

April 2012



# Alamosa Place News



## Board of Directors

Gil Bowen, *President*  
Yvonne Pepping, *Vice President*  
Peggy Battistelli, *Secretary*  
Elaine Booth, *Treasurer*,  
Debbie Spann, *Member-at-Large*



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## Dues & Late Fees

Alamosa Place annual dues became past due after March 31st. If a payment or a payment arrangement is not made within 30 days, a \$20 late fees will start to accumulate every month until dues are paid in full. After 90 days, a lien may be placed on your property.

Payments can be sent to the mailing address at:

Alamosa Place HOA  
PO Box 12605  
Wilmington, NC 28405

OR

Paid by Credit/Debit card -  
[www.alamosaplace.net](http://www.alamosaplace.net)  
(PayPal fees of 2.9% + .30 apply)

## Board News

At the Alamosa Place Annual Meeting in October of 2011, many important discussions were had, including an engineer report on drainage projects in Alamosa Place, the DOT road project for the community, as well as, landscape reports and financial reports. New business for the meeting included the election of three board positions, which resulted in the election of a new board member, Gil Bowen, and the re-election of Debbie Spann and Elaine Booth for three year terms.

At the board meeting that followed in January 2012, Gil Bowen was unanimously elected as the new HOA President, with Debbie Spann and Elaine Booth maintaining the positions they previously held as Member-at-Large and Treasurer respectively. The new board is looking forward to a great 2012 as they make many more important decisions for the community in the upcoming year.

## Good News....

### DOT Petition A Success!

The Alamosa Board is pleased to announce that the hard work has finally paid off. Through the diligent work of many involved, especially the new HOA President Gil Bowen, the local NC Department of Transportation has filed the paperwork so the remaining streets of the community will finally be under department of transportation jurisdiction. In a few months, once it becomes official, the streets of Alamosa Place will go from being private roads to becoming public roads. This will mean official traffic studies can be done for troubled traffic areas, a better enforcement of speeding violations, and, most notably, it greatly lessens the financial burden for all homeowners for the cost of future road maintenance. Thank you to all homeowners for your cooperation during this time of transition. You helped make this possible too!

## Spring is Here...

Spring-time means warm temperatures and beautiful flowers, but it also means it's time for maintenance and cleaning. Please take the time to prepare for the growing season and to also help avoid warnings from the HOA. Below are some suggestions.

- **WEEDS** – News reports state that this season's mild winter means excessive bugs and WEEDS. Weeds grow in cycles and an easy way to eliminate weeds in your yard is to buy some weed and feed from your local hardware or home improvement store. Mowing once a week (or as needed) will also help keep weeds from becoming out of control.
- **MOLD AND MILDEW** – Now that the weather has warmed up, it is time to remove mold and mildew from the siding on your home. For those who want to hire a professional, a quick internet search for a pressure washing company will get matters taken care of. For those who want to do it themselves, local stores, such as Lowe's, Home Depot and Costco, sell products that will aid in removal of mold and mildew. For additional advice, go to the community's website.
- **MAILBOXES** – Now is the time to assess whether your mailbox is in need of repair or replacement. If it looks bad, please repair, paint or replace your worn out and leaning mailboxes. If your mailbox is in disrepair, you may receive a notice from the HOA to have it fixed.

## Stormwater Drainage System in Alamosa Place

As you may have noticed, extensive work has now begun on the drainage system in Alamosa Place. In March of this year, two large sections of the main canal were re-graded and flushed out, along with two smaller swales that were in desperate need of attention on Oban and Invergordan Courts. The board is currently discussing and negotiating future areas that need attention, including the rest of the main drainage canals that surround the community and also Bradfield Court cul-de-sac. As this work gets done, the community should start to see great improvement in regards to overall drainage. As previously mentioned, the neighborhood's drainage system was developed and designed for the streets to act as part of the drainage system. This means, after heavy rains, the community's streets are supposed to be able to take on storm water, and then be able to slowly drain away. The drainage system has never had work done to it, and the plan is to tackle the most important areas first in accordance to the engineer's study that was done last year. We are also talking with representatives with the community of Sun Coast to ensure that their drainage issues do not affect our community. Homeowners must still do their part by not dumping anything in the swales, ditches and canals, by removing any build up of grass or silt on their concrete pads/swales (that may be causing water to pool by the street), and maintaining any drainage swale that lies between you and your neighbor to avoid build-up.

### DOGS ON LEASHES

Some dogs have been sited roaming free in the community, and that is against county law. New Hanover County Law requires all dogs, that are off their owner's property, to be controlled by a leash at all times. This is for the protection of all. Any owner not adhering to the law and the covenants may be fined and reported.

### EDGING YARDS

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. Notices will go out for those in violation.

### Dumping Pet Waste

Dumping in Alamosa Place is prohibited, especially dumping of pet waste. Pet waste must be picked up and disposed of in the proper waste receptacles. Anyone caught dumping pet waste, or any other waste, into the ditches may be sent a violation letter and charged for the removal, as well as, possibly being reported to the County for illegal dumping.

### Reminders!!

- **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. Objects are being left for days and this is becoming an eyesore for the community.
- **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.
- **GRASS CLIPPINGS** – Freshly cut grass clippings should not be blown out into the street or onto other people's property. The proper procedure is to blow them back into the yard once mowing is done. Not only does it look bad, grass clippings blown out onto the road sit and rot and may cause a hazard on wet roads.

### OWNER RESPONSIBILITY

Homeowners are held responsible for any rule violations their tenants commit while they reside in Alamosa Place. Please make sure all tenants have a copy of the neighborhood covenants and explain to them that they must follow the rules of the community. If you get a warning for your home, please take it seriously to avoid getting a violation letter from the HOA.

A copy of the covenants can also be found on the community's website - [www.alamosaplace.net](http://www.alamosaplace.net).



It has been observed that a few people drive **WAY** too fast when driving in Alamosa Place. Our **walkers, runners, kids, and animals are all in danger!** Please take *caution and care*.