

VEHA VOICE

SUMMER 2023

Newsletter of the Villa Encantada Homeowners' Association
6565 Academy Road NE, 87109 - www.veha.us

FROM THE VEHA PRESIDENT—MARSHA GAILLOUR

Dear VEHA community,

I hope you all are finding ways to stay cool and are enjoying the summer. Thanks to everyone who participated in our Annual meeting either in person or by early voting. This participation is vital to our community. I would like to welcome Vicki Breen and Yvonne Martinez Ingram to the board. Both of these community members are actively involved in our "Grants and Infrastructure" committee. This activity will take priority in the next months as we work to get our infrastructure issues resolved. This is quite an undertaking but is something that is unavoidable. We ask your cooperation as we take these steps. It will take focus and effort to make this happen.

Generally, I try to make my message positive, but we have an issue that needs addressing. The majority of VEHA community members are respectful of our property and amenities, but unfortunately, in the past few months we have had some very poor behavior in the pool area and restrooms of the community center. These facilities are meant to be enjoyed by everyone, especially in these hot summer months. Unfortunately, we have some individuals who are choosing to misuse and/or vandalize the pool area and the restrooms. We have had kids using the pool toys to bang on the community center walls, teenagers doing backflips off of the tables into the pool, adults being inappropriate in the pool, community members filling the trash cans with garbage, diapers and beer bottles and last evening the restrooms were vandalized and pool accessories and pool toys were dumped into the pool.

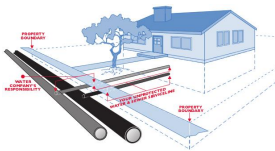
When community members are not able to peacefully and respectfully utilize our facilities, it becomes a problem for everyone. Not only does this ruin the community experience for all community members, each misuse or damage of the pool and community center costs time and money. It requires the property manager's, the board's, and community members time to deal with each violation.

This is a violation of everyone's space and belongings. I don't think anyone would like this happening inside their individual homes, so why would we want it in our community home. If you are not involved in any of these activities, thank you for being respectful and if you are, please start cleaning up after yourselves and respecting the privileges of our community. It would be unfortunate to remove the privileges of the best assets we have in our community. We are each responsible for taking care of the pool and community center when we use them. Please don't rely on someone else to clean up after you. Let's work together to keep our community a beautiful and enjoyable place!

COMPLETION OF SPED BUMP MARKINGS, STRIPING

AccuStripe has completed the painting of our speed bumps and parking striping—thank you everyone for your cooperation. In addition, STOP stenciling was performed at both of our entrances. This is the result of too many near accidents involving people driving too fast and not being cautious entering and exiting our community. The front entrance off Burlison is now a 4-way stop including exiting the parking lot/mail boxes. The entrance on the west side also requires a complete STOP when exiting onto the easement street. Cross traffic does not stop. Due to our narrow streets and lack of sidewalks for pedestrians, the speed limit is 5MPH and extra caution is required especially going around corners. Keep our children and neighbors safe! New street signs are being installed replacing the existing that are UV faded and damaged.

INFRASTRUCTURE FUNDING COMMITTEE



As discussed at the VEHA Annual Homeowners Meeting, the Grants & Infrastructure Funding Committee continues its work to find opportunities for grants/loans to help VEHA with its aging infrastructure needs, in particular our water main valves, sewer main, water lines, and streets.

Members with experience in this area are encouraged to volunteer for this committee. Please contact one of your Board members or the office to find out more information on where your skills and expertise may greatly help.

ADDITIONAL VEHA COMMITTEE UPDATES

Architectural Standards Committee: A reminder to refer to the Architectural Standards when making any changes to ensure your property will be in compliance, including using the correct and **approved paint colors**. These standards help insure well-maintained and uniform exteriors that reflect pride of home ownership and relate to future property values. This is a good time of year before the winter months to upgrade your property to meet the standards and to use the colors that meet the standards. The Board will continue to resolve compliance issues with individual owners.

Activities Committee: An Ice Cream Social is tentatively scheduled in September. Detail will be posted closer to event and volunteers are always needed to help. Contact the office if you would like to help!

Rules & Regulations: The committee continues to examine and define wording to all Rules & Regulations.

2023-2024

BOARD OF DIRECTORS

PRESIDENT
Marsha Gaillour

VICE-PRESIDENT
Cathy Dorr

TREASURER
Diane Aiello

SECRETARY
Vicki Breen

DIRECTORS
Yvonne Martinez-Ingram
Richard Espinosa

Property Manager
Roberta Borders
823-9190

Madrid Towing
505.248.1825

Animal Welfare
505.768.1975

TLC Plumbing
505.761.9644

Sherwin Williams
505.822.0604

CRUCIAL REASONS YOU SHOULD NEVER LEAVE YOUR GARAGE DOOR OPEN IN THE SUMMER

It is hot out there! You might be tempted to leave your garage door cracked open or open all the way in order to get it cooled down. Unfortunately, most people don't realize just how risky it is when you leave your garage door open or all the problems that can occur as the result of this habit.

1. **THIEVES**—if you leave your garage door open unattended, you are putting yourself at risk for attracting the attention of thieves. As an un-gated community, there is an abundance of foot traffic within our community from persons who do not live here and are looking for simple opportunities to steal your vehicle or the contents of your garage.
2. **HOME INVASION**—If thieves can get into your garage, what's to stop them from invading your home as well?
3. **PESTS**—Even if you only leave your garage door open a crack, insects and rodents are seeking the safety and shelter of your garage.
4. **DAMAGE TO YOUR GARAGE DOOR**—Leaving your garage door open just a crack can lessen its lifespan. Excessive strain and stress is placed on the opener motor when it is not fully open or closed.
5. **COMPROMISED GARAGE DOOR OPENER**—If you leave your garage door open, even just a crack, there is a vulnerability that someone can reprogram your open so that they can access your garage and home whenever they like.
6. **INVITATION OF CRIME TO OUR COMMUNITY**—Even just a few homeowners who leave their garage doors open can invite unsavory elements into the entire VEHA community.

VEHA MONTHLY BOARD MEETINGS

HOA Board meetings are normally held the 2nd Saturday of the month at 9:00 AM, with the general session open to members at 9:30 AM. Please check the date for meetings in the Community Center front window. Attending Board meetings is the best way for members to stay informed about decisions made and work done on their behalf by management, vendors, and the Board.



THE VEHA Board of Directors responsibilities include oversight over VEHA's common areas and facilities. The Board's fiduciary responsibilities include avoiding costly liabilities caused by issues such as deferred maintenance, lack of due diligence, and lax budget tracking, analysis and planning.

EXECUTIVE SESSION (directors only) 9:00 AM
GENERAL SESSION (open to all members) 9:30 AM

FROM THE MANAGER'S DESK

VEHA ARCHITECTURAL STANDARDS & REQUIRED PAINT COLORS

A reminder that the color elements within VEHA are dictated by the Architectural Standards. The Sherwin Williams store at 5901 Wyoming NE (north of Whole Foods) has VEHA-approved colors for fences and vigas (dark brown) and garage doors/trim (tan). Using incorrect colors will result in members being asked to correct the color back to the approved standard.

ISSUES WITH BARKING DOGS, TREATMENT OF ANIMALS



VEHA adheres to the City of Albuquerque Noise Ordinance. If there is a problem with a barking dog, it is best to try to deal with the situation with the owner. You can also call 311 or file an Animal Noise Complaint online: <https://www.cabq.gov/pets/animal-protection-services/animal-noise-complaint>.

This also pertains to any concerns about the treatment of animals. The office cannot file a formal complaint on your behalf.

POOL VANDALISM & PROPER ETIQUETTE REMINDERS

The VEHA Community Pool is an amenity for the common good and use of all members, and it is disturbing and unfortunate that this issue has to be addressed. A significant amount of time and resources are put into making the community pool enjoyable for everyone each and every season. The VEHA pool is a self-regulating pool. There is not a lifeguard or monitor; members and their guests are expected to be respectful of property and other guests. Parents are responsible for the actions of their children regardless of the status of supervision.

PLEASE:

- **NO DIVING OF ANY KIND—NO JUMPING INTO THE POOL.** The VEHA pool is SHALLOW. Diving or jumping into shallow water can result in serious injury or death.
- Children under 14 **MUST** be accompanied by an adult per New Mexico State law.
- Pool floats, noodles, other toys are the property of VEHA for the use of its members. They are to be treated with respect and care. They are not to be pounded on or slammed against the deck or stucco. Members will be billed for the replacement costs of the destruction of any property caused by family members or guests.
- Do not leave food or beverage trash or dirty diapers in the trash bin provided on deck. Both attract ants, roaches, and flies. Take your trash home with you. The trash bin on the deck is for the pool maintenance company **ONLY**.
- Please remove all pool floats/toys upon leaving and place under patio cover or in the big provided. Pool floats are being provided as a courtesy and should be treated with respect. Items are being abused and damaged.
- Please be respectful of other community members who wish to use the pool—**SHARE!**
- Please help keep the bathroom clean and tidy after use including flushing the toilet and wiping down the sink area after washing hands.
- Please return furniture that you have moved to an orderly arrangement—never drag furniture on the deck.
- If you see destructive or inappropriate behavior at the pool, please call the office 505.823.9190 regardless of time or contact one of your Board members who will contact me.



HOMEOWNER LANDSCAPING & UTILITY AREA REMINDERS



Homeowners (or tenants) are responsible for the area within the property lines which in the front extends all the way to the street; including your utility area. These areas are to be kept in good condition with plants, shrubs, or trees appropriately watered and weeds removed. For our newer homeowners even if you did not plant landscaping in front or on the side of your home, you are still required to maintain it or have it removed. Our trees and shrubs are very important and if you have them on your property, you are responsible for their care including proper watering and trimming. It is far less expensive to maintain

Utility areas and fences are within the property lines of homeowners and their upkeep is the responsibility of those members. Utility areas are to be kept free of weeds and volunteer trees and shrubs which interfere with PNM meter readers but more importantly the roots of these trees can invade your pipes and the pipes of your neighbors. Damage to your property and your neighbors because of a tree/shrub growing in your utility area is the financial responsibility of the homeowner.

PARKING RULES REMINDERS

VEHA is responsible for all streets within the complex and is granted the authority to regulate their use via the CC&Rs. The Parking Rules are meant to keep the streets clear of vehicles, create safe and fair practices, and protect property.

Please remember:

- Each resident is expected to park in their own 2-vehicle garage.
- One vehicle may park parallel in front of your garage door as long as it does not block traffic in narrow areas.
- No parking is allowed in front of utility fences or another member's home.
- There is NO PARKING in any red zone.
- There is NO PARKING in the yellow zone by the mailboxes.
- The main parking lot in front of the VEHA Community Center is NOT for daily homeowner parking. The NORTH side is reserved for our vendors and guests renting the Community Center. Homeowner Guests and members using the pool are to use the spaces available on the SOUTH side of the lot. If you have no room in your garage or in front of your garage for one of your vehicles, you must use one of the overflow parking areas near your home. Vehicles with no other parking options are allowed temporary overnight parking from 6pm to 6am Monday thru Friday only.
- Homeowners are responsible for making sure their guests are following VEHA Parking Rules.
- All oversized vehicles requiring overnight parking in the main lot must get prior permission so that they are parked in a manner that does not block VEHA's security cameras or are parked over the curbs into the grass and preventing sprinklers from working properly.

REMINDER—THE VEHA ASSESSMENT IS \$245 EFFECTIVE 7/1/2023—REMINDER