



Announcements

Your Board

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Elaine Booth, Treasurer
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Landscaper

The English Gardener

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Board News

In May of this year, the Board welcomed Mr. Lauren Budde to the position of Vice President. We welcome his contributions to the Board in the future, and we would like to invite others in the community to volunteer themselves for board positions; there is also a need for volunteers to serve on the Architectural Review Committee (ARC). Any persons wishing to volunteer for any of these positions, or who would like to learn more, please make yourself known at the annual meeting in October.

The board also wishes to thank those who helped run the Association smoothly this year: The English Gardener, for helping make Alamosa look good, including landscaping our front entrance, repairing and painting the sign, and also assisting with the installation of our new No Outlet signs; Walker Management Group, for working hard to manage the association in coordination with the Board, maintaining better communication with residents and real estate/closing agents, and working with our attorney, Rob Williams, to help reduce debt owed to the association. Please contact WMG with any concerns or questions you may have pertaining to Alamosa Place.

Annual HOA Meeting

October 11th, 2009
2-4 pm
Ogden Volunteer Fire
Department

**PLEASE RETURN YOUR
PROXY!**

No Outlet Signs

Alamosa Place Home-owners, the Board, and the Management Company worked together this year to place a few No Outlet Signs at the entrance to three cul-de-sacs in Alamosa Place. This has greatly helped with safety and the reduction of needless traffic down the end on those streets.

Stolen Signs and Broken Lights....

This year has been bad for sign theft and broken front entrance lights. Many signs, including stop signs and street signs, were stolen. Also, vandals have been breaking lights at the front entrance. If any of you have any information in regard to who has done these things, please contact the management company or local law enforcement. Thank you to all that have reported information so far.

A Word About....

If you are currently renting out a home here in Alamosa Place, please ensure that renters are aware of neighborhood rules and covenants so you do not end up with the violations.

You, as the homeowner, are responsible for compliance with all neighborhood covenants.

If Your Billing Address Changes, please inform the HOA to ensure proper delivery of bills and notifications.

Your Dues

Alamosa Place annual dues for 2010 will remain at \$142.00, and will be past due after March 31st, 2010. After careful consideration of the budget, the board decided not to raise the dues for next year. The budget allows for landscaping, management, attorney fees and operation of the association. **PayPal** is available on the website to accept credit card payments. If you need a PayPal invoice for an amount other than for annual dues, please email Walker Management Group and a personalized invoice will be sent to you via email for your convenience.

Collections

There will be a concerted effort from now on to collect amounts owed to the HOA from non-payers. Currently, the HOA is owed over \$29,000 in back dues, late fees, and attorney fees, and the management company and the attorney are teaming up together to work towards reducing these amounts. If you are currently past due on your HOA dues, please make an effort to pay, or make payment arrangements, before being turned over to the attorney for collection.

Towing Enforcement

There has been a problem with people parking on common areas in Alamosa Place where it clearly states no parking. Please be aware that parking on common areas make it hard for the landscaper to cut the grass and causes the grass to erode away.

Notification has been sent, extra signs have been installed, and a tow company has been contracted to tow any car that is found to be parking on these restricted areas.

Rules & Regulations

A copy of the Alamosa Place covenants and rules and regulations can be found on the HOA website – www.alamosaplace.net.

Please refer to the website for information on the rules of the community. ARC forms are also available for those wishing to make external alterations to their property and must be submitted and approved before any construction can take place.

Please Take Note....

- **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.

Road Repairs & Stop Signs

Currently, some roads in Alamosa Place are state maintained, but there are quite a few that are still the responsibility of the developer: *Coastal Carolina Developers*. The NCDOT reported that our roads cannot be turned over to the State until certain criteria are met by the developers. This turnover process has been ongoing for almost a year now. The developers are legally responsible for repairing our roads and replacing our stop signs.

Below is the current information for contacting the developer to let them know they need to replace the community stop signs and/or get the process finalized for DOT takeover.

- **Legacy Group** – 888.534.2290
- **CCD** – 336.275.1338 (Tom Wilson)