



VEHA VOICE

SUMMER 2021

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

FROM THE VEHA BOARD PRESIDENT—MARSHA GAILLOUR

Dear VEHA Community,

It is refreshing to be moving more freely these days! It was especially nice to have the great turnout for our annual meeting. We appreciate everyone who participated either in person, by proxy and ballot, and the many homeowners who met with us at our town hall meetings. We were able to hear from many of you regarding your concerns and desires for our community. The community approved the budget for the 2021-2022 fiscal year. We are grateful for your participation and support in moving forward.

In moving forward, we have made some adjustments to responsibilities within the board. Diana Maloof, who is the new Vice President, will be overseeing our committees and will chair the "Activities" committee. One of the things I love about Diana is her can do – positive attitude. She is an "Engine"! Welcome to our two newest board members: Richard Espinosa, who will be chairing the "Maintenance" committee, and Pamela Johnson, who will be chairing our "Rules and Regulations" committee. Our tried-and-true board members: Janice Nance is chairing the "Architecture" committee, and will remain as secretary, and Diane Aiello will remain as treasurer and is a member of numerous committees. These two have served the community for many years and their dedication is greatly appreciated. Thank you to Lee Dumas, for his many years of service, and Deanna Page, and Karen Pitts, who served as a director through last fiscal year.

Roberta Borders will continue as our Property Manager. Whew!!!! She is dedicated to this community and works "day and night" to maintain and improve this community. She is an asset! She quietly does much behind the scenes. Thank you, Roberta! She will also continue as the "Landscaping" committee chair.

This year I will be focusing on investigating opportunities for funding regarding water and infrastructure. I have begun talking to members from other HOA communities and learning about what they are doing. If any of you have expertise in this area, please reach out to me. Let's continue to enjoy and improve our community!

VEHA INDEPENDENCE DAY BBQ POTLUCK: SATURDAY JULY 3—NOON to 2

The VEHA Independence Day BBQ Potluck will be held at the Community Center this Saturday July 3 from noon to 2. The Board will be providing hamburgers, hotdogs, and green chile cheeseburgers. RSVP and sign-up sheets are available in the office.



A reminder that no fireworks of any kind are allowed within VEHA. Please be respectful of our many resident Veterans who suffer with PTSD. The noise of fireworks is traumatic to these individuals and to every pet in our community. More pets are reported lost on the July 4 weekend holiday than any other time of year. Please enjoy fireworks here: **FIREWORKS IN THE METRO**, Sunday, July 4 @ 9:15 PM—Balloon Fiesta Park



UPCOMING VEHA PROJECTS

TREE REMOVAL/TRIMMING, FENCE REPAIRS, & SEWER LINE PATCH

TREES: We are currently obtaining quotes for a significant tree project within VEHA which will span over several months.

The project is being planned in multiple stages:

1. Removal of dead trees,
2. Trimming of ~ 30 trees
3. Removal of stumps
4. Replacement of removed trees in addition with water-friendly smaller ornamental trees

The project is expected to cost upwards of \$20,000 and is absolutely necessary. There are many other trees on homeowner property that are in need of care and trimming—these trees are the responsibilities of homeowners, often shared between homeowners depending on the location of the tree.

COMMON FENCING: There are two sections of common area fencing on the west side of the complex that will be replaced as soon as bids are submitted and one is selected.

SEWER LINES: There is a remaining sewer line patch, \$4,000, that will be scheduled for completion in July.

VEHA COMMUNITY CENTER RENTAL INFORMATION

If you haven't visited the Community Center in the last year, you are in for a surprise! Renovated last summer during COVID, the Community Center is the perfect place for your next family reunion, birthday, graduation, or holiday party.



With more than 2,500 sq. ft. available, there are three banquet tables and folding chairs, accommodating up to 40 persons. The kitchen includes a microwave, coffee maker, refrigerator, and sink. There is also furniture seating an additional 15 persons. The total capacity limit is 75 people.

The facility is available for rental by VEHA homeowners in good standing. The rental fee is \$75 for up to 5 hours, \$100 for up to 8 hours. There is a non-refundable \$50 cleaning fee and a \$300 damage deposit is required.



2021-2022 VEHA BOARD OF DIRECTORS

PRESIDENT
Marsha Gaillour

VICE-PRESIDENT
Diana Maloof

TREASURER
Diane Aiello

SECRETARY
Janice Nance

DIRECTORS
Karen Pitts
Pamela Johnson
Richard Espinosa

Property Manager
Roberta Borders
VEHA Clubhouse
823-9190



FROM THE MANAGER'S DESK

JULY 1 ASSESSMENT INCREASE REMINDER

The VEHA Annual Homeowners' Meeting of May 21 included the acceptance of the proposed 2021-2022 Annual Budget. The assessment beginning July 1 is \$200. If you have an auto-payment thru your bank, please update that information.

SECURITY ALERTS

We had a homeowner who had an attempted break-in in the afternoon of 6/18/2021. It is imperative that all incidents of crime be reported to APD. Our area will not receive the resources it needs if crime is not reported. Please also refrain from leaving your garage door open. Many doors are being left open more than a foot, some overnight, which invites crime into our community and is potentially very dangerous to homeowners.

We have also had a homeless person sleeping within VEHA who has been leaving feces and trash. If you see this individual, please call APD. You do not need to reveal your identity if that is what is keeping you from calling the police.

LANDSCAPING CHANGES



Throughout this summer there will be some changes to our normal Tuesday landscaping days especially during the hot dry spells. There will be weeks where they will not be mowing and instead focusing on sprinkler repairs and adjustments, as well as weed removal and spraying. When the weather moves into these high heat cycles, we will be looking to alternate the landscaping duties as the grass does not need to be kept short during these hot dry cycles.

Some landscaping will begin in the area to the southwest of the Community Center in the coming weeks. Low-water plants, grasses, and ornamental trees have been purchased and we are looking forward to some rains to help soften the ground and planting and landscaping will begin.

PARKING REMINDERS

The main parking lot is reserved for VEHA vendors and guests. On Tuesdays, there is no parking allowed along the entire north side of the lot. This area is reserved for our landscapers and their equipment. There is NO PARKING of RVs, Trailers, or Moving trucks in the parking lot without prior approval. NO LARGE VEHICLES are to be parked in the south parking places—these vehicles are blocking the security cameras. If you do park your vehicle in the main lot, please do not extend beyond the curb. Vehicles extending into the landscaping are blocking sprinklers causing water to spray into the lot resulting in homeowners thinking there is something wrong with the sprinklers when it is actually homeowner vehicles obstructing the sprinklers.

Please do not park in front of any home other than your own without the authorization of that owner. While the street is not the physical property of any owner, it is inappropriate for anyone to park in front of a home that is not theirs. The layout of the VEHA community is such that some homes have more space in front of their homes than others.

HOMEOWNER IN THE SPOTLIGHT!

In this newsletter we spotlight homeowner Rhonda Ross, #80, for the consistent and beautiful curbside appeal of her home. It takes time and effort to care for all of this landscaping, and it shows. We all thank you Rhonda for representing VEHA so very well!



FROM THE ARCHITECTURAL STANDARDS COMMITTEE

All exterior changes to homes must be submitted in writing to the Association's Architectural Committee prior to work being done. This includes windows, garage doors, fences, stucco coloring, etc. Doing so helps to ensure that changes meet guidelines in construction and colors. VEHA is a planned community and like all HOAs has standards to ensure continuity. These standards are non-negotiable as they exist to protect our community's esthetics and property values. The form for submitting requests is on the VEHA website (veha.us). Over the next few months, the Architectural Standards Committee will be sending out reminders to homeowners who are not in compliance with architectural standards and maintenance requirements informing them of what changes need to be addressed. This is something that has been talked about in previous newsletters and in numerous VEHA Board meetings.

While there may have been items not in compliance in the past, or misunderstandings as to what the standards were or are, these issues are being addressed now to the benefit of the entire community as required by the Board of Directors in our governing documents. The standards are not meant to be punitive or patriarchal. They benefit the entire community.

WINDOWS—White is not allowed. Manufacturer colors acceptable may be described as beige or almond. White, while less expensive, deflects from the continuity of the community. If you put in white, you will be required to paint the trim to match other homeowners to have adhered to the standard.

STUCCO—Must be matched to the neighboring unit attached to yours. The original stucco color has faded over time. Unmatched colors deflect from the continuity of the community.

FENCES—Must be painted VEHA brown. The composite material is no longer recommended. Unpainted and unmatched fences deflect from the continuity of the community.

GARAGE DOORS—Must be painted VEHA tan. White or almond deflects from the continuity of the community.

VEGAS—Must be painted VEHA brown. Vegas are not authorized to be removed. They are an architectural component of the original design of VEHA. Missing vegas and vegas hanging loose convey poor homeowner maintenance and reflect negatively on VEHA as a community.

WROUGHT IRON—Must be black. Other colors visible from the street deflect from the continuity of the community.

The first two items to be addressed are garage doors and missing/neglected vegas.

VEHA MAJOR EXPENDITURES—JULY 2020 thru JUNE 2021

Water / Trash / Sewer: \$169,104.29
4 Waterline Breaks: \$13,691.86
Sewer Line Inspections & Repair: \$15,625.70