



## Important Announcements...

- **CONCRETE PADS & RETENTION POND** – All the concrete swale pads in the community have been cleaned of dirt, grass, weeds, and debris. The association's landscaper has been contracted to add the ongoing maintenance of these pads to be done in addition to the required ditches and swales on a regular basis. It was noted that some of these pads still had a great deal of high growth near the pads that may impede water flow to the drainage ditches. These may need to be removed in order for water to freely flow to the ditches. Homeowners are advised to help water flow by creating a clear path to the ditches from the street if you are concerned about standing water after rain. Also, the association's landscaper has cleared all sides of the retention pond that Alamosa Place is responsible for and will be maintaining them on a regular basis.
- **PET WASTE & DUMPING** – As usual, **please be mindful to not leave or dump pet waste, yard debris or trash into the ditches, easements, and on the common areas.** Pet waste that is not properly disposed of is environmentally hazardous and contaminates our water system. Furthermore, dumping debris and trash is against the law and clogs up the drainage system stopping the flow of stormwater through the canals and to the retention pond. This may result in flooding during heavy rain storms. Dumping also makes it difficult for the landscapers to properly cut and maintain the ditches when debris and pet waste is in the way. **Be on Alert:** It has been reported that **people from other communities are not picking up their animal's pet waste** in the front common areas of Alamosa Place. It has become a chronic problem, even though signs are posted. **Use Your Best Judgment:** It is socially acceptable and responsible to politely remind anyone that they should pick up their pet's waste, or, alternately, **let the management company know** with your best description.
- **ARC (Architectural Review)** – Any improvement made to your property must first be approved by the ARC committee, where the proper form, description, details and sketch must be provided. Forms can be printed from [www.alamosaplace.net](http://www.alamosaplace.net) or contact the management company.
- **BOATS/TRAILERS** – The board realizes that Wilmington is a boating community, but the community covenants state boats and trailers are not allowed. In order to allow boats and trailers to be kept on any property in Alamosa Place, they must be kept out of view from the street and behind a fence. Boats and trailers cannot be parked on driveways or on the street.
- **INOPERABLE VEHICLES** – The covenants specifically prohibit any vehicle that is not in working order and/or does not have current tags to be parked on any property or street in Alamosa Place. If any inoperable vehicle is observed, a notification will be sent asking that the vehicle be removed.

### Assessments as Important as Mortgages and Taxes

When you sit down to pay your bills each month, do you consider your association assessment a low priority? If so, think again. According to the National Consumer Law Center's (NCLC) *Guide to Surviving Debt*, "Association fees...should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family—according to the *Guide's* "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like grounds maintenance, management, and HOA insurance, things that you would pay no matter where you lived—either as direct out-of-pocket expenses or indirectly in a higher rent payment. But the association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain.

So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.

### The Purpose of Community Associations

What is this entity that collects your assessments, mows the common areas, and maintains a website? One way to think of our community association is as a service organization that provides three types of services to owners and residents:

- *Community maintenance services*—landscaping of common areas, publishing the newsletter, orienting new owners, and conducting meetings.
- *Governance services*—fulfilling legal obligations, resolving disputes, enforcing community policies, administering design review policies, and recruiting new volunteer leaders.
- *Business services*—collecting assessments, competitively bidding maintenance work, investing reserve funds, and developing long-range plans.

The board and manager make every effort to deliver these services fairly and effectively to protect and enhance the value of our homes—and the lenders' interests in our homes. They also strive, through collective participation and mutual decision making, to preserve that intrinsic value called "quality of life" that is at the heart of the community association concept.

# Alamosa Place Collection & Delinquency Policy

In early 2010, the Alamosa Place Board passed a resolution officially adopting a collection/delinquency policy. Below is a summary of this policy. For a full copy of the policy, please visit [www.alamosaplace.net](http://www.alamosaplace.net) or if you do not have internet access, please contact the management company and one will be sent to you. Remember: If you are experiencing difficulties, please contact the management company to make payment arrangements, so you do not become delinquent.

- I) **ANNUAL BILLING** – Dues are payable every year and are officially late after March 31<sup>st</sup>.
- II) **LATE PAYMENTS – 30 Days of Due Date:** Late charge of twenty (\$20.00) per month until payment is made; **60 Days of Due Date:** Delinquent accounts will be referred to the association's attorney for lien notification (15-day Intent to Lien letter). After 15 days, if there is no payment or arrangement to pay, a lien will be placed on a homeowner's property and reasonable attorney fees will be applied. In addition, outstanding debts will be reported to credit agencies; **120 Days of Due Date:** If the lien is filed, letters are sent, and still no payment has been made, the board of directors will hold a meeting to decide on commencement of foreclosure proceedings of the delinquent homeowner's property.
- III) **COSTS OF LEGAL ACTION** - If it is necessary to initiate legal action, including, but not limited to, liens, lawsuits and foreclosure proceedings in order to collect overdue assessments, the lot owner will be responsible for all overdue assessments, late fees, costs of collection, and reasonable attorney's fees and court costs as provided by the Alamosa Place Declaration of Covenants, Conditions and Restrictions and the North Carolina Planned Community Act.
- IV) **PAYMENTS AND CHARGES** - For all returned checks, a charge of \$25.00, or the maximum allowed by North Carolina state law.

## Power Down, Save Money

Looking to cut back due to a tight budget or ready to go green? Here are 10 quick and easy tips to accomplish both:

- Unplug appliances and electronics. TVs, computers and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. "Smart" power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you're not in the room or not in the house, there's no need for all the lights to be on.
- Clean and replace furnace or air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- In the warmer months, keep the shades and blinds down on south-, east- and west-facing windows. In the colder months, open them up and let the sun in.
- Activate "sleep" features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Lower the thermostat. Wear a sweater around the house and put an extra blanket on the bed at night.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Close vents and doors to unused rooms.
- Wash your laundry with cold water. It's just as effective.

Check with the Alliance to Save Energy at [www.ase.org](http://www.ase.org) for more energy- and money-saving tips or to subscribe to their free online newsletter.

## Important Numbers & Websites

### New Hanover County

[www.nhcgov.com](http://www.nhcgov.com) - (910) 798-7311

**NHC Sheriff Dept.** – 911/ (910) 798-4200 / [newhanoversheriff.com](http://newhanoversheriff.com)

**NHC Crime Reports** - [p2c.nhcgov.com/p2c/main.aspx](http://p2c.nhcgov.com/p2c/main.aspx)

### Water & Sewer

CFPUA – (910) 332-6550 / [cfpua.org](http://cfpua.org)

### Electric - Progress Energy

(800) 452-2777 / [progress-energy.com](http://progress-energy.com)

### Cable/Satellite

Time Warner – 332-7800 - [timewarnercable.com/east/](http://timewarnercable.com/east/)

DirectTV – 800-531-5000 - [directtv.com](http://directtv.com)

### Trash Collection (Larger Items)

Contact your trash collector or NHC for dump site locations

## Please Remember:

- Annual dues are due *immediately*, but can be received no later than March 31<sup>st</sup>, 2011.
- To pay your bill online with a credit card, please visit the [www.alamosaplace.net](http://www.alamosaplace.net) and click on the link for credit card payments. PayPal charges a 2.9% fee plus .30 for using this service. The HOA only gets the \$142 for dues.