

Spring 2015



Alamosa Place News



www.alamosaplace.net

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NOTICES

Please Pressure Wash Your Siding

Spring is here, and, as rainwater and condensation accumulate on vinyl siding, it can develop mold and mildew. Standard household cleaners will not necessarily remove mildew from siding, but a solution of bleach or vinegar should do the job. If you use bleach, protect the plants nearby from runoff by covering them with plastic dropcloths. There are also products you can buy at Costco or Lowes/Home Depot that will help. A power washer is the most efficient tool for the cleaning mold and mildew off siding, and if you do not own one, there are many reliable companies that can do the job for you.

Power Outage & Light Repair



Outage & Light Repair Number

800-769-3766

or

Online Light Repair

<https://www.duke-energy.com/north-carolina/products/lighting/request-light-repair.asp>

(Remember: Must have pole number - located on the light pole)

Small Swales in Alamosa Place

As a reminder, the HOA board has approved of the restoration of swales to help alleviate some flooding issues. Over the next few months, the landscaper will continue to work on the swales that run between homes.

Generally, homeowners, not the HOA, are responsible for maintaining the small internal swales that run between homes in the community. Once your swale is cleared, please keep them clear from the grass, dirt and debris buildup, which blocks storm water from entering the drainage system. If homeowners would rather do their own swale work, please let the HOA know by contacting the management company at (910) 338-1466.

Note: The developer of Alamosa Place designed the community's streets to be a part of the drainage system for storm water. For this reason, the majority of the community has no storm drains and relies on a system of internal swales and ditches to help manage storm water. When large amounts of rain fall, it collects on the streets before draining away into the drainage system. For this reason, residents must be careful with the flash flooding that occurs with big rainstorm events.

No Trespassing, Please - Update

Last year, nine no trespassing signs were installed on Alamosa Place property along the power lines that run behind homes in the community, and, so far, they are still standing. The HOA has had feedback from a few people that the signs have helped to keep ATV riding to a minimum. Still, if anyone sees this kind of activity along that area (or any suspicious activity anywhere in the community), please call the **NHC Sheriff's Department** at (910) **798-4200** or (911 for emergencies) and report the trespassing violation.

Front Entrance Light Pole

The Alamosa Place Board is working to get a new LED light pole installed by Duke-Progress near the front entrance to the community. They noticed that it is very dark between the sign and the first houses on Alamosa Drive as you come into the community, and plans are being made to install a light that will help bring more security to this area of the neighborhood.

Spring Home & Landscaping Tips...

Lawn Care

In spring, weeds start growing before grass greens up. This is the perfect time to apply pre-emergent weed control to your lawn.

Wait to fertilize until your lawn starts to green up.

Planting, Pruning & Mulching

May is a great time to mulch. Mulch helps keep in moisture and keeps down the weeds.

After the last frost is a good time to plant your annuals, perennials, seeds and veggie gardens. This is also a great time to plant those summer blooming bulbs.

Home Care

Spring's moisture and warmth accelerate mold & mildew growth on siding, especially on north facing sides of the home. Bleach and pressure washing is the best way to remove it.

Also, replace broken fencing, repair damaged mailboxes, and paint railings & columns.

Important Ongoing Reminders....

- **BOATS, TRAILERS, & TRUCKS** - Boats, trailers, and trucks over ¾ ton are not allowed in Alamosa Place if they are visible from the front of the property. If they are visible, please remove them from the property or store them behind a privacy fence so they cannot be seen.
- **INOPERABLE VEHICLES** - These are not allowed in Alamosa Place. Inoperable can mean broken down, with flat tires or with tags that are either missing or not current. These cars may be towed or a violation will be sent.
- **EDGING** – Along with mowing and weeding, edging is an important part of keeping yards well maintained and pleasant in appearance. Some yards in the community have not been edged in a very long time, and not only is it an eyesore, grass is now growing onto the street and curb. If you have not edged your yard, please do so. You may receive a violation notice if it is not done.
- **CURB ALERT** – Please **do not leave “free” objects on the side of the road** for the purpose of pick-up or when clearing out a home or garage.
- **YARD SALES & PET SIGNS** – Please **remove all signs** after yard sales and remove, or replace, worn out signs for lost and found pets. Homeowners **may** be charged for their removal.
- **MAILBOXES** – Mailboxes in disrepair look bad. Please repair, paint or replace your worn out and leaning mailboxes, or you may receive a notice.


Issues:

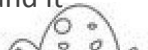
Dumping Debris & Fence Boundaries


Dumping Debris: The landscapers have noticed that some homeowners are dumping debris (trash, vegetation, pet waste & litter) over fences and into ditches. Dumping is not allowed in New Hanover County, but it also is not allowed in Alamosa Place.

Fence Boundaries: Property lines do not end with fences. Any growth, whether it is grass, trees, or shrubs must be maintained, even if they are beyond your fence line. Overgrowth that is not maintained encroaches on drainage ditches and gets in the way of maintenance of the drainage system. In addition, any overgrowth on your property allows the nesting of wild animals, such as snakes, rats, spiders, and bugs, and this can be dangerous. Please take care of any overgrowth on your property to avoid these issues.

Pets in Alamosa Place

Leashes - Animals are not allowed to run loose.  New Hanover County ordinance and Alamosa Place covenants require pets to be on leashes if they are off their owner's property. If problems arise with loose animals or concern with animal welfare, please contact - **NHC Animal Control at (910) 798-7500.**

Pet Poop - Please be a responsible pet owner and pick up your pet's waste. It is not neighborly and it contaminates our water supply. 

No Wild Animals! - Only domesticated animals can be kept as pets in Alamosa Place. No wild or farm animals of any kind are allowed, and no breeding of animals for commercial purposes. 

Be Alert! Crime is always a big concern for communities. Report suspicious activities to the sheriff's department (910-798-4200 or 911), and if you are concerned about suspected ongoing activity, ask if they will do extra patrols around a particular area. You CAN make a difference. With your help, crime can be reduced and your community can remain safe.

(If anyone is interested in forming a Facebook group for this purpose, contact the HOA via email - alamosaplacehoa@gmail.com)