



Your Board

Charles Kendall, President
Elaine Booth, Treasurer
Peggy Battistelli, Secretary
Yvonne Pepping, Member-at-Large

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Your Management Company

Walker Management Group, Ltd.
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walkermanagementgroup@gmail.com
www.walkermanagementgroup.com
(under construction)

Your Accountant

Jay Maready, CPA

Your Landscaper

The English Gardener

Your Dues

Alamosa Place annual dues for 2009 are still \$142.00, and will be past due after March 31st. After careful consideration of the budget (contained on page 2), the board decided not to raise the dues this year. The budget allows for landscaping, management, and operation of the association. **Paypal** is available on the website to accept credit card payments.

Announcements

Board News

In November 2008, President Gary Hollis and Vice-President Robert Mainville, resigned their positions on the board. Tim Kendall was voted in as President, Peggy Battistelli as Secretary, Elaine Booth as Treasurer, and Yvonne Pepping as Member-at-Large. The new board has worked incredibly hard and already has selected a new management company, Walker Management Group (WMG), a new landscaper, The English Gardener, decided on a new budget for 2009, and kept the yearly assessment the same as 2008 at \$142.

Site Inspections & Warning Cards

Site inspections for 2009 will start in the beginning of February and will continue monthly thereafter. This announcement gives everyone an opportunity to comply with Alamosa Place's Neighborhood Covenants and Rules and Regulations. These can be found on our website at www.alamosaplace.net.

The Board has decided on a new system for violations that consists of a warning card for first time violations. Any homeowner not in compliance will be left a warning card that will give them time to come into compliance. Upon follow-up inspection, if any homeowner has not complied they will be sent an official Violation Letter containing a hearing date that may eventually lead to fines.

Trash Dumping

Upon recent inspection, it was noticed that some homeowners are dumping trash, yard waste and debris into the ditches.

It is illegal to dump trash in New Hanover County (ch.11-72), and offenders could face a \$100 fine for doing so. Not only is it against the law, it causes the ditches and swales to become blocked, therefore water cannot drain, and it subsequently could lead to flooding. Not to mention it's an eyesore and makes it difficult for the landscaper to cut the ditches.

The county will be notified of anyone dumping in Alamosa Place.

Under New Management

The Alamosa Place Board hired a new management company to help run day-to-day association business for 2009.

Walker Management Group, Ltd. is a fresh, innovative management company located in New Hanover Co. that specializes in the personal approach to HOA management. They will work closely with your HOA to help protect your most valuable investment. They are always striving to find ways to reduce costs and help your HOA save money.

A Little About....

The English Gardener

Your new landscaper has been in the landscape business for 27 years. Having worked in landscaping in England, he moved to America in 1995 and started working for a local landscaper for four years, after which he started his own business in 1999. He was the landscaper for the number one home on the Azalea Garden Tour in 2000, and looks forward to doing it again for the same home in 2010. An example of his stone workmanship can be seen at St. John's Episcopal Church, where he built the church a water feature, stone walkway, and created flower beds.

As the landscaper of Alamosa Place, he will be in charge of maintaining the ditches & swales, main canals, and the common areas.

A Word About....

Homeowners that are currently renting out homes here in Alamosa Place, please make sure renters are aware of neighborhood rules and covenants so you do not end up with the violations.

You, as the homeowner, are responsible to insure compliance with all rules and regulations of the neighborhood.

Homeowner Tip

If you have standing water in the front of your home after a hard rain, digging a small trench with a garden hoe from the concrete pad into the swale will essentially remove all the high points in the swale. This will help the water drain and disperse and make it easier for flood water to drain off of the street as well. **Remember:** your property line goes to the center of any swale or ditch.

Alamosa Place HOA 2009 Budget

	Jan - Dec 09
Ordinary Income/Expense	
Income	
Revenue	
2008 Carryover BofA Operating	4,500.00
HOA Recouped Legal Expenses	500.00
HOA Dues	57,226.00
HOA Transfer	2,000.00
Late Fee Income	2,000.00
Violation Fees	150.00
Interest Income	1,920.00
Total Revenue	68,296.00
Total Income	68,296.00
Expense	
Administrative Expenses	
Mailings	810.00
Office Supplies	150.00
Site Inspector	600.00
Bank Service Charges	160.00
Insurance	2,600.00
Annual Meeting Expense	1,832.00
Telephone	180.00
Total Administrative Expenses	6,332.00
Professional Services	
Management Fees	15,800.00
Legal Fees	7,200.00
Accounting	730.00
Total Professional Services	23,730.00
Operating Expenses	
Repair Expenses	1,200.00
Electric Bill	300.00
Total Operating Expenses	1,500.00
Maintenance Expenses	
Ground Maintenance/Trash Rem.	
Main Entrance Care	1,400.00
Ground Cover	500.00
Main Ditches	6,000.00
Int. Ditch, Ret. Pond, & Swales	19,410.00
Common Area and Alamosa Signs	7,020.00
Total Ground Maintenance/Trash Rem.	34,330.00
Total Maintenance Expenses	34,330.00
Total Expense	65,892.00
Net Ordinary Income	2,404.00
Net Income	2,404.00