

VEHA VOICE

WINTER 2019

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



2019 ANNUAL HOLIDAY OPEN HOUSE—DECEMBER 14, 2019
Our Annual Holiday Potluck will be held in the Clubhouse on Saturday, December 14 from Noon to 2 PM. Please bring a small dish of your choosing and join us for good food and friendship. The Clubhouse is decorated for the Holidays, and this event is always a lot of fun!

VEHA UPDATED PARKING RULES

The Board has updated and revised the VEHA Parking rules effective December 1, 2019. This document is available on our website: www.veha.us. Parking Rules are meant to keep our community safe and visually appealing. Most parking issues are due to homeowners not parking in their garages, and this is causing problems throughout the complex. Vehicles parked outside not only become magnets for break-ins and auto theft, but vehicles that extend out onto the streets create driving safety issues. Just a few weeks ago we had three homeowners that had attempted break-ins on their vehicles that were parked outside on the same night.



In addition, there is NO storage on VEHA property for RV's, trailers, or any vehicle that are non-operational or not being driven. These vehicles must be moved into your garage or moved off property.



CLUBHOUSE ROOF REPAIRS

The Clubhouse roof will be having work done in early December. The current roof is the original and we will need to have a new one put on down the road, but we have found a contractor that will be repairing the current leak problems we are having with a short-term warranty. We will begin the 2020-2021 budget in the Spring and developing a long-term plan for capital expenditures such as this.

HOMEOWNER PROPERTY LINES & RESPONSIBILITIES

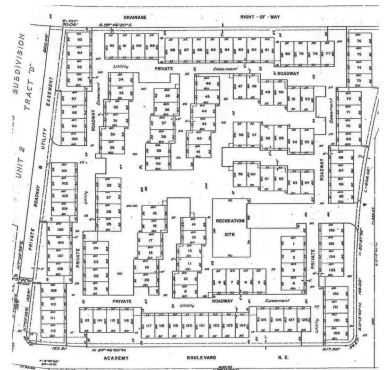
Issues have come up in the past few months with homeowners not certain where their property lines are and what responsibilities they have.

Each home in VEHA has the exact same size lot, 60' long from the back fence to the street and 32' wide from the front fence to the common wall you share with your neighbor. Homeowners are responsible for everything within these boundaries, including the fences. Anything in front of front fences is the responsibility of homeowners including the care and maintenance of any trees or shrubs. If a tree is in the middle of this area, the responsibilities are shared by both homeowners.

Specifically, many of the trees that are in front of fences on homeowner property are not being cared for, including watering and trimming. If a tree is neglected and dies, it is the responsibility of the homeowner to have it removed. Our landscapers are always willing to give quotes to homeowners for any landscaping issues. In addition, please do not sweep, throw, or blow leaves, tree branches etc., from your property to the common areas for the landscapers. Debris in your courtyard or patio is YOUR responsibility to clean up.

Please remember that homeowners are obligated to abide by the VEHA Architectural Standards which set guidelines and requirements for the exterior of all our homes. These Standards provide visual continuity which reflects on all of our property values.

The plat map is on the VEHA website: www.veha.us



2019-2020
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 823-9190

FROM THE MANAGER'S DESK

SWIMMING POOL KEYS: The pool closed for the season on October 7, and I want to thank everyone for a great Summer. Please return your pool key to the office in order to receive a new one next Spring.

LANDSCAPING ON BURLISON: Our landscapers have started working on restoring the irrigation system to the landscaping on the North side of Burlison. This is a rocky area with trees and shrubs, but the irrigation has not been working for many years. Several dead and dying items will be removed and replaced with some more colorful and water-efficient trees, grasses, and shrubs.

HOMEOWNER CONTACT INFORMATION: There are numerous homeowners that do not have any contact information on file with the office. If I do not have a phone number or email address, I cannot contact you in case of water shut-offs, etc. It is the responsibility of each homeowner to make sure their information on file is current and accurate.

HOMEOWNER MAIN SHUT-OFF REPAIRS: If you need to have the water shut-off inside your home replaced, you are required to give the office adequate notice. TLC Plumbing is the only company authorized to turn on/off our water main. If you are using a plumber other than TLC, you will have to coordinate with the office and TLC Plumbing in order for me to give all other homeowners sufficient notice as to when the water will be off and for how long.

VEHA WATER USAGE: The Albuquerque Water Utility Authority figures for water use per person, per day is 128 gallons for 2018. The goal for 2019 is to reduce that amount to 127 gallons. Within VEHA we do not have individual water meters per home, rather we are all on one meter. This includes water for landscaping, our swimming pool and Clubhouse.

It is estimated that 1 out of every 10 homes has some sort of water-wasting leak such as a leaky faucet or toilet. It is also estimated that communities that are on a shared meter use up to 15% more water than individually metered homes. Which makes sense since you as a homeowner does not receive a monthly bill. People are less conscious about how much water they use because of this.

Water is VEHA's single largest expense consuming 55% of your monthly assessment, an average of \$105 per month per home combined with trash & sewer expenses. We ask everyone to take care of any leaks in their home and to always be thoughtful of how much water you are using every day.



VEHA RESIDENTS CORNER

In each newsletter we spotlight a new or maybe not-so-new homeowner to express in their own words what they love about living in Villa Encantada. Want to contribute in the next newsletter? Contact the office!

This issue is a little different because we are going to brag about one of our homeowners! Diane Aiello has not only lived in VEHA a very long time, she has been serving on the Board and is currently our Treasurer. If you are looking for Diane on Saturday mornings, you won't find her here! You'll have to go downtown to The Rock at NoonDay where she volunteers serving the homeless, making hundreds and hundreds of sandwiches each and every Saturday morning. They are then packed into lunch sacks with fruit or whatever has been donated that week.

She will be the first to tell you how rewarding it is for her personally. We give a big "Thank You" to Diane for putting her faith into action.

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