

VEHA VOICE

Spring 2019

Newsletter of the Villa Encantada Homeowners' Association

6565 Academy Road NE, 87109

GET INVOLVED!!! VEHA BOARD OPENINGS

Three volunteers are needed for the VEHA Board of Directors this year. If you would like to be considered for a Board position, please complete a Statement of Interest form, available in the office, at the mailboxes, and online at veha.us. Board members serve 3-year terms and formally meet on the 3rd Saturday of each month at 10 AM. Board members are expected to attend all meetings and serve on Committees as well. This form must be returned to the office no later than May 11 to be included on the ballot for the Annual Homeowners Meeting. Candidates must be current on their assessments.

ANNUAL HOMEOWNERS MEETING

The Annual Homeowners Meeting has been scheduled for Saturday, June 15 at 10 AM in the Clubhouse. At this time the annual budget will be approved, new Board members elected, and Committee assignments will be made. Annual Meeting packets will be mailed out to homeowners no later than May 15, and must be returned before 5 PM Friday, June 14, 2019.

VEHA BUDGET & FINANCIALS 2019-2020

There will not be a request for an assessment increase for the next budget year, July 2019—June 2020.

55% of the monthly assessment goes to water/trash/sewer, nearly \$100 per month per home. This leaves the actual assessment at approximately \$75 per month per home. The Association is mandated by the CC&Rs (Covenants, Conditions & Restrictions) to fulfill obligations such as insurance, property taxes, common area landscaping and facilities (including the pool and clubhouse), maintenance and repair of our water and sewer mains, street maintenance, contribution to Reserves, legal fees for collection of delinquent assessments, property management and more.

The annual budget for 136 paying homeowners, \$175 per month is \$285,600, \$23,800 per month. Unfortunately we have had an average of 6 non-paying homeowners per month which decreases our income by \$1,050 per month, \$12,5600 for the year, and this amount does not include attorney fees. The Association does not recuperate attorney fees until the case is resolved, most of the time it takes several years for a judgment to be resolved.

This leaves the Association with far less money for expenditures that have to be paid and ultimately that money comes out of the maintenance budget, which is our only discretionary spending account. This includes primarily expenditures for fencing.

PREVIOUS YEARS' MAJOR EXPENDITURES

2016	2017	2018
Attorney Collection Fees: \$3,984.95	Attorney Collection Fees: \$9,713.78	Attorney Collection Fees: \$9,534.77
5 Waterline Breaks: \$17,294.60	4 Waterline Breaks: \$20,167.12	5 Waterline Breaks: \$22,529.50
Fencing: \$5,870.13	Fencing: \$26,550.11	Fencing: \$11,959.76
Water / Trash / Sewer: \$152,576.07	Water / Trash / Sewer: \$152,326.42	Water / Trash / Sewer: \$162,196.83
Pool: \$4,262.49	Pool: \$4,086.61	Pool: \$5,948.76
Landscaping: \$34,990.26	Landscaping: \$38,166.30	Landscaping: \$38,352.83
	Street Repair: \$3,000.00	Pool Deck Repair: \$3,278.75

2019 SWIMMING POOL SEASON

The pool and deck areas are being readied for warmer weather! The pool will be inspected late April and will be open beginning May 1. Pool Keys will be available beginning April 27, 10-1 Monday—Saturday. The pool key fee remains at \$20.

2018-2019
VEHA BOARD
OF
DIRECTORS

PRESIDENT
Marsha Gaillour

VICE-PRESIDENT
Lee Dumas

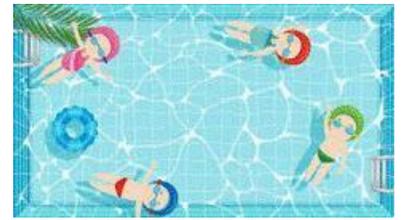
TREASURER
Diane Aiello

SECRETARY
Janice Nance

DIRECTORS
Bill Prevetti
Josie Gates
Sarah Castlebury

Property Manager
Roberta Borders
VEHA Clubhouse
823-9190

If you did not return your pool key from last year, please do so or your account will automatically be assessed for the key. Lost key, including homeowners who rent and the renters did not return the key, the cost for key replacements lost keys remains at \$50. Homeowners must be current on their assessments for Pool use.



The Activities Committee will hold a **Pool Opening Party** on Saturday, May 25 from 11 AM to 1 PM in the Clubhouse. There will be food and friendship, please join us!

ARCHITECTURAL CHANGES AND STANDARDS UPDATES

VEHA is a planned community governed by CC&Rs (Covenants, Conditions, and Restrictions.) This document is a legal contract between the homeowners and the Association that you enter into when you purchase a home in VEHA thereby agreeing to the terms and conditions of the CC&R's



This document includes Architectural Standards which is a tool for the HOA to maintain continuity in our appearance which in turn, helps to maintain property values. The Board has been working the past several months to solidify and clarify Architectural Standards. This document is available online at veha.us.

ANY exterior modification to your home **MUST** be approved by the Architectural Standards Committee. This is your safeguard from violations of the Standards. This includes fences, vegas, stucco, new windows, new garage doors, addition of wrought iron, appropriate placement of satellite dishes and cables, painting and more. The **Architectural Request Form** is meant to make sure that you are aware of and comply with the current Architectural Standards. Work that you have done that does not comply will have to be changed and corrected at the homeowner's expense. Always contact the Office before making any exterior changes or modifications.

Important Reminders Regarding Colors:

- New windows: **ALMOND**, no white
- Wrought Iron : **BLACK**
- Garage doors: **VEHA TAN**
- Fences, vegas, and latillas: **VEHA BROWN**
- Stucco: **MATCHED IN COLOR** to the current shade of your stucco

Correct paint formulas are available in the office. Beginning June 1, 2019, the office will have paint on-hand that can be purchased by the gallon. This will save homeowners a trip to purchase paint and will ensure the correct colors are being used.. If you are unsure about something you are doing, please call the office first.

UPCOMING MAINTENANCE / PROJECTS

POOL: The pool filter sand has been changed as required in preparation for the Annual Pool Inspection required by the City.
STREETS: Potholes are being filled. Painting of the speedbumps, no parking and firelane curbs will begin as soon as consistent warmer weather allows.

CLUBHOUSE: The clubhouse roof has leaks that must be repaired. Quotes are being obtained.

FIREHYDRANT: There is a firehydrant on the east side of the complex that needs to be replaced. VEHA is responsible for this expense. Quotes are being obtained.

COMMON AREAS: The Board is looking at making the shady area east of the pool into a small community park including a bench and possibly a picnic table and benches for VEHA residents to enjoy the outdoors and socialize with neighbors. Common area landscaping west of the pool area will begin as the budget allows.

VEHA RESIDENTS CORNER

We have many new homeowners in our community and in each newsletter we are going to spotlight a new or maybe notso-new homeowner to express in their own words what they love about living in Villa Encantada.

In this Newsletter we are pleased to introduce Sarah Castlebury, #15.

"It's the friendly warmth from the neighbors of the Villa Encantada community that I love about living here. A safety net, everyone checking on one another and watching out for each other, always willing to give a hand when one falls ill, and someone to listen when one is down on their luck. We take walks together getting fresh air, some sun, and a bit of socialization. We keep our eyes peeled for things that don't seem right, fences down and lights out. The park is always pretty with green grass and beautiful colors of flower gardens from house to house, such a joy to see and watch the flowers, bushes, and things grow and bloom. I wouldn't pick any other community to live in other than the Villa Encantada Townhomes."

SOMETHING NEW!

Small Business Owner? Have something to sell? Beginning in the Fall Newsletter, we will be accepting classified ads for business owners and residents living in VEHA. Each ad will be allotted a two line text space. Please come into the office or call to talk about it! This will be information for all VEHA homeowners—meaning you will deal with fellow homeowners and contractors directly.

We start this newsletter with the following:

DJ Jennings—Handyman Work—505.269.7782 (Unit 13)
Sandia Pest Control— James Aiello—505.315-9396 (Unit 4)
Mark Tobyas—Handyman Work—505.274.1932