



# VEHA VOICE

FALL / WINTER 2021

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

## **FROM THE VEHA PRESIDENT**

Greetings VEHA Community members, I hope you all have enjoyed the summer months. I thoroughly enjoyed the wonderful monsoon season we had this year. Someone asked if this was typical. I said this was the norm years ago. When I was growing up in Northern New Mexico, I worked in the town of Red River during the summers, and it was like clockwork. Every afternoon, we would have a downpour, usually causing washouts of the roads, then the sun would come out again, with beautiful New Mexico blue skies. I would like to acknowledge the community for holding together and moving through the rough patches of the past year and a half. This summer we had the highest turnout at a board meeting since I have been here.

There are many new faces in the community—a warm welcome to all of you. As we move into fall and winter, we hope to have a quiet but festive season with activities that promote community. In recent months, I have been communicating with other HOAs and communities to learn more about how they are getting grant money to do major infrastructure work in their communities. This is a perfect time to be looking into this, as funding for these types of projects is coming available. The main projects we would target would be related to water and sewer. If any member in the community has an interest or expertise in this area, I would welcome your involvement. Please contact me or Roberta if you are interested. This is just a preliminary phase. We will not move forward with any projects unless it is approved by the community. Until next time, have a wonderful fall season and holiday season.

## **Major Expenditures 7/1/2021—9/30/2021**

Water / Trash: \$48,513.11  
Legal Fees: \$817.16  
Common Area Fencing: \$1,812.38  
Pool Plumbing / Waterline Repairs / Sewer Maintenance: \$6,234.57

## **TREE REMOVAL, STUMP GRINDING, TRIMMING, TREE REPLACEMENT PROJECT**

Tree Sculptors will be removing four large dying trees in the common areas the week of October 18. The cost is \$7,600. Homeowners who would like to take some of the wood for fireplaces will need to do so at the end of each day. Remaining wood will be hauled away. The next phase will be the trimming of common area trees and the removal of stumps left from prior removals. If you have a tree on your property that you would like to have trimmed, please let the office know so that it can be added to the quote. Homeowners are responsible for trees that are in front of their property as well as any inside the fenceline that may encroach onto another homeowner's property. The tree trimming will be followed by the planting of new trees to replace the ones being removed along with others that were removed many years ago along.

## **UPCOMING VEHA EVENTS**

### **ANNUAL VEHA CHRISTMAS LUMINARIA FUNDRAISER**



It's time again for our annual luminaria fundraiser with proceeds going to the VEHA Good Neighbor Fund which is to benefit VEHA Community Projects. Last year we raised over \$600 for this fund thanks to the wonderful resident participation. We hope to do even better this year!

Pre-Orders for one dozen will be \$22. Luminarias will be available for pickup at the office December 18, 19, and 21 during regular office hours, or they can be set up at your home on Christmas Eve for an additional \$3. Luminarias will be lit around the Community Center, sidewalks, and parking lot area. All will have 15 hour candles to make a beautiful and long-lasting Christmas Eve for our community to enjoy. Please contact the office to order. As with last year's luminarias, we will be asking for volunteers to fold bags prior to December 18 and a few members to help with the Christmas Eve disbursement and lighting.

### **2021 APS DONATION DRIVES**

This year we are participating in two APS event coordinated by VEHA Board member Cathy Dorr who is a teacher at APS.

#### **SOCKTOBER IN OCTOBER—OCTOBER 1 thru 31**

This donation event for Albuquerque Public Schools collects NEW socks, any size, to be donated to the APS Clothing Bank. Socks may be dropped off at the VEHA office in the blue bin outside. Donations may also be made online at <https://www.aps.edu/news/2020-2021/socktober-in-october> 100% of donations go directly to students in need.

#### **APS COMMUNITY CLOTHING BANK COAT DRIVE—NOVEMBER 1 thru DECEMBER 19**

This donation event collects gently used or new coats for children in need, pre-school thru high school. Donations may be made at the VEHA Community Center. All donations will go to the APS Clothing Bank. They also accept any other lightly worn or new clothing in addition to school supplies.

### **ROADRUNNER FOOD BANK DRIVE**

VEHA will be participating in the annual Roadrunner Food Bank Thanksgiving Drive spearheaded by Board member Richard Espinosa. A bin will be located up at the Community Center beginning November 13 to receive all homeowner contributions and then set out for pickup by USPS mail carriers on Saturday, November 20. We are hoping this will give homeowners more time and opportunity to donate non-perishable items to New Mexico families in need, especially at the holidays. The bin will be placed out beginning Saturday, November 13.



## 2021-2022 VEHA BOARD OF DIRECTORS

**PRESIDENT**  
Marsha Gaillour

**VICE-PRESIDENT**  
Diana Maloof

**TREASURER**  
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**SECRETARY**  
Janice Nance

**DIRECTORS**  
Cathy Dorr  
Pamela Johnson  
Richard Espinosa

**Property Manager**  
Roberta Borders  
823-9190

## 2021 ANNUAL HOLIDAY OPEN HOUSE—DECEMBER 11, 5 PM—7 PM

Our Annual Holiday Open House will be held in the Community Center on Saturday, December 11 from 5 PM to 7 PM. Your Board members will be providing a New Mexican-themed fiesta in place of the traditional potluck format at their own expense. On the menu: green chile chicken enchiladas, tamales, beans, guacamole and much more!



In the spirit of the Holidays and giving, this year we are asking homeowners attending to make a charitable donation per person at this event and the proceeds will be donated to Crossroads For Women, a charitable organization in Albuquerque that provides services to women in need, especially focusing on women emerging from incarceration to help them achieve safe, healthy, and productive lives. The Community Center is beautifully decorated for the Holidays, and this event is always a lot of fun! Please kindly RSVP to the office no later than Monday, December 6 for planning purposes.

### ARCHITECTURAL STANDARDS

Beginning July 1, the VEHA Architectural Standards began the first phase of bringing homeowners into compliance with VEHA's architectural standards. VEHA is a planned community that has governing documents, including our CC&Rs (Covenants, Conditions & Restrictions), Section VII, that legally obligate the Association to enforce its architectural standards. HOAs institute standards to help maintain good property values. These standards include the exterior of each home including the construction and color of fences stucco, exterior trim colors (including garage doors), placement and color of vigas, and the color of windows and wrought iron. These standards are important because of our proximity to each other. While deviations from the standards may not matter to a homeowner personally, they matter to the community as a whole.

Over the past many years, homeowners have not adhered to the standards leaving the community with various types and colors of fencing, different colors of garage doors, along with other elements including homeowners not keeping their properties in properly maintained condition. These variations have erased the continuity that VEHA was created with and maintained since its construction in the early 1970's. As such, each element of architectural standards is being addressed by the Architectural Standards Committee and the Board. The first item being addressed is ensuring all garage doors are the VEHA tan. Many homeowners have already painted their garage doors the correct color and it has shown how faded most of the garage doors in here have become over the years.

The next item being addressed are vigas. Vigas are an integral part of VEHA's pueblo style. There are NOT to be removed. Homeowners who have done so have disrupted the visual continuity of our community as well as displaying in most cases poor workmanship. There are homes with missing vigas, vigas ready to fall out, and vigas painted the incorrect color. The viga issues are simply maintenance issues. Poorly maintained homes are an eyesore.

The Architectural Standards are not meant to be punitive; they help protect our property values. The biggest concern voiced by perspective homeowners and their realtors looking at properties in VEHA is overwhelmingly the way things look. From the lack of continuity to the poorly maintained homes that reflect negatively on every other homeowner and the Association. These concerns are valid and now being addressed.

## FROM THE MANAGER'S DESK

### BOOKING THE COMMUNITY CENTER FOR EVENTS

Planning a family reunion, holiday party, graduation, wedding or baby shower? The VEHA Community Center is available to homeowners for rental with seating and tables to accommodate 50 guests in the 3,000 sq. ft. recently remodeled facility. Other features include a small kitchen with a microwave, refrigerator/freezer, sink w/disposal, a Keurig, 46" flatscreen TV with Roku, guest wifi, and two updated bathrooms. The rental fee is \$75 along with a damage deposit.

### PAY YOUR ASSESSMENT ONLINE!

VEHA now accepts Zelle for secure online payments. Zelle is available thru most banks and credit unions. Send your payments to the office account: [manager@veha.us](mailto:manager@veha.us) Thank you to everyone who has been using it!



### VEHA BOARD MEETINGS—TIME CHANGE

Board meetings beginning November will be held at 9AM on the third Saturday of each month; no meeting is held in December. If you will be attending a meeting, please the office know prior so that you can be added to the agenda.

### CONTINUATION OF DOG WASTE NOT BEING PICKED UP

Five dog waste stations have been installed within the VEHA community over the last few years. All are loaded with bags for picking up after your dog. Unfortunately there has been as much dog poop as ever and the stations are being used by homeowners to dispose of their paper and plastic trash. Dangers of pet waste not handled properly spreads diseases between pets and humans including parasites, Campylobacteriosis, Salmonellosis, Toxocariasis and Toxoplasmosis. In addition, pet waste left on the ground can wash into storm drains and end up in the Rio Grande River causing harm to aquatic organisms and degrading the overall health of the river.

### WATER SHUT-OFFS PROBLEMS & INFORMATION

Over the last few weeks we have had a couple of instances where a homeowner was been having work done involving plumbing in which it was found that the primary water shut-off inside the home was corroded and not working. These were situations that turned ordinary work into an urgent plumbing need that required the water to be turned off for either a section or the entire community. These incidents do not allow an appropriate amount of time to notify everyone that the water will be off. If the water is off suddenly, it is going to be because of these emergency situations. As such, I will not know how long the water will be off which is why it is so essential that all homeowners keep water on hand.

These situations are almost always due to a homeowner's main shut-off inside the home not working as well as homeowners not knowing where their outside shut-off is located. Every homeowner should know and is responsible for these shut-offs. Not knowing this information makes your emergency the emergency of 135 other homeowners. PLEASE make sure you know the location of both of your shut-offs, as well as the clean-outs, and that they are in working condition. VEHA does not have a master plan showing the location of homeowner shut-offs. In a recent situation it was found that a homeowner's shut-off is located UNDER their driveway, which is NOT an uncommon location for many homes.

If you are having plumbing work done in your home, please let the office know in advance. Plumbers working in VEHA other than TLC Plumbing are **NOT UNDER ANY CIRCUMSTANCES** authorized to turn off any water in the streets without VEHA approval.

### FEATURED HOMEOWNER

In this newsletter, we would like to spotlight homeowner Mimi Montgomery in #88 for not only the exceptional exterior appearance of her home but for her contributions in her area of the community. Mimi is a retired realtor and if you can't already tell, a master gardener! Thank you Mimi for contributing so much to VEHA!



**THE OFFICE WILL BE CLOSED NOVEMBER 22—DECEMBER 1 FOR THE THANKSGIVING HOLIDAY**