

**Racquet Club Commons  
Owner Information Sheet  
September 2022**

**Homeowners Association Dues Coverage:**

Bookkeeping – Four Seasons of Angel Fire Property Management

Insurance – covers the outside of the building, not including windows and doors

Management - Four Seasons of Angel Fire

Professional Fees – Engineer inspections, liens filed, legal counsel, etc.

Repair and Maintenance

Reserve Fund

Snow Removal

Taxes – Property tax on one owned condo, state franchise fee, non-profit report filed annually

Utilities – internet, trash, water, sewer, owned condo costs, wild fire protection, resort membership.

**NOTES:**

**Property Manager – Four Seasons of Angel Fire NM 575-377-3711**

**After Hours emergency 888-309-4492**

**Annual Meeting** – The RCC board schedules an online meeting near the end of February each year. This time is selected to have the least impact on members' summer or holiday plans. New Board of Directors are elected at this meeting. All owners are encouraged to attend and notified in advance of the date.

**Cable TV** – If you are not getting any reception, be sure to check the source or input on your TV. Typically it should be on HDMI 1 or HDMI 2. Each remote will be labeled on the back as to which room it belongs to, which can help with programming issues also. If it says living room on the back, it will only control the TV in the living room.

**Condo Keys** – Each owner **MUST** provide a key for their condo to the property manager in case of fire, water damage, etc. – no exceptions.

**Doors and windows** – All outside doors and windows need to match what is currently there. If you are interested in replacing any doors or windows, please speak to the management or a board member first to get the current information to complete your update.

**Firewood** – Due to fire code, firewood cannot be stacked on the deck of any condo.

**Grills** – Charcoal and gas grills are not allowed on the condo decks. In recent years, drought has resulted in fire bans throughout the valley. Check local fire restrictions before using any open flame. Electric grills are acceptable.

**HOA Board** – The board consists of 3-7 owners that are elected annually for a 3 year term by the owners. All owners that are current on their HOA dues are eligible and encouraged to run for the

board. Meetings are held quarterly and can be attended in person, by Zoom, other video conferencing, or phone conference.

**HOA Dues** – Dues are billed quarterly and due the first of January, April, July and October and are due upon receipt. If your payment is not received within 15 days a \$25 late fee will be charged, after 30 days interest will begin to accrue at 18% and after 45 days a lien will be put on your property, with the cost of the lien added to your bill. Additionally, two consecutive quarters of not having dues fully paid up may result in foreclosure proceedings to be initiated at the discretion of the Board.

**Parking Lot** – Parking is for the purpose of owners and guests that are physically on the property and is not to be used as a storage area.

**Pets** – Owners are allowed to have 2 orderly, domestic pets, that do not create any unreasonable nuisance or disturbance. According to the Village laws, all pets must be on a leash when outside. Owners must clean up after their pets on all Angel Fire property areas.

**Renting your condo** – Owners are responsible for all renters in their condo unit and providing rental services directly or through a rental agent. NOTE: The Property Manager is not involved in managing rentals.

**Trash** – Please don't put any trash outside your unit as it can attract animals and birds. Trash should be put into any dumpster in Angel Fire.

**Wifi** – We have a maintenance plan with **Goodnight Electronics**, so if you have any issues with the wifi in your unit, please contact them at **575-377-2817** Monday – Friday 9 am – 5 pm. They will also be checking messages sporadically when their office is closed. The person in your condo should be the one to call, whether it is you or a renter, so they can walk you through the issue. Owners will connect to RC Private High Speed or RC Private and can connect printers and tv's along with devices with a browser. Guests and renters should use Racquet Club Guest High Speed or Racquet Club Guest using the password Crossover619 and can only connect using a device with a browser – phone, laptop, tablet, etc. When there is a change with the passwords, the owners will be notified by email from the board.

Board Members  
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Winston Lindsay  
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