

March 2013



Alamosa Place News



Board of Directors

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



PO Box 12094
Wilmington, NC 28411
910.338.1466 *phone*
910.795.2477 *fax*
walkermanagementgroup@gmail.com



HOA Attorney

D. Robert Williams, Jr., JD
(910) 791-9422 *Phone*
(910) 791-0432 *Fax*
rob@jamespricelaw.com

Dues & Late Fees

Alamosa Place annual dues are past due after March 31st. If a payment or a payment arrangement is not made within 30 days, a \$20 late fee will start to accumulate every month until dues are paid in full. After 90 days, a lien will 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
(PayPal fees of 2.9% + .30 apply)

Board News

At the Alamosa Place Annual Meeting in October of 2012, there were many important discussions, including the turnover of the streets to the state, community drainage projects, and, landscape and financial reports. New business for the meeting included foreclosed homes, untidy lawns, the new bypass, and the election of two board positions, which resulted in the election of a new board member, Stephen Jeffcoat, and the re-election of Yvonne Pepping for three year terms.

Important Announcement

Community-Wide Speed Limit Reduction Campaign

The Alamosa Place Board, and other community volunteers, will be conducting the petition process to get the community's speed limit reduced to 25mph. Starting from the last two weekends in April, volunteers will be walking door-to-door to collect the necessary signatures needed to get the speed limit reduced both in Alamosa Place and for the length of White Road. It is extremely important that we get at least 70% of the homeowners in our community to sign these petitions. Speeding has been a major problem in the community, and getting these petitions signed will help with safety and enforcement. Also, please be courteous and kind to the volunteers as they do good work for Alamosa Place. Anyone who would like to volunteer, please contact the management company to get involved.

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.

- **MOLD AND MILDEW** – Now that the weather is warming 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 (JoMax, Wet & Forget, common bleach) that will aid in removal of mold and mildew. (for additional advice, go to the community's website) Notices will begin to go out in April for homes with excessive mold and mildew.
- **WEEDS** – Weeds are starting to emerge in lawns now. Not only are excessive weeds an eyesore, but they tend to spread into other yards. 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. Notices for weeds will begin to go out for excessive weeds in lawns.
- **MAILBOXES** – Now is the perfect time to assess whether your mailbox is in need of repair or replacement. If it leaning, broken, rusty or just plain looks bad, please repair, paint or replace your mailboxes. If your mailbox is in disrepair, you may receive a notice from the HOA to have it fixed.

Drainage System in Alamosa Place

The board will continue to study and prioritize work that needs to be done with the drainage system in the community. Last year, work was done on the entire length of the main canals that surround Alamosa Place, and also, swales on Invergordan, Bradfield Court, Oban Court, and Melbourne Court. 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 community of Sun Coast has done some work to their system, and we will monitor it to make sure 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 sighted 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.

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.

Be Alert: Car Break-Ins

Some homeowners have reported a rash of car break-ins in the area. Call the police if you notice any suspicious activity or behavior. Important Tips: Don't forget to lock your car at night and do not leave valuables in your car for thieves to be tempted.

YARD PARKING

Alamosa Place covenants state that yards must be "smoothed and sodded" and lots should be "landscaped in keeping with yards of neighbors". This means that cars cannot be parked on the front lawns of homes because it erodes the grass. Please park on paved surfaces only.

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.

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.