: All of the VEHA fire hydrants were inspected and approved on 2/15/2020.

POOL FURNITURE: All the pool furniture is getting some TLC including new paint and sealing for the upcoming season.

STRIPING & SPEED BUMP PAINTING: We are hoping to get this project completed as soon as the weather permits.

POTHOLE REPAIRS ON MARCHETA: Potholes are being filled on the northern half of the Marcheta easement that we share with the Academy Terrace Apartments. The cost is shared equally between both parties.

SECURITY CAMERAS: Two additional hi-def wifi security cameras will be installed on the west side of the clubhouse providing increased coverage.

IRRIGATION REPAIRS: The entire irrigation system along the northeast exterior along Burlison has been replaced with a new working system. As the budget permits, new water-efficient shrubs and trees will replace those that have died over the years. The irrigation to the west of the clubhouse has also been repaired, and xeriscape plants and shrubs are being planned

VEHA RESIDENTS CORNER



We are happy to introduce you to two of our newest homeowners, Paul & Dianna Maloof. Paul and Diana own a remodeling and design business. They have remodeled two homes in VEHA in the last year, including their residence at #87. They also redesigned and renovated an amazing kitchen for another of our homeowners. When asked why they enjoy living in VEHA, Diana replied: "We love living here because of the great location. Easy access to the freeway, shopping and great restaurants. Plus, the people we've met in our community are wonderful!" You can contact Diana and Paul for kitchen & bath remodels, windows, floors and doors at 505.553.8485.

DID YOU KNOW THIS ASSISTANCE IS AVAILABLE TO ALBUQUERQUE SENIORS?

A small group of city employees with the City of Albuquerque Department of Senior Affairs is providing seniors with home repairs, free of charge, from changing batteries in smoke detectors to swamp cooler conversions. Senior Services can also help with transportation needs to yard work, even minor plumbing repairs. The service is available for anyone over 60 who lives in Bernalillo County. Call 505-764-6400. The city is also looking for VOLUNTEERS for this program. What a wonderful way to give back to our community. Volunteers can sign up online at <https://cabq.galaxydigital.com>. The original article was online at krqe.com on 2/20/2020.

TREE ROOTS OR BLOCKAGES IN YOUR SEWER? FREQUENTLY ASKED QUESTIONS

What does my sewer look like? Generally, your sewer lateral is 4 to 6 inches in diameter and is made of vitrified clay, PVC, ABS or iron pipe. The sewer lateral is anywhere from 2 to 6 feet underground and runs from your house to a main line connection in the street. There are various joints along the lateral and where the lines connect to the house and the main line under the street. These joints generally use rubber or other soft material to seal the connections.

Who maintains the lateral? The homeowner owns and is responsible for maintaining the sewer lateral from the connection at the house to the connection at the main line under the street. VEHA is responsible for maintaining the main sewer line under the street. This is done with quarterly sewer jetting and cutting of the mainline. Professionals recommend that homeowners have their sewer laterals cleaned out every few years as preventative maintenance.

How did the roots get in the sewer lateral? Trees, bushes and plants need water and nutrients in order to survive and will seek out the easiest source of water and nutrients. Generally, when roots encounter the sewer lateral, nothing will happen because they will grow over and around the lateral. However, if there is a leak, no matter how small, tiny hair like roots will enter the lateral and rapidly grow on the nutrient rich material. Eventually, these roots may block the lateral and back-up the system. The best way to avoid this from happening is to ensure that all your trees, inside and outside your fence line, are watered regularly. Weekly deep watering is recommended as well as periodical watering in the winter months.

Who is responsible for the damage? Responsibility depends on why the roots entered the sewer lateral. VEHA is responsible for damage only when tree roots from a tree on common area have misaligned or broken the sewer lateral line. In all other cases, the homeowner is responsible. Earth movement, normal expansion and contraction of the soil, defective construction, improper maintenance, and private property tree roots can cause the sewer lateral to misalign, allowing roots to enter at the joint or connection

Who pays to dig up the sewer lateral? The homeowner must pay for the excavation of their sewer lateral. If it is determined that a VEHA common area tree caused the damage to the sewer lateral, then it will then pay for the repair of the portion of the line damaged and the portion of the excavation needed to expose the damaged sewer lateral. Normally the plumber will run a camera down the line to find the source of the blockage.

