

VEHA VOICE

SPRING 2021

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

FROM THE VEHA PRESIDENT

Dear VEHA community members,

I hope you all are doing well. I know I am glad to have some nice weather to spend more time outdoors. It sure helps to lift the spirits! Last year was my first time to grow a few things in a container garden, so I am looking forward to doing it again this year. Hopefully, I will have a few more things growing.

Last year we began talking about the vision for our community and so I would like to continue with that awareness as we begin 2021. Last year started with the focus of building community. This involved having annual community events that help build a personal sense of community. We held two events during the holiday season, and this year we plan to have more.

We talked about creating a sense of pride in our community by updating our properties and common areas. The exterior features of many homes were updated last year. This helps to elevate the entire community and increases property values. Several community members donated their time and efforts in updating and maintaining our club house, repairing fences, creating and lighting luminarias, and the ever necessary and underappreciated task of disposing of dog waste. The efforts of individual homeowners and community volunteers are greatly appreciated!

This year we will continue to focus on improving the aesthetics of our community. The VEHA Architecture Committee will be spearheading some activities to help us all come into compliance with the Architectural Standards. We will be introducing the idea of becoming an eco-friendlier community by beginning some water conservation initiatives. This is a priority as we consider our water usage and costs as we move forward. We are looking at fund raising opportunities to fund various projects. One such idea is the creation of a community garden.

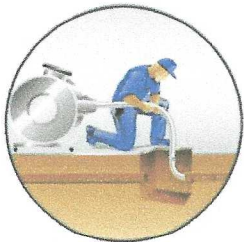
We must have our annual meeting in June to approve the 2021-2022 budget and election of board members. Everyone's participation is crucial, as we have not have had an annual meeting in two years, and we have important budget decisions to make.

ARCHITECTURAL STANDARDS COMMITTEE

As we consider the overall aesthetic and property values in our community, abiding by one standard is essential. Over the years, the overall condition of the VEHA community has been affected by time, economics, neglect, and non-compliance with VEHA Architectural standards. As each home is brought into good repair and conforms to the VEHA Architectural standards, it brings a new spark to our community. Our community is situated in a prime area of the city and its desirability has increased, yet it could be better - with a little TLC! The potential is there; now we just need to do our parts as individuals and as a community! In the next few weeks, you will be receiving a packet with the VEHA Architectural Standards and policies. Once these have been sent out, the Architecture Committee will complete an architectural review of each home. Homeowners will receive a written notification of the review, so they may bring their property into compliance. We hope to have everyone's cooperation as we move forward. REMEMBER! Please inform the VEHA property manager (Roberta) or the VEHA Architecture committee prior to starting any work on the exterior of your home. Some work may need special considerations and approval.

WATER USAGE—URGENT ATTENTION NEEDED

December's water bill had an increase of 54% from last December. Nearly 950,000 gallons were used, 350,000 gallons more than last December, resulting in a water bill of over \$10,600. With the number of people remaining at home during COVID, this stress on our water usage/cost will have to be addressed in the upcoming Annual Budget as these water bills are no longer an expense VEHA has the funds to pay along with all other increased expenses. The City of Albuquerque has raised trash/recycle services beginning January 1 as well. In the winter, there is a minimal watering for our trees leaving the vast majority of water usage inside homes. Please be attentive to your water usage. When you don't receive an individual bill, it's easy not to think about your usage. It will require everyone's effort to address this situation to help keep our dues as low as possible.



SEWER LINE REPLACEMENT— MARCH 31, APRIL 1, APRIL 2

The section of cracked sewer line from 105 to 110 has been rescheduled for relining rehabilitation to the end of March. During this time there will be drain restrictions for homeowners on both sides of the street from 21—25 and 105—110 Calle Playa Del Sol. No water can be used during this time—no showers, no baths, no toilet flushing, no use of dishwashers or washing machines. You can pour off water, but not a drop down any drain. The warranty provided by TLC comes with exclusions, the primary one being "defects caused by use of water during lining process". This is a \$14,500 project. TLC will not warranty the work if defects are caused by homeowners using water during the lining process. There will also be some TLC equipment that will be in front of garages, specifically the homes on the west side of Calle Playa Del Sol, that will not be able to get out of their garages, so vehicles will need to be moved out no later than 8AM these dates.

Homeowners will be able to use the restroom thru the pool gate that will be open from 8M—6PM for homeowners to use. We know this is an inconvenience, but it is something that has to be done. Board members will be in contact with all homeowners being effected to make sure that all guidelines are going to be followed.

HAVE YOU SIGNED UP FOR YOUR COVID-19 VACCINATION?

If you have not registered for your COVID vaccination, if you cannot get online or need help, please call the VEHA office and I will be glad to help you get you registered and assist you thru the process. I have talked to way too many of our community members that have not registered. We need to see everyone get registered and vaccinated to be able to return to a normal way of living.

NMDOH COVID-19 UPDATE

State launches vaccine sign-up website

cvvaccine.nmhealth.org

2020-2021
VEHA BOARD
OF
DIRECTORS

PRESIDENT
Marsha Gaillour

VICE-PRESIDENT
Lee Dumas

TREASURER
Diane Aiello

SECRETARY
Janice Nance

DIRECTORS
Diana Maloof
Deanna Page
Karen Pitts

Property Manager
Roberta Borders
VEHA Clubhouse
823-9190



2021 ASSESSMENT BUDGET INCREASE

Due to the COVID restrictions last summer, VEHA postponed its Annual Homeowners Meeting and the scheduled budget meetings with homeowners prior to the meeting. Regardless of the COVID situation this summer, VEHA must conduct budget meetings to present a budget for the Annual Meeting that includes an increase, the first since 2016. As we have stressed in Newsletters and emails, the VEHA water usage has increased more than 25% since the COVID restrictions took place in March 2020, summer saw usages up over 50%. There has not been a decline back to "normal", and unfortunately our water usage is higher than ever.

Virtually all of VEHA expenses have increased year after year with inflation and vendors' individual cost increases. The assessment has not kept up with the rate of inflation, the lowest indicator that HOAs use as a tool for assessment increases. Nor does it reflect the financial needs of a complex the size and age of VEHA, more than 40 years old. This is reflected in our plumbing and sewer main repairs and other projects that keep being put on the back burner for lack of funds. Our VEHA comprehensive insurance rose 3% this year, which was actually below the national average due to the impact of property destruction seen to businesses this summer in rioting across the country.

The proposed 2021/2022 budget will address these needs to ensure financial stability for our HOA. Beginning in April, the Board will be conducting several smaller open meetings with homeowners to discuss the budget, answer questions, and talk about future plans and needs of our community.

Attached with this newsletter packet are working drafts of the 2021-2022 VEHA Budget scenarios. These are not finalized budgets as we are waiting on several estimated expenses for the upcoming year including property taxes. This is being provided to give homeowners an idea of what expenses are projected to be for the next fiscal year, and what capital expenditures are needing to be done. The Board members and several spouses have donated countless hours of labor to save VEHA money, but ultimately it is the responsibility of homeowners to properly fund VEHA. Every effort has been made to reduce every expense possible but after six years, there isn't any more that can be cut from our budget. It is always difficult to have major expenditures such as plumbing, where you cannot visually see a community benefit, but these are things that need to be done to keep our community functional.

ALBUQUERQUE HOUSING CRUNCH & PRICES

As we talked about in previous newsletters, the housing shortage in Albuquerque has brought VEHA home values to new highs, some at \$145 per square foot. VEHA is located in a highly desirable area and our homes should reflect the pride we have in our homes and in our community. Our close proximity to one another means that a poorly maintained home reflects negatively on numerous homes around it. Most homes need simple things like a painted garage door, replaced missing vigas, a painted or replaced fence.



FROM THE MANAGER'S DESK **SAFETY & SECURITY**

There have been several incidents of theft from garages in the last few months, even in the middle of the day. Unfortunately, it is not safe to leave your garage unattended for even a few moments. That is all the time a criminal needs to steal. No matter what has been stolen, it is always critical that you file a police report and also notify the office. It is important that our community and the police know what is happening in this area. It is also crucial that if you do experience a break-in or theft that you contact the office immediately, not a week or three weeks later. Many homeowners and the VEHA Community Center have security cameras, but data cannot be kept forever and reporting an incident weeks later helps no one.



ADDRESSING COMPLAINTS BETWEEN HOMEOWNERS

Living in a townhome association has so many benefits for homeowners. We share the benefits of community including our green areas, swimming pool, Community Center, etc. In a community our size, there are bound to be issues and disputes between homeowners, but how these matters are handled can greatly impact the harmony of our neighborhood.

There have been numerous complaints in the last two months regarding dogs. On the north side along the arroyo, there are too many complaints of dogs off leash and dog waste not being picked up. There were numerous calls as late as 10PM regarding a barking dog that is being left out for hours barking around the community center. As property manager, I take all complaints seriously, however, I am limited in what I can do. If I am not a witness to a situation, I am taking one homeowner's word over another, something that I cannot do. If, however, I begin getting the same complaints about a homeowner or situation, it gives more credibility to the issue in terms of my, or the Board's intervention. It is within VEHA's purview to assess fines for violations of rules, but no one really wants to create animosity in our community. So please, each and every homeowner, audit your activities if you own pets and be sure that you are doing what you would want done unto you. This is the only way to create harmony in our community.

While it is always uncomfortable to confront a neighbor, especially as closely as we live to one another, homeowners need to at least make a single attempt to resolve problems with their neighbors before contacting the office or a Board member. No one desires animosity between neighbors, but if you are having a problem with one of yours and you do not wish to confront them and feel that the manager should intervene, you must be able to supply information including who you are. Anonymous complaints cannot be acted upon.

TRASH BIN REMINDERS

Monday/Tuesday, January 18/19, saw a winter storm move thru Albuquerque. Many homeowners put their trash and recycle bins out on Monday, however, the predicted high winds blew most of them over and scattered debris everywhere. Trash should be bagged that goes into your bin, recycle does not get bagged so please do not put this bin out in high wind weather as loose trash can blow away at any time. Our complex was an absolute mess on that Tuesday AM with many bins blown over and lids blown open leaving trash blown all over VEHA. If you put your bins out on Monday evening, please make sure that all trash is in bags approved recycle which are available at the office. Bins with lids that do not close or weigh more than 150 lbs will not be picked up. Bins that are toppled over will not get picked up by the City.

SNOW DAYS!

A big VEHA "Thank You" to Jim Borders who dutifully shoveled snow and salted the VEHA parking lot, sidewalks, and around the VEHA Community Center each morning last week helping to keep everyone safe from slipping and falling. Thank you also Jim for continually keeping our security cameras up to date and functioning and taking care of repairs in the Community Center. These are expenses which would cost VEHA hundreds of dollars. Our community volunteers save VEHA thousands of dollars annually and we all owe them our gratitude. They receive nothing but our thanks.

VEHA ASSESSMENT DELINQUENCIES

We know that the last year has been difficult for many of our homeowners due to COVID-19. The Board decided very early on to make every effort to work with each and every homeowner who was having difficulty making the monthly assessment. This included payment plan arrangements for homeowners who were out of work. The last several month saw record numbers of homeowners who fell behind. Please ALWAYS contact the office if your payment is going to be late to make arrangements that can be approved by the Board. The Association must pay its financial obligations and requires all 136 homeowners to do that. There is no system of financial relief for HOAs during the pandemic, and we do not want to add legal expenses to anyone's situation, which is why homeowners must take the paying of their assessments much more seriously than is currently happening.

Thank you to all homeowners to worked hard to pay off their balances. It has been a stressful year to say the least, and I appreciate each and every one of you and all your efforts to pay your assessment.

SPOTLIGHT ON A VEHA HOMEOWNER

If you stopped in at the VEHA Christmas Cookie Grab & Go, you would have met one of our homeowners, Delana Cushing, who is a master gardener, and treated us with some of her home-grown violets. These are grown from leaf starters and are the most beautiful and healthy violets you will ever see. Delana brought over a dozen of her beauties for sale and you can still contact her if you would like to purchase one. Please call the office to get Delana's contact information.

If you have an arts & crafts item or a business service that you would like to share with the community, please contact the office. We very much want to help and support all of community members and their businesses especially during these difficult times due to COVID.



VEHA CHRISTMAS LUMINARIA FUNDRAISER



The first fundraiser for our Good Neighbor Fund was a great success. Thirty-five homeowners participated and if you were out and about Christmas Eve after dark, you saw the awesome results. VEHA never looked more beautiful.

Thank you to volunteers Janice Nance, Diane Aiello, Brian Harris, Debbie Morris, Mirella & Jericho Ortiz and Diana Maloof. It was a lot of work that paid off for the entire community. The Christmas Cookie Grab & Go held on the 23rd was successful as well. Thank you to everyone who donated all sorts of delicious cookies, brownies, and other sweet treats. Left over cookies were donated to the precinct of our VEHA resident police officer.

HOMEOWNERS INTERESTED IN RUNNING FOR BOARD POSITIONS

The next election of new Board members will take place in just a few months. The Annual Homeowners Meeting is scheduled for June 5, 2021 at 10 AM. There are three two-year terms ending in June: our President, Marsha Gaillour, our Vice President, Lee Dumas, and our Treasurer, Diane Aiello.

Statements of Interest are available on the website or in the office. The deadline for submission is May 8, 2021. Board meetings are normally held every third Saturday of the month at 10AM. If there are five Saturdays in a month, the meeting are generally held on the fourth Saturday. Board members are expected to chair and form a committee and conduct meetings outside of regular monthly meetings, and volunteer and participate in VEHA projects. The time commitment for a Board Director is significant and should be carefully considered by applicants. In addition, there are email and telephone discussion of issues between Board meetings.

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VEHA POOL OPENING STATUS

I have spoken with the City of Albuquerque Environment Department regarding the status of our community pool being open this year. We were unable to open last year due to COVID restrictions. As of right now, we are being told there is a chance we MIGHT be able to open at a limited capacity of 25% or 50%, a lot depending on how many people have been vaccinated so please do your part and register to get vaccinated.

The limited opening would put us at 8 or 16 people at those rates. This should be more than doable with everyone's cooperation, however we will not know until the City of Albuquerque makes its final decision. We will keep everyone updated as we are updated by the City.



VEHA MAJOR EXPENDITURES—JULY 2020 thru FEBRUARY 2021

Insurance	\$4,566.00
Landscaping	\$20,845.50
Sewer Jetting & Plumbing Repairs	\$7,218.25
Property Taxes	\$2,919.98
Water	\$94,482.04
Trash / Recycle	\$19,636.23
Property Management	\$17,217.79
Legal	\$1,725.55
Repair / Maintenance	\$4,425.43
Utilities	\$3,360.13
	<hr/>
	\$176,396.90

MONEY GOING DOWN THE DRAIN?

HERE ARE SOME WAYS TO HELP SAVE WATER WHICH SAVES OUR COMMUNITY MONEY!

The biggest challenge in HOA's on a single meter system, like VEHA, is that people do not pay attention to how much water they are using because they are not getting a water bill. Studies show that these HOAs use 10-20% more water than single meter homes.

Part of our budget increase is due to people staying at home due to COVID restrictions, but it is compounded by homeowners not being conscious of their water usage. We must do better on our water usage as a community.

- A running toilet leak can waste 6 gallons of water per minute; a leaking flapper can waste 200 gallons of water per day.
- Maintain your Swamp Cooler ensuring that the float is working, and water isn't running off your roof. The office receives numerous calls each summer with complaints of homeowners with water running off their roofs.
- Try to take shorter showers – a 10-minute shower uses over 20 gallons of water. A typical bath uses 24 gallons. Try to re-use the water for plants or shrubs.
- Don't let the water run while shaving, brushing your teeth, or washing dishes in the sink.
- Fix dripping or leaky faucets – a dripping faucet can waste 20 gallons of water per day.
- A dripping shower head can waste 5 gallons of water per day. Install water-saving shower heads or flow restrictors.
- Run your dishwasher and washing machine for full loads only. High Efficiency Dishwashers use 15-30 gallons depending on the cycle selected. High Efficiency Washers use 29-45 gallons depending on the cycle selected.
- Let used cooking water cool and then use for your plants.
- Challenge your family! Run off water in gallon or 5-gallon containers at the beginning of the day and use only that water to see how much water you are actually using.
- Studies say that the average person unknowingly wastes 30 gallons of water per day. For VEHA, that is over 60,000 gallons per day, 180,000 gallons per month, which is part of where we currently are on our water bills.
- Find Your Footprint! Go to watercalculator.org

COMPARISON OF HOA ASSESSMENT IN NE HEIGHTS – JANUARY 2021

The VEHA assessment is a two-part assessment.

Currently \$100 of your assessment is water/trash. The remaining amount, currently \$75, is the real assessment to cover the other expenses of the Association. There are NO other HOAs that have an assessment that can compare to what VEHA provides, and we need to have a stable financial plan that allows to have the ability to properly maintain our community infrastructure which is nearly 50 years old.

VEHA, 6565 Academy Road NE

HOA: \$175/Month

Includes: Water/Trash/Sewer, Common Area Landscaping, Common Insurance/Taxes, Property Management, Clubhouse, Pool, Streets

Does Not Include: Any Exterior Maintenance of Home

CHIMNEY RIDGE, 6098 Osuna Road NE

HOA: \$220/Month

Includes: Common Area Landscaping, Pool, Common Area Utilities, Tennis Courts, Clubhouse, Roofs, Property Management, Clubhouse Expenses

Does Not Include: Water/Trash

THE SHORES, Indian School & Morris

HOA: \$300/Month

Includes: Clubhouse, Common Area Landscaping, Common Insurance/Taxes, Pool, Tennis Courts

Does Not Include: Water/Trash, Any Exterior Maintenance of Home

TOWNE PARK, Eubank & Central

HOA: \$115/Month

Includes: Clubhouse, Pools, Common Areas

Does Not Include: Water/Trash, Property Taxes for Common Areas (Billed Separately Annually), Properties are on Land Leases, Any Exterior Maintenance of Home

EL PASEO, Eubank & Academy

HOA: \$220/Month

Includes: Clubhouse, Pool, Common Areas, Insurance

Does Not Include: Water/Trash, Any Exterior of Home

TANOAN

HOA: \$135/Month

Includes: Common Area Landscaping, Security, Insurance, Property Management

Does Not Include: Water/Trash, Clubhouse, Pool, Any Exterior of Home

ASSESSMENT INCREASE SCENARIOS - \$5 / YEAR VS 5% / YEAR

YEAR	ASSESSMENT	\$5 ANNUAL INCREASE	5% ANNUAL INCREASE	2% ANNUAL INCREASE	RATE OF INFLATION vs ACTUAL INCREASE	USING INFLATION as RATE OF INCREASE
FY 2004/2005	\$135	\$140	\$142	\$138	3.39% / 0%	\$139
FY 2005/2006	\$135	\$145	\$150	\$141	3.23% / 7%	\$144
FY 2006/2007	\$145	\$150	\$155	\$144	2.85% / 3%	\$148
FY 2007/2008	\$150	\$155	\$165	\$146	3.84% / 0%	\$154
FY 2008/2009	\$150	\$160	\$172	\$150	.36% / 0%	\$155
FY 2009/2010	\$150	\$165	\$180	\$152	1.64% / 0%	\$157
FY 2010/2011	\$150	\$170	\$190	\$155	3.16% / 0%	\$162
FY 2011/2012	\$150	\$175	\$200	\$160	2.07% / 0%	\$165
FY 2012/2013	\$150	\$180	\$210	\$162	1.46% / 6%	\$168
FY 2013/2014	\$160	\$185	\$220	\$165	1.62% / 6%	\$170
FY 2014/2015	\$170	\$190	\$230	\$168	.7% / 0%	\$172
FY 2015/2016	\$170	\$195	\$240	\$172	1.3% / 0%	\$174
FY 2016/2017	\$170	\$200	\$255	\$175	2.13% / 2%	\$177
FY 2017/2018	\$175	\$210	\$270	\$179	2.49% / 0%	\$182
FY 2018/2019	\$175	\$215	\$280	\$183	1.71% / 0%	\$185
FY 2019/2020	\$175	\$220	\$294	\$186	2.73% / 0%	\$190
FY 2020/2021	\$175	\$225	\$310	\$190	2.3% / .65%	\$195
FY 2021/2022	\$175	\$230	\$325	\$195	1.6% PROJECTED	\$200

NOTES:

1. Many newer HOAs have a minimum assessment increase in their by-laws. Most common is an annual \$5/year increase or a minimum annual 2% - 5%/year increase.
2. VEHA increases have been inconsistent – there has not been an increase in 5 years despite expenses increasing.
3. Using a minimum 2% annual increase or the rate of inflation, the current assessment should have been around \$190.
4. Assessment Increase Requests appear to have been done based on the perception of what homeowners would approve versus the presentation of factual arguments supporting the need for an increase based not only on current expenditures, but capital expenditures down the road.
5. The Board and Property Manager and others have done everything possible the last several years to keep the assessment from increasing from donating countless hours of labor to monetary donations. This is not a feasible way of conducting the Association's business.
6. Homeowners have an obligation to authorize an ANNUAL BUDGET that meeting the needs of the Association. The assessment amount is derived by the amounts required to meet budget.
7. US inflation forecast for 2021 is ~1.6%, but is a very preliminary figure.
8. The FY 2020/2021 line is where we should have been going into last year's Annual Meeting that was cancelled due to COVID-19.
9. The FY 2021/2022 line is where we should be going into this year's Annual Meeting.
10. Using the basic rate of inflation, our assessment should be \$200 to cover our basic expenses, capital project expenses, and adequately funding our Reserves.

VEHA PROJECTS & EXPENDITURES - SUMMARY FYs 2010- partial 2021

2010 – Current

Composite Fencing Materials - \$106,460.65

Fencing Labor - \$116,673.98

Total: \$223,134.63

COMPLETED: 68 Utility Fences, 11 Front Fences, 44 Back Fences

REMAINING: 125 Front Fences, 92 Back Fences

2015 – Current

Shutoff Valve Project - \$38,291.27 (approximately \$50,000 for remaining work to be done)

26 Waterline Break Repairs - \$93,626.45

Uncollected Assessments / Attorney Fees - \$107,738.74

2015

Wrought Iron Fencing - \$15,501.31

Attorney Collection Fees - \$766.95

2 Waterline Breaks - \$8,011.26

Tree Trimming / Maintenance - \$2,540.34

Uncollected Assessments / Attorney Fees - \$11,253.57

2016

Attorney Collection Fees - \$3,984.95

5 Waterline Breaks - \$17,294.60

Composite Fencing Labor - \$5,525.44

Composite Fencing Materials - \$645.69

Water / Trash / Sewer - \$151,906.95 (53% of Assessment)

Uncollected Assessments / Attorney Fees - \$18,782.81

2017

4 Dog Waste Stations - \$958.12 (installed)

Attorney Collection Fees - \$9,713.78

4 Waterline Breaks - \$20,167.12

Composite Fencing Labor - \$19,849.80

Composite Fencing Materials - \$6,700.31

Water / Trash / Sewer - \$151,799.72 (53% of Assessment)

Uncollected Assessments / Attorney Fees - \$6,045.00

2018

Pool Deck Repair & Resurfacing - \$3,278.75

Attorney Collection Fees - \$9,534.77

5 Waterline Breaks - \$22,529.50

Composite Fencing Labor - \$5,611.49

Composite Fencing Materials - \$6,348.27

Water / Trash / Sewer - \$162,191.78 (56% of Assessment)

Uncollected Assessments / Attorney Fees - \$5,069.97

2019

Attorney Collection Fees - \$11,684.26

4 Waterline Breaks - \$13,179.44

Water / Trash / Sewer - \$159,934.27 (56% of Assessment)

Fire Hydrant Replacement - \$7,545.48

Uncollected Assessments / Attorney Fees - \$17,474.77

2020

Attorney Collection Fees - \$16,047.43

Clubhouse Partial Roof Replacement - \$10,356.00

2 Waterline Breaks - \$4,265.17

Water / Trash / Sewer - \$151,449.20 (54% of Assessment)

AccuStripe Curb Painting - \$2,254.59

Clubhouse Repairs & Renovations - \$6,462.66

Uncollected Assessments / Attorney Fees - \$7,702.68

2021 (July thru February)

Waterline Break/Camera Inspections/Root Cutting - \$7,218.25

Water / Trash / Sewer - \$114,362.03

Uncollected Assessments That Will Have To Be Written Off - \$25,168.76

VEHA COMMUNITY PROJECTS	PROJECTED COST	TIMEFRAME	CONDITION
Sewer Line Relining (between 105-110)	\$14,500	March 2021	Cracked in two place on top of main, sand in main line
Sewer Line Repair (in front of #102/103)	\$4,000	2021	Root has penetrated main
Club House – Replacement of West overhang	\$4,000	Spring 2022	Severely rotted/cannot be repaired
Stucco Repair in Pool Area	\$1,700	Spring 2022	Stucco has fallen off
Striping / Speedbump Painting	\$2,800		Extremely faded and worn off
Barrier at end of Marcheta Easement	\$750		Property is being destroyed by people driving up to arroyo
Pool Deck Painting	\$1,250	Summer 2021	Surface requires new coating
Club House Roof (~ ½ remaining)	\$10,000	UNKNOWN	Only half of roof has been replaced
Water Valves	\$40,000	UNKNOWN	8 water valves remaining, \$4K - \$6K each
Marcheta Easement Paving	\$18,000	UNKNOWN	Easement is crumbling; cost reflects VEHA 50% responsibility
Removal of 5 Trees / Plant New Trees	Waiting on Quote	THIS YEAR	4 Trees are almost dead, 1 is uprooting

VEHA BUDGET 2021 – 2022

Dues \$190.00

EXPENSES	MONTHLY EXPENSE	ANNUAL COST	YOUR MONTHLY COST
ABQ FIRELINE/PERMITS	\$32.00	\$384.00	\$.23
WUA – WATER	\$12,500.00	\$150,000.00	\$91.90
WUA – SOLID WASTE	\$2,440.00	\$29,280.00	\$17.10
NM GAS (CLUBHOUSE & POOL)	\$100.00	\$1,320.00	\$.80
PNM & METERS	\$205.00	\$2,460.00	\$1.50
CENTURY LINK / 911 PHONE	\$210.00	\$2,520.00	\$1.36
SECURITY / ALARM	\$16.50	\$198.00	\$.12
FIRE HYDRANT INSPECTION / REPAIRS	\$62.50	\$750.00	\$.45
PROPERTY TAXES	\$244.00	\$2,930.00	\$1.79
ASSOCIATION PROP/LIAB NSURANCE	\$385.00	\$4,600.00	\$2.81
CPA	\$105.00	\$1,260.00	\$.62
ATTORNEY	\$350.00	\$4,200.00	\$2.57
MANAGEMENT CONTRACT	\$2,100.00	\$25,200.00	\$14.70
POSTAGE	\$20.00	\$225.00	\$.14
OFFICE / CLUBHOUSE SUPPLIES	\$100.00	\$1,200.00	\$.73
LANDSCAPING CONTRACT	\$2,640.00	\$31,600.00	\$19.41
LANDSCAPING REPAIR/MATERIALS/TREES	\$670.00	\$8,040.00	\$4.92
MAINLINE PLUMBING REPAIRS	\$1,250.00	\$15,000.00	\$9.19
STREET MAINTAINANCE/SNOW REMOVAL	\$100.00	\$1,200.00	\$.73
QUARTERLY SEWER JETTING	\$290.00	\$3,480.00	\$2.13
CLUBHOUSE / GENERAL MAINTENANCE	\$450.00	\$5,400.00	\$3.30
POOL (SERVICES/SUPPLIES/PERMITS)	\$570.00	\$6,840.00	\$4.19
TRANSFER TO RESERVES	\$1,000.00	\$12,000.00	\$7.35
TOTALS	\$25,840.00	\$310,080.00	\$190.00

\$15 / MONTH INCREASE TO \$190, 8% INCREASE

FIRST INCREASE SINCE 2016

- The \$15 assessment increase provides our community an additional \$2,040/month if all 136 homeowners are paying, i.e., no delinquencies.
- This amount would only cover the increases in water/trash and other expenses that the Association has incurred in the last few years that were never passed along in increases to homeowners.
- It would bring our budget back into balance, but would not give us the ability to take care of any significant maintenance.
- Water has increased substantially since April 2020 due to the number of homeowners at home due to COVID; many are still working from home; a large number will work from home indefinitely. Our water usage since 2016 has doubled.
- WUA Base monthly fees/taxes have increased \$1,745.90/month since 2016 – VEHA monthly assessment did not increase to match this expense.
- City Solid Waste/Recycling rates increased \$2.10/home effective January 1, 2021

VEHA BUDGET 2021 – 2022

Dues \$195.00

EXPENSES	MONTHLY EXPENSE	ANNUAL COST	YOUR MONTHLY COST
ABQ FIRELINE/PERMITS	\$32.00	\$384.00	\$.23
WUA – WATER	\$12,500.00	\$150,000.00	\$91.90
WUA – SOLID WASTE	\$2,440.00	\$29,280.00	\$17.10
NM GAS (CLUBHOUSE & POOL)	\$100.00	\$1,320.00	\$.80
PNM & METERS	\$205.00	\$2,460.00	\$1.50
CENTURY LINK / 911 PHONE	\$210.00	\$2,520.00	\$1.36
SECURITY / ALARM	\$16.50	\$198.00	\$.12
FIRE HYDRANT INSPECTION / REPAIRS	\$62.50	\$750.00	\$.45
PROPERTY TAXES	\$244.00	\$2,930.00	\$1.79
ASSOCIATION PROP/LIAB NSURANCE	\$385.00	\$4,600.00	\$2.81
CPA	\$105.00	\$1,260.00	\$.62
ATTORNEY	\$350.00	\$4,200.00	\$2.57
MANAGEMENT CONTRACT	\$2,100.00	\$25,200.00	\$14.70
POSTAGE	\$20.00	\$225.00	\$.14
OFFICE / CLUBHOUSE SUPPLIES	\$100.00	\$1,200.00	\$.73
LANDSCAPING CONTRACT	\$2,640.00	\$31,600.00	\$19.41
LANDSCAPING REPAIR/MATERIALS/TREES	\$1,000.00	\$12,000.00	\$7.35
MAINLINE PLUMBING REPAIRS	\$1,600.00	\$19,200.00	\$11.76
STREET MAINTAINANCE/SNOW REMOVAL	\$100.00	\$1,200.00	\$.73
QUARTERLY SEWER JETTING	\$290.00	\$3,480.00	\$2.13
CLUBHOUSE / GENERAL MAINTENANCE	\$450.00	\$5,400.00	\$3.30
POOL (SERVICES/SUPPLIES/PERMITS)	\$570.00	\$6,840.00	\$4.19
TRANSFER TO RESERVES	\$1,000.00	\$12,000.00	\$7.35
TOTALS	\$26,520.00	\$318,240.00	\$195.00

\$20.00 / MONTH INCREASE TO \$190, 11% INCREASE

FIRST INCREASE SINCE 2016

- A \$20 assessment increase provides our community an additional \$2,720/month if all 136 homeowners are paying, i.e., no delinquencies.
- This would allow us to complete items that remain on the VEHA Project List.

VEHA BUDGET 2021 – 2022

Dues \$200.00

EXPENSES	MONTHLY EXPENSE	ANNUAL COST	YOUR MONTHLY COST
ABQ FIRELINE/PERMITS	\$32.00	\$384.00	\$.23
WUA – WATER	\$12,500.00	\$150,000.00	\$91.90
WUA – SOLID WASTE	\$2,440.00	\$29,280.00	\$17.10
NM GAS (CLUBHOUSE & POOL)	\$100.00	\$1,320.00	\$.80
PNM & METERS	\$205.00	\$2,460.00	\$1.50
CENTURY LINK / 911 PHONE	\$210.00	\$2,520.00	\$1.36
SECURITY / ALARM	\$16.50	\$198.00	\$.12
FIRE HYDRANT INSPECTION / REPAIRS	\$62.50	\$750.00	\$.45
PROPERTY TAXES	\$244.00	\$2,930.00	\$1.79
ASSOCIATION PROP/LIAB NSURANCE	\$385.00	\$4,600.00	\$2.81
CPA	\$105.00	\$1,260.00	\$.62
ATTORNEY	\$350.00	\$4,200.00	\$2.57
MANAGEMENT CONTRACT	\$2,100.00	\$25,200.00	\$14.70
POSTAGE	\$20.00	\$225.00	\$.14
OFFICE / CLUBHOUSE SUPPLIES	\$100.00	\$1,200.00	\$.73
LANDSCAPING CONTRACT	\$2,640.00	\$31,600.00	\$19.41
LANDSCAPING REPAIR/MATERIALS/TREES	\$1,000.00	\$12,000.00	\$7.35
MAINLINE PLUMBING REPAIRS	\$1,600.00	\$19,200.00	\$11.76
STREET MAINTAINANCE/SNOW REMOVAL	\$100.00	\$1,200.00	\$.73
QUARTERLY SEWER JETTING	\$290.00	\$3,480.00	\$2.13
CLUBHOUSE / GENERAL MAINTENANCE	\$630.00	\$7,560.00	\$4.63
POOL (SERVICES/SUPPLIES/PERMITS)	\$570.00	\$6,840.00	\$4.19
TRANSFER TO RESERVES	\$1,500.00	\$12,000.00	\$7.35
TOTALS	\$27,200.00	\$326,400.00	\$200.00

\$25.00 / MONTH INCREASE TO \$200.00, 14% INCREASE

FIRST INCREASE SINCE 2016

- A \$25 assessment increase provides our community an additional \$3,400/month if all 136 homeowners are paying, i.e., no delinquencies.
- This would allow us to increase our Reserve account that is used to complete capital expenditures and large planned items that remain on the VEHA Project list in a significant way, as well as better prepare for emergency repairs.