

March 2023



### SHORT TERM RENTAL VIOLATION REPORTING PROCEDURE

Under current covenants/guidelines, short term rentals are permitted if the homeowner/member follows the procedures outlined by Alto Lakes Special Zoning District. When a homeowner or renter violates that agreement, or never even applied for a permit, the procedures to report a violation can be confusing. After personally witnessing an incident in January and going through the process myself, I thought it would be helpful to outline this procedure:

- ❖ If there are laws being broken, property damage or imminent bodily harm **call 911**. If it is **not an emergency, call the Lincoln County Sheriff Office at 575-648-2341**.
- ❖ **All short term rentals are required to be permitted by the Alto Lakes Special Zoning District** which is a separate entity and not connected to/with ALG&CC management. Complaints need to be documented with BOTH organizations with as much detail as you can provide including pictures.
- ❖ ALTO LAKES SPECIAL ZONING DISTRICT - [Forms : Alto Lakes Special Zoning District \(nmalszd.com\)](https://www.nmalszd.com/)
- ❖ ALG&CC - [Complaints - Alto Lakes Golf & Country Club](#)
- ❖ The ACC and ALSZD meet **every First and Third Thursday of the month** at 9:00am in the Spencer and Stag rooms respectively.
- ❖ Additionally, you can file a complaint with whatever organization the property is being advertised through such as VRBO or AirBnB, etc.

The absentee property owners **MUST** take the responsibility to make the property management and/or renters aware of the rules that we ALL must abide by which ultimately might require a more stringent screening process prior to accepting a rental agreement and better detailing rules such as waste disposal....do not leave it outside and accessible to wildlife!

When the Board of Directors presents their proposed revised covenants for a vote, we encourage all members to please carefully review the proposals, submit their ballot and VOTE what they believe is best for our wonderful community.

### Coming up

Neighborhood Clean-up – April 21, 2023

Burgers, Brats & Bingo – May 23, 2023

July 4<sup>th</sup> Celebration – Tuesday, July 4th

Neighborhood Clean-up – August 2023 (TBD)

Burgers, Brats & Bingo – August 29, 2023

**PROJECTS, OUTREACH & ACTIVITIES** – Projects currently under consideration include a children's playground, a dog park and improvements to the Pavilion at The Outlaw. We hope that you will take the

time to participate in some of our projects and activities as well as support local charities through our outreach efforts by becoming a member. The membership of \$25/year/property was included on your December statement for all current members. **Membership can be initiated simply by calling the office at 575-336-4231.**

If you are unsure of your membership status, feel free to contact an ALPOA board member or our current membership list can be found here.... <https://alpoa.info/membership-join-us>. Please ask your neighbors if they are members of ALPOA? A "grassroots" effort!

If you would like to make an additional donation, you can mail a check to: ALPOA, PO Box 499, Alto, NM 88312