



VEHA VOICE

Summer 2019

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

FROM THE VEHA PRESIDENT—MARSHA GAILLOUR

Dear VEHA community members,

It is the beginning of the VEHA fiscal year and the end of summer is approaching. On behalf of the Board, I would like to thank each of you for your continued efforts in sustaining and growing our community. It's nice to put a face to a name when we have our community events.

Last year we introduced doggy poop stations which have been a great success. We completed the fence replacement along Academy. The club house has a new sign, the pool received a new deck coating, and a few more plumbing valves have been changed out. All of these projects would not be possible without your support and the dedication of some key community members.

I would especially like to thank Roberta and Jim Borders for the work done on the Clubhouse and pool area and Janice Nance for being the "VEHA Good Neighbor". Janice is always looking out for everyone. She took it upon herself to create a project of Welcome Baskets for each of our new home owners. Please join me in acknowledging them for all that they do for our community. This year we would like to begin acknowledging our community members. If you would like to recognize someone as a "VEHA Good Neighbor", please tell us about them and share what it is that makes them a "VEHA Good Neighbor".

We love seeing you at our community events and hope to see more of you this year. We are planning another Holiday Open House so stay tuned. As always, thank you for your patience in getting projects completed and working with us when we have water outages. Feel free to join us at our monthly community meetings with your ideas and participation. We love hearing from you.

Sincerely— Marsha Gaillour

CURB PAINTING PROJECT—AUGUST 14. AccuStripe is scheduled to be here on Wednesday, August 14 to paint and stencil curbs inside VEHA, weather permitting. This will be an ALL DAY PROJECT.



NO PARKING ALLOWED ALONG ANY CURBS BEGINNING at 6AM on the 14th. The project includes the updating of all curb painting/stenciling to meet current codes. This means the color of curbs may change in some areas. Street Sweepers and other prep workers will be coming thru very early and will need access to ALL curbs. **Vehicles that are in the way of AccuStripe will be TOWED at homeowner's expense.** You may park in the Clubhouse lot on this day. **NO PARKING IN FRONT OF THE MAIL BOXES.** Notices and reminders will be posted in the days before this begins.

The speed bump painting and parking striping will happen at a later date as the budget permits.

2019 ANNUAL HOMEOWNERS' MEETING

The Annual Homeowners' Meeting was held on June 15. Thank you to the 11 homeowners who attended. The 2019-2020 Budget was approved, and we welcome our newest Board member Deanna Page. Only 40 homeowners returned their ballots, 7 of those were Board members. This is less than 30% participation. It is expensive to prepare and mail the Annual Meeting packets, and they take just a few moments to complete and return to the office mailbox. It is so very important that every homeowner be involved in our Association.

upcoming events

The Activities Committee **ANNUAL POOL CLOSING COMMUNITY POTLUCK** has been tentatively scheduled for Saturday, September 28 from 11:30—2PM. Lots of food and friendship, please join us and Bring A Dish!

The **VEHA ANNUAL HOLIDAY POTLUCK OPEN HOUSE** has been scheduled for Saturday, December 7 from Noon—3PM. The Clubhouse is always decorated for Christmas, and this is a wonderful community event. Bring A Dish!

2019-2020
**VEHA BOARD
OF
DIRECTORS**

PRESIDENT
Marsha Gaillour

VICE-PRESIDENT
Lee Dumas

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Diane Aiello

SECRETARY
Janice Nance

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Josie Gates
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Deanna Page

Property Manager
Roberta Borders
VEHA Clubhouse
823-9190

FROM THE MANAGER'S DESK

HOMEOWNER NOTIFICATION SYSTEM: Beginning in the next few months, I will be moving to an automated system for sending out notices of water outages and other urgent matters. It is imperative that your current phone and email information is on file. I can't notify you if your email address has changed or your landline number is no longer valid. Please call me at 823-9190, or check in at the office to make sure your information is up to date.

PARKING: Please remember there is NO LONG TERM PARKING anywhere on VEHA property. This includes Guest parking, the Clubhouse parking lot, in front of your home, or on any street. VEHA is responsible for the safety and aesthetics of our community. Streets lined with vehicles not only create safety and security issues, but is visually unpleasing. Residents are expected to park their vehicles in their garages.

HOMEOWNER/RENTER ORIENTATION CLASSES: Beginning September 1, Homeowner/Renter Orientation Classes will be held the 2nd Saturday of each month from 11AM—Noon in the Clubhouse. Everything you need to know about VEHA from the CC&Rs to the Delinquency Policy, Architectural Standards, and more will be covered in detail. This is being developed for new homeowners and renters, but all homeowners are welcome to make sure they know all current rules and regulations. If the Saturday time does not work for you, please call me or email me to schedule a time that works for you.

MAINTENANCE / PROJECTS—UPCOMING & COMPLETED

WATER MAIN VALVES: There is an ongoing project to replace main valves, but it is very expensive. The next anticipated project will be in late October or early November at the southwest corner, Calle Playa Del Sol & Calle Olas Altos. Please remember that anytime TLC Plumbing crews are out here, homeowners are not to interfere with their work with questions.

FIRE HYDRANTS: The out-of-service fire hydrant in the northeast corner on Calle De La Noche was replaced in May at a cost of \$7,500. All hydrants within VEHA are the responsibility of the Association to maintain and replace if necessary.

CLUBHOUSE & POOL AREA: Many issues were addressed with the clubhouse and pool area this year. A new VILLA ENCANTADA sign is now on the clubhouse. All exterior light fixtures were replaced to be the same style and are now using LED bulbs. New high-definition security cameras have been installed that not only are better quality, but they allow me to monitor the Clubhouse and pool remotely in real-time from various cameras. Lighting on the pool area was installed using Wi-Fi light fixtures/bulbs to enable the pool to remain open after dark to City of Albuquerque code. A patio fan was installed and an abundance of pool toys, floats, pillows, cushions, plants, and other niceties were added for everyone's enjoyment. Cracks on the Clubhouse parapets were repaired and the copper tubing for the swamp coolers were replaced. There were no labor costs to VEHA for any of this maintenance.

MISC: There are many other projects in the discussion and planning phases. Budget constraints due to 5-6 non-paying homeowners and the legal expenses associated with those accounts is the largest financial obstacles we currently face. In addition, the legal process is slow and methodical and resolution is never quick or easy for most situations. We know how hard every homeowner works to pay their assessment, and please know every effort is made to maximize each homeowner dollar to the benefit of our community.



VEHA RESIDENTS CORNER

In each newsletter we spotlight a new or maybe not-so-new homeowner to express in their own words what they love about living in Villa Encantada. Want to contribute in the next newsletter? Contact the office! In this Newsletter we are pleased to introduce Deanna Page, #79. Deanna is our newest Board member.

"I have only lived here for a year. I find VEHA and Albuquerque interesting because of its history and picturesque views. Living in VEHA is pleasant and secure. The homeowners are friendly. There is a diversity in the community of interests including hobbies, activities, reading, finding good restaurants, sporting events and cultural activities."



SWIMMING POOL SEASON

There is still time to get a pool key and enjoy our fantastic pool & deck area! The pool will remain open as long as the weather permits—last year it remained open until October 1 because of the extended warm weather. The pool key fee for this year's season is \$20. As always, pool keys are to be returned to the office once the pool has closed. Our Annual Pool Closing Community Potluck is tentatively scheduled for Saturday, September 28 from 11:30—2PM in the Clubhouse.