

# VEHA VOICE

SUMMER 2022

Newsletter of the Villa Encantada Homeowners' Association  
6565 Academy Road NE, 87109 - [www.veha.us](http://www.veha.us)

## FROM THE VEHA PRESIDENT—MARSHA GAILLOUR

Dear VEHA community,

I have been in Denver helping my son and his wife with their newborn daughter. She has had a rough start to her life, needing abdominal surgery just a few days after she was born. She is home now and we are very grateful for the care she has received.

While I have been here, I was able to do some research on HOAs in Denver. Most HOA fees are between \$300 and \$450 a month. The HOA covers the exterior of the properties as ours once did, but the difference is that these HOAs do not cover water, trash and sewer.

Unfortunately, VEHA has not been able to keep up with this offering for our community because water, sewer and trash eat up more than half of our HOA dues. Particularly in the last year, it has become apparent that we must get assistance for our water/sewer infrastructure. It is not a maybe we can get some assistance, but how can we get assistance?

This is a priority for this Board, and we are all making a determined effort to revitalize this community. It takes time, effort, and patience with the resources we have. We have much to be grateful for, please work with us as we move forward.

## 2022 VEHA HOMEOWNERS ASSOCIATION ANNUAL MEMBERS MEETING—5/21/2022

The Annual Homeowner's meeting was held Saturday, May 21 in the Community Center at 10 AM. At this meeting a budget was voted on for FY2022/2023 with homeowners approving a 7% increase. The monthly assessment beginning July 1 is now \$215. This increase will cover the 5% WUA increase for water, a \$1 per home/month increase for solid waste, and inflationary increases for almost every other expense.

### Major Expenditures FY2021-2022 (July—June)

Water / Trash: \$178,234.55 (54% of the assessment)  
Tree Removal & Trimming: \$12,562.03  
Pool Pump & Valve Repairs /Deck Repair/Painting: \$12,404.87  
Plumbing/Waterline Repairs / Sewer Maintenance: \$19,929.69

## TREE REMOVAL / TRIMMING / REPLACEMENT PROJECT



The tree trimming project is continuing with Tree Sculptors being here a full day each month for the next few months.

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. Please remember that homeowners are responsible for trees that are in front of their property, including trees that are shared with neighbors. Property lines extend all the way to the street, so any trees or shrubs in front of your front fence are your responsibility. Please water and care for them—this simple step can save you a lot of money down the road.

**VEHA OPEN HOUSE EVENT FOR JANICE NANCE**— Thank you to everyone who attended the Open House "Thank You" held for retiring Board Member Janice Nance on June 9. An incredible desert buffet welcomed 25 VEHA residents to thank Janice for her nearly 30 years of service to our community. So many cakes, tarts, sweets, oh my it was so good! Janice is still serving our community with her weekly thankless task of taking care of the dog waste stations.



## FROM THE MANAGER'S DESK LANDSCAPING CHANGES

As the southwestern mega-drought continues to plague our region, some landscaping changes are being made. If there has been no precipitation during the week, not all areas of grass will be mowed on Tuesdays. Other items that need attention including our aging sprinkler system will be addressed. One positive outcome of this prolonged drought is that it has highlighted deficiencies and put a spotlight on the reality that our landscaping budget does not reflect the true value that our members have for our green spaces.

**\*\*\*IMPORTANT\*\*\*** It is the responsibility of homeowners to keep the area behind your utility fence clear of weeds and growing trees. Chinese elms are very destructive to our clay sewer pipes and can cost thousands in repairing breaks. Please remember, your sewer line from your home to the main in the street is not a common expense—all repairs are the responsibility of the homeowner.

**VEHA ANNUAL JULY 4 BBQ EVENT**—Thank you to everyone that participated in this year's Independence Day event sponsored by the Board. More than 30 VEHA residents enjoyed BBQ Ribs, Diana's Pulled Pork Sandwiches, along with Richard's awesome beans, coleslaw, potato salad and a spectacular Cathy Dorr-inspired Ice Cream Sundae Bar. Thank you to Board members Diana and Cathy who decorated the Community Center for the event—it was beautiful, and thank you to each and every Board member who donated towards the event whether it was food or monies. Our Board members do so much, and I thank each and every one of them.

2022-2023  
VEHA BOARD  
OF  
DIRECTORS

**PRESIDENT**  
Marsha Gaillour

**VICE-PRESIDENT**  
Diana Maloof

**TREASURER**  
Diane Aiello

**SECRETARY**  
Mimi Montgomery

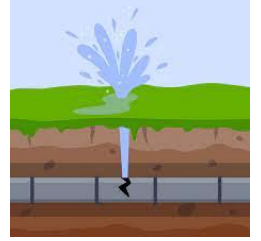
**DIRECTORS**  
Cathy Dorr  
Richard Espinosa  
Pamela Johnson

**Property Manager**  
Roberta Borders  
823-9190

**REMINDER - VEHA ASSESSMENT EFFECTIVE 7/1/2022—\$215 - REMINDER**

## **WATER LINE BREAKS & WATER OFF PROCEDURES**

Since June 15, we have had two waterline break emergencies totaling \$11,689.68. Our aging infrastructure not only presents financial issues but when these emergencies happen, there is the issue of alerting homeowners to the status of repairs and the limitations of water usage. Effective 8/15/2022, community notification will be conducted by Block Captains (currently your Board members). Once I have knowledge of a water break, I do not have time to notify homeowners as I am working with TLC to get a repair crew. If your water is off, there is a waterline break — please refrain from calling the office asking if the water is off. I cannot answer homeowner calls and solve the repair at the same time. I will notify the Block Captains of a water emergency and they in turn will be contacting VEHA's residents. Breaks happening late at night will only get email or text notifications. Please remember that your block captain will have limited information in most cases and will not be able to give you any details as to when the repair will happen, what time, how long, etc. Please keep conversations short so that all residents can be alerted as quickly as possible.



In order to make these notifications as efficient as possible, it is the responsibility of homeowners to have their current emails and phone numbers on file with the office, including the information of tenants. If you are not sure your information is up to date, please contact the office. We cannot contact you if you have chosen not to provide contact information or that information is outdated.

It is imperative that homeowners always have water on hand for these emergencies. Water should be part of every citizen's emergency preparedness kit as in certain emergencies, you will not have the opportunity to get water at the last minute. Tap water is usable for 6 months—unopened bottled water is good for 2 years. Until our infrastructure is completely brought up to date, these water issues will continue to happen.

### **Block Captains:**

**1-27 Diane Aiello : 28-58 Richard Espinosa : 59-90 Mimi Montgomery : 91-115 Cathy Dorr : 116-136 Diana Maloof**

## **DOGS, DOG WASTE, & DOG WASTE STATIONS**

Once again we ask that all homeowners pickup after their dogs. Six dog waste stations have been installed throughout the complex with bags. Dog waste is a health and sanitization issue, dog waste ruins areas of grass that then need to be reseeded. **Please pick up dog poop!**

Please do not put anything in the dog waste station bins except bagged dog poop. People are putting trash, cigarette butts, beer cans and more into these bins. Very disrespectful for the ladies that kindly empty these bins weekly. And for the safety of your dog(s) and other residents dogs, please keep them on leash when on common areas. There is a high degree of financial liability for you if your dog is not on leash and injures another animal or person.

## **VEHA POOL SEASON**

After a few delays, the VEHA pool opened on May 25. The deck received needed repairs and a new coat of paint. The pool pump and valves required much maintenance this year which put us over budget in that area, but everything is working perfectly and the water temperature is 80 degrees! The pool generally remains open thru September and into the first week of October, weather permitting.

## **NEW COMMUNITY CENTER RENTAL AGREEMENT**

The fee for renting the VEHA Community Center has increased from \$75 to \$100 effective 8/1/2022. This is to cover a significant increase in the cost of utilities and a cleaning/supply fee which covers the Center being cleaned before your rental and after including restrooms and the restocking of paper towels, toilet paper and hand soap, dish soap, etc.

## **WHAT LIES AHEAD....**

As we all know first-hand, inflation is taking its toll on everyone and everything, VEHA is no exception. Virtually every expense we have has increased this past year. There is a special Board committee working to secure federal or state grants to help VEHA with our water and sewer infrastructure. It is a huge task that requires a lot of time and commitment from those of us involved. Our aging community has not kept up with the level of assessments needed for all the maintenance and repairs it requires. I want to personally thank our Board President Marsha Gaillour for her dedication to VEHA and the hours she spends weekly on behalf of what is good for our community. It is an inherently thankless job to serve on the Board, but that has not deterred Marsha's commitment—VEHA is very lucky to have her serve our community as well as all our volunteer Board members.

## **PARKING REMINDERS**

There is no parking of resident or renter vehicles in the Community Center parking lot. This area is reserved for our contractors, guests, and those using the Community Center and pool. If you must park in the lot overnight, please do not park on the north side as this is used for our landscapers and tree trimmers. In guest parking, we are having a problem with vehicles blocking the sprinklers and digging into the grass—please be mindful to not extend your vehicle over the curb.

## **THE REALTOR CORNER**

We are very lucky to have a former realtor as a member of VEHA and is serving as one of your Board members. Mimi Montgomery will occasionally submit some tidbits of real estate information for the benefit of all members. In this issue, the topic is fencing! If you are thinking of relocating your FRONT fence out, here is some helpful information from one of the local Title companies.

"There is a 5 foot utility easement that runs in the front of each one of the lots in VEHA. It's dedicated on the recorded community plat. If you move the fence into the utility easement then technically you should get utility waivers from the utility companies. They run about \$100 each currently. Most folks get these when they sell the property and a new survey is done. The survey will reveal the encroachment. The utility companies may or may not grant the encroachment agreement, but most times they do. Even if they grant the encroachment, they reserve the right to remove any encroachment if necessary to accomplish needed work."

## **HOMEOWNER IN THE SPOTLIGHT**

In this newsletter we shine the light on Janice Molinari at 34 Calle Playa Del Sol. Janice is relatively new to VEHA, but in that short time she has become involved in VEHA activities, a homeowner we can count on! She has made some incredible changes to the home after moving in and it has become one of the loveliest corners inside VEHA! Thank you Janice for make VEHA better!



**REMINDER - VEHA ASSESSMENT EFFECTIVE 7/1/2022—\$215 - REMINDER**