

VEHA MONTHLY ASSOCIATION DUES

JULY 1, 2022 – JUNE 30, 2023 - \$215

The Association's CC&R's require prompt payment of Assessments. The Association has the authority to enforce collection through various legal means. (See Delinquency Policy) VEHA consists of individually owned TOWNHOMES. Properties and are NOT condominiums. Homeowners must obtain their own individual homeowners insurance. VEHA expenditures are for common property land/buildings and other mandates expenses outlined in the CC&Rs. No coverage is provided to any home or homeowner's property. All lots are 60' X 32'; homeowners are responsible for all items / issues that are inside this area and all other items that are not "common use" – meaning the homeowner has the sole usage of an item.

Current expenditures covered by current assessment*:

Maintenance and Expenses for:

- Administrative costs including Property Management, property taxes, legal fees, CPA fees
- Common area landscaping / irrigation / trees
- Common area lighting and electricity
- Insurance for Common Areas and Community Center
- Management fees
- Water / Trash for all 136 residents and common area property/pool/landscaping
- Common Area fencing
- Quarterly Main Sewer line jetting
- Community Center & Swimming Pool
- Interior street maintenance / Shared easement street maintenance

What is NOT covered by VEHA is the responsibility of the Homeowner:

- Your Homeowner's Insurance – VEHA ARE TOWNHOMES, NOT A CONDOMINIUM PROPERTY
- Anything within homeowner property lines including:
 - Exterior maintenance of your home including stucco, fencing, garage doors, vigas
 - Roof and parapet repairs
 - Balcony or front door overhang/ pergola maintenance
 - Landscaping in front of your front fence to the street including the care and maintenance of any trees, shrubs, or plants.
 - Plumbing or root extraction due to vegetation planted by you or any previous owner.
 - Sewer lines (sewer lateral) from your property to the main – homeowner's must have their own lines cleaned.
 - Water service lines from/including the valve into your home
 - Trimming of trees and shrubbery on your property.
 - Care, trimming or removal of trees on your property.
 - Disposal of limbs, shrubbery, weeds – this is not the responsibility of our landscapers.
 - Cleaning behind the utility fences as mandated by PNM.
 - Damage caused to common property or another homeowner(s) property, including negligence of your property.

**Expenditures covered by the HOA are dependent on the amount of the assessment. If homeowners do not approve requested increases, the HOA has to cut expenditures to balance the budget by returning more expenses to homeowners.*