

WHAT YOUR VEHA MONTHLY ASSOCIATION DUES COVER

JULY 1, 2026 – JUNE 30, 2027

VEHA expenditures are for common property land/buildings and other mandated expenses outlined in the CC&Rs. No coverage is provided to any home or homeowner's property; or any non-common use maintenance/repair expense. All lots are 60' X 32'; homeowners are responsible for all items / issues that are inside this area including fencing.

When you are purchasing a home in VEHA, it is the responsibility of the buyer to ensure that all exterior maintenance has been completed. The Association does not cover any exterior maintenance or repairs of individual homes.

Common Use Maintenance and Expenses for:

- On-Site Property Management including in-office hours and 24/7 text and emails
- Attorney Fees for delinquent collections and legal advice to the Board of Directors
- Common Area Property Taxes
- Property & Liability Insurance for Common Areas, Community Center, Board of Directors
- Weekly Common area landscaping / irrigation system / tree maintenance
- Common area utilities: gas, electric, water
- Weekly Trash Service
- Water for all 136 homes (single meter system)
- Common Area fencing
- Quarterly Main Sewer line jetting maintenance
- Community Center maintenance
- Swimming Pool maintenance / Daily Cleaning of Pool Restrooms / Daily Chemical Tests / Daily Deck Cleaning
- Interior street maintenance / Shared easement street maintenance Water service lines from/including the valve into your home to the main.
- Inspection & Maintenance of all fire hydrants
- Contributions to Reserves

Homeowner Exclusive Use - what is NOT covered by VEHA is the responsibility of the Homeowner:

- Homeowner's Insurance / Property Taxes – VEHA ARE TOWNHOMES, NOT A CONDOMINIUM PROPERTY
- Exterior maintenance of homes in accordance with Architectural Standards including stucco, fencing, garage doors, vigas, pergolas/overhang, balconies, roofs, parapets.
- Landscaping in front of your front fence to the street including weeds and the care and maintenance of any trees, shrubs, plants.
- Disposal of all limbs, shrubbery, weeds, leaves – no debris is to be swept or blown onto common property; Cleaning behind the utility fences as mandated by PNM.
- Damage caused to common property or another homeowner(s) property, including negligence of your property.