

January 2010



Alamosa Place News



Announcements

Board News

At the 2009 annual board meeting held in October, many topics were covered including board accomplishments for the year, plans for collection of outstanding dues, and the budget for 2010. Also, three board of director positions were up for election, and the votes resulted in Tim Kendall and Elaine Booth being voted back onto the board and a new board member, Debbie Spann, was voted in to fill the third vacancy. For a copy of the board minutes from the 2009 annual meeting please email the management company, and a copy will be forwarded to you.

Your Board

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

Accountant

Jay Maready, CPA

Landscaper

The English Gardener

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Curb Appeal Counts

Cleaning out and sprucing up your yard are good low-cost alternatives to major home improvement. Whether you hire a professional or have the skills and tools to do it yourself, here are some tips to improve your lawn and landscape:

- Weeding, planting beds and mulching go a long way toward improving a yard's look.
- Edging grass where it borders the street, so it isn't growing over the curb makes a huge difference in lawn appearance.
- Planting colorful annuals in beds or pots around the house and patio, in hanging plant holders or in flower boxes makes a house look cared for and cozy.
- To solve problems or add interest, plant new trees and shrubs to create focus areas or to camouflage foundations and old fencing, or block unsightly views.
- Make general repairs like replacing worn or damaged siding, missing shingles and broken-down mailboxes.
- Homeowners who want help with their yard should seek an evaluation by a professional lawn or landscape firm. A professional can assess the health of the lawn, plants, trees and shrubs and offer recommendations for improvements.

Contact the management company for a list of local professionals.

Swell Swales

If you have standing water in the front of your home after a hard rain, digging a small trench with a shovel 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. The picture to the right is an example of what a swale looks like with grass, dirt, and debris grown over it; the water cannot properly drain off into stormwater ditches.

Remember: your property line goes to the center of any swale or ditch.



Collections

Efforts will be concentrated this year to collect outstanding amounts to the HOA. If you are behind in dues, please make every effort to become current and avoid being turned over to the HOA attorney. The HOA has a legal right and obligation to collect delinquent dues, and they may use these rights in the form of attorney directed liens, personal judgments and even foreclosure. If you are currently past due on your HOA dues, please make an effort to pay, or make payment arrangements, before this happens. Paying dues is the responsibility of every homeowner. Dues support the yearly budget, and it is not fair on the homeowners who do pay responsibly and on time.

Homeowner Rights & Responsibilities

As a homeowner in our association, you have certain rights—and responsibilities.

You have the right to . . .

- A responsive and competent community association.
- Honest, fair, and respectful treatment by community leaders and managers.
- Attend meetings, serve on committees, and run for election.
- Access appropriate association records.
- Prudent financial management of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions.
- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community.

You also have the responsibility to . . .

- Maintain your property according to established standards.
- Treat association leaders with honesty and respect.
- Read and comply with rules and regulations of the community and ensure that your tenants and guests do too.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect you.
- **Provide your current contact/billing information** to the association to ensure you receive all information from the community.

Just a Reminder....

- **DUMPING** - The landscaper has asked residents to **please not dump yard waste, trash and debris into the ditches** behind your property or around the retention pond. It is against county code to dump anything and the landscaper cannot properly maintain the ditches with piles of debris in the way.
- **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.
- **SAFETY** - Please be careful to **stop at all stop signs** – there have been many accidents in the neighborhood because of people running stop signs. Also, make sure that all **children at the bus stops are not standing in the street** as they wait for the bus – there are far too many speeders around.

CLEANING UP PET WASTE

There are many factors that cause water pollution, but pet waste is one you can easily prevent. Listed below are tips for cleaning up and disposing of pet waste properly:

- Always clean up after your pet!
- Pet waste is not a fertilizer. Carry a bag, scooper or shovel to pick up waste. Put waste in a bag, seal it, then place in the trash. Be courteous to neighbors!
- Utilize free pet waste stations and supplies in local parks.
- Install a pet waste digester on your property.
- Hire a pet waste removal service.
- Bury waste in a hole that is at least 6” deep and away from gardens, wells, ditches, storm drains and waterways.
- Waste from **cats that use the outdoors** should also be contained. Provide a covered litter box outside. Bag the used kitty litter and place in the trash.

DO NOT: flush pet waste or kitty litter down the toilet (*City/County ordinance*), compost pet waste, dump it in storm drains or ditches, or leave it on the ground.

Spread the word! Help protect our waterways and public health.