

Welcome to The Gardens on the Rio Grande!

www.gardensontheriogrande.com

updated 7/16/24

The Gardens Homeowners Association (HOA) welcomes you to our neighborhood. We have a beautiful location, situated between Old Town and the Rio Grande River and the Bosque trail system. We are a gated community of 59 homes, along with 2 large open Common Areas and one smaller area for shared resident use. This letter provides a brief overview of the neighborhood and the HOA. The purpose of the HOA is to promote the community, preserve architectural integrity, and maintain common open areas and streets/gates.

GARDENS HOMEOWNERS ASSOCIATION

The Gardens was established in 1999 and is governed by three documents and/or their amendments

1. Articles of Incorporation of the Garden's HOA - Establishes the HOA and defines its structure and areas of responsibility
2. Declaration of Covenants, Conditions, and Restrictions (CCRs) - Establishes the regulations for each of the properties in the community and the rights and responsibilities of the owners
3. Bylaws of the Garden's HOA - Establishes the procedure for carrying out the operational business of the HOA

A 5-member volunteer Board of Directors (BOD) is elected by the community to oversee the daily functions and financial responsibilities of the Association. Board members are elected for 2-year terms with either 2 or 3 being positions up for election every year by the residents at the Annual Meeting. The BOD generally meets the first Monday of each month at 6:00 pm. Agendas are sent out two weeks before each BOD meeting and members are encouraged to attend. Time is always set aside for resident input. Minutes of the meeting are sent by email to residents within a week of the BOD meeting and are also available on the Gardens web page.

DUES

Each year, the Board finalizes a budget based on the community's needs, and determines the Homeowners' Annual Assessment. Currently the HOA Assessment is \$110 per month (billed \$330 quarterly or \$1440 annually). Payments will be considered delinquent on the 15th of the month, and late fee of \$68 will be charged for each month the payment is delinquent.

CONSTRUCTION OR IMPROVEMENTS

Remodeling, additions, alterations or improvements to the outside of your home or other improvements that will affect the outside appearance of your property must be approved by the

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BOD. The form for architectural approval can be accessed on the Garden's website under HOA Resident Forms.

DOGS

We love dogs here at the Gardens but we must abide by the City leash laws and keep our pets on a leash while walking the neighborhood or commons areas. Please bring a bag along on your walks to keep the areas clear of pet waste.

COMMON AREAS

Our commons areas are open to all paid members for their family use and enjoyment. The care and maintenance of the Common Areas is done by a landscaping company. A resident volunteer supervises the landscaping and maintenance. If you are planning to use one of the common areas for a party or other event, you may submit a reservation request to the BOD, to assure that it is available and that arrangements are in place to assure the success of your event (sprinklers shut off, no maintenance is scheduled, etc.). The form can be downloaded from the Garden's web site website under HOA Resident Forms.

GATES

There are two drive through gates to the community, one off Mountain and Laguna Seca, and the other off Manhattan and Granite. The gates are kept closed at all times, and residents are issued codes, cards, or clickers by the volunteer Gate Keeper. Upon closing of your property, detailed instructions will be provided.

AGAIN, WELCOME!

We hope you find our neighborhood a great place to live. We look forward to meeting you and welcome you to our Gardens community.