

Frequently Asked Questions

Q. How many units are there in the WB complex?

A. 53 individual units located in 8 buildings

Q. Are all the units the same?

A. There are several different floor plans ranging from 950 sq. ft. to 1400 sq. ft. Some units have a single deck and others have two or three. Architecturally all the units are similar in construction.

Q. Are there any amenities such as a club house, pool etc.

A. The complex sits on 4.5 acres and consists of the 8 building and ample parking for the 53 units. There are no other facilities included in the association complex.

Q. How do I get details on the rules, covenants and by-laws covering the complex?

A. Go to this web site's Document Section. Also, all the documents are on file with the Lincoln County Clerk's office in Carrizozo, NM.

Q. When was the WB complex built?

A. The complex was completed in 1982.

Q. What type of roofs are on the buildings?

A. They are steel and were installed in 2000. Life expectancy is 50 years.

Q. Since the structures are 20 plus years old, was the code then to have fire walls between units?

A. Yes, and each adjoining unit is separated by firewall construction.

Q. Is there a homeowner's association for the complex?

A. Yes, the Association of the Whispering Bluff Unit Owners, Inc. is a registered New Mexico non-profit corporation.

Q. What is the policy for pets?

A. There are different rules for owners and renters. Renters are not allowed pets. Owners may have pets, but must follow the Ruidoso Village rules and those of the association. The main rules are that all

pets outside on the common grounds must be leashed and be picked up after by the owner.

Q. What is the policy on feeding wild animals?

A. The covenants prohibit any such activity with all animals except for domestic animals of the owners within the confines of their unit.

Q. Is there a quiet time for the complex?

A. Yes, nightly from 9 PM to 7 AM the next morning.

Q. What types of vehicles are allowed to be on the premises?

A. Any properly licensed 2 or 4-wheel vehicle. No trailers or RV's. Violators will be towed - see the rules (in the documents area of this web site) for further clarification.

Q. Is there allocated parking for the owners?

A. No, it is open or apartment-type parking.

Q. Is there a governing body that makes decisions about the complex?

A. Yes, there is a Board of Directors elected by the owners of the units. The Directors are not compensated for their service. See this web site for more information on the Directors.

Q. How is the WB complex managed?

A. The association has a property manager that handles the billing and collection of dues and manages the maintenance projects. The property manager reports to and acts under the direction of the Board of Directors.

Q. How are repairs requested to the common areas?

A. All requests must be in writing. All repairs that are covered by the covenants and by-laws may be submitted using the Maintenance Request form that is located under the "Documents" section of the web site. The completed form may be faxed, emailed or sent via the USPS per instructions on the form.

Q. Are there any time-shares?

A. No.

Q. Can an owner rent a unit?

A. Yes, but there are restrictions.

Q. Is there a rental service?

A. No.

Q. What is the insurance coverage?

A. The association pays for insurance that covers the grounds and buildings. The association insurance covers the building into but not including the sheet rock walls of a unit. The interior walls,, windows, doors and everything contained there in is the responsibility of the unit owner. The entire insurance policy is available on this web site under the Documents Section.

Q. What is the owner of a unit responsible for with regard to plumbing, heating, etc?

A. The owner is responsible for all types of infrastructure items. The list includes the water heater, furnace, duct work, wiring, plumbing and all other similar items for the unit located in or below the unit.

Q. Are there Association dues and how much?

A. Currently the dues are \$700 a quarter. They are due the first of March, June, September and December.

Q. Are there any fees associated with the change of ownership of a unit?

A. Yes, there is a transfer of \$250 payable to the Association upon a change in ownership.

Q. What does the Association provide for the fees?

A. The fees pay for water, sewer, garbage, management, insurance for grounds and outer structure of the buildings, ground and building outside maintenance along with snow removal for the parking lot.

Q. Can modifications be made to the inside of a unit? For example, a kitchen remodel?.

A. Yes, as long as proper building permits are obtained.

Q. Can modification be made to the outside of a unit? For example, a deck extension?

A. Any outside modification must be applied for in writing to the Board. The unit owner must then wait for permission to given in writing

by the Board of Directors before any construction can begin. In addition, proper building permits must be obtained.

Q. Are the units heated and air conditioned.

A. Each unit has a heating system. Some units have air conditioning. Installation of an AC unit must follow the rules, and the owner must receive permission of the board before installation can commence. . In addition, proper building permits must be obtained.

Q. What basic utilities are provided?

A. Gas and electricity are available. Zia Natural Gas and PNM Electric are the two utility companies. Each unit is responsible for it's own services.

Q. Are different types of grills and or campfires allowed within WB complex?

A. The Whispering Bluff Condos follows all the current directives with regard to outdoor cooking and fire restrictions as enforced by the Village of Ruidoso. The village fire department will issue fines for any non-compliance of the current Fire Restrictions. These can be found on this web site under sections Current Fire Restrictions.

Q. Is there telephone, internet and cable service available?

A. Yes. Baja Broadband is the cable provider along with their internet services. Windstream is the telephone service and offers DSL for the internet. Each unit is responsible for their own services.

Q. Are there financial documents available for an owner or perspective buyer?

A. Yes, contact the manager.