

Special Interest Articles:

- Halloween Potluck
October 27th, 2012
- 2012 HOA Survey
- Parking rules
enforcement coming.

ANNUAL MEETING 2012

*It's coming...watch your
mailbox for details!*

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The Orchards at Anderson Heights Sub-Association

Managed by enTrust Property Management, (505) 217-1123

Halloween Potluck #3 – 10/27/12

This year, we will be hosting the third annual Halloween Potluck and Party! Starting at approximately 4PM on October 27th, 2012, at the community park, there will be a jumper, plenty of tasty treats, and a generally good time!

To make the event more of a success, we need YOUR help! If you're interested in helping with setup, being the BBQ Pit Master, coordinating

activities (costume contest, best dish, pumpkin carving/painting contest, etc.), or cleaning up, **please log on to the blog and sign up!** Cleaning is probably the biggest job, so please sign up and volunteer your time to help out and meet some new neighbors.

Representatives from the Board of Directors will have the parking permit sticker forms and the 2012 Survey that you can fill out

and turn them in, too. It will be a great time to get them taken care of. There will also be Architectural Change Request forms and copies of the CC&Rs available. Finally, proxy vote forms will be available so if you can't be at the Annual Meeting, you can turn in your proxy vote and still have your voice heard.



2012 Orchards HOA Survey

One of the more difficult parts about being on a Board of Directors for a Community is that it can be difficult to understand what people really **want** from their assessments. What is broken? What needs to be fixed first? Are the things the Board has done helping?

Not everyone can get to the annual meeting, so what does the Board do to make sure we know what you want?

The answer we came up with:

A SURVEY!

On the Community Blog site, www.theorchardsblog.net, there is a link to a survey, and we would like everyone to fill one out.

There will be a drawing for one of five \$20 Visa prepaid cards. The winners will be announced at the Annual Meeting. Although we would love to hand them directly to each winner, if drawn, you need not be present to win.

The survey will be open

until October 22nd, so you have time to complete the survey...but don't wait too long! Do it now! The survey will close on October 22nd.

The Co\$ of Vandalism?

Gate repairs: \$21,750
 Irrigation repairs: \$1,565
 Shot out lights: \$2,500
 Stolen street signs: \$750
 Graffiti removal: \$500

“The next time you start wondering why assessments keep going up, consider the cost of vandalism...”

As you can see, we’ve spend \$27,000 just to repair vandalism, most of those charges for gate repairs. The gate on the north side of the community was replaced twice in two months. In all, we’ve spent more than a full month’s worth of assessments on vandalism. (This might explain to some of you

why the Board gets pretty aggressive when dealing with reports of vandalism in progress.)

Each year, we set aside money for repairs. The amount of damages done this year exhausted our budget in the first quarter, one of the fastest depletions I’ve seen.

With these kinds of expenses plus the amount we must include for increased utilities costs, and our courtesy patrol, it is pretty likely that we will see an increase in our

assessments next year.

I know that some may grumble about how the HOA just keeps getting more expensive and others ask outright: “Why? What do we get for it?”

The next time you feel those questions forming in your head, consider the vandalism and you’ll have your answer.

Help control it by calling the patrol service, or for acts of vandalism in progress, call APD.

The Pool

I’m sure many of you noticed the construction at the pool in April. What happened?

After last year’s use and the winter we had, we had the pool area inspected. We found that the concrete was starting to deteriorate due to the weather and the way it was installed. During the demolition of the parts of the deck we were going to replace, we found that the original deck installation

did not have proper grading. Our deck varied from 2” in thickness to nearly 12” in spots. And as if that wasn’t bad enough, the drains that were installed didn’t drain anywhere specific...water was just going down into the ground. And, we knew already that the shade structures weren’t built very well, and the 2011-2012 winter really damaged the unprotected wood slats.

The new deck was installed over properly graded ground, the drains were redone as French drains, broken and missing tiles were replaced, and (finally) the shade structures were rebuilt with aluminum slats that will weather much better than unprotected wood.

In prior years, poor water quality was a major problem. During deck

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Parking Enforcement – please take note!



Within this community, we seem to have more cars than we have parking space. It is awfully tempting to park on sidewalks and landscaping, but **don’t!** Nowhere in Albuquerque is it legal to block sidewalks with parked

cars. Although this is a private community, it still isn’t legal here, either. enTrust has repeatedly sent violation letters and we have used parking violation stickers. Most of these have been ignored. enTrust has already sent letters with forms to

complete. We will be issuing permit stickers which will be required for all residents’ vehicles.

The HOA will furnish each resident with a parking sticker for each of their vehicles. The stickers must be affixed to the

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Parking Enforcement (cont'd)

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top-left corner of the windshield below the tinted area. If placed on a motorcycle (required only if the motorcycle is to be parked on the street), it must be on the driver's left front fork.

Enforcement

Vehicles parked correctly within the community will be ignored, whether they have a sticker or not. (See the article in this newsletter describing parking rules.) Residents, be sure to tell your guests to park correctly!

Any vehicle found parked incorrectly within the community will be checked for a sticker. If no sticker is found or if the sticker is

illegible or damaged, the vehicle may be towed immediately and a fine may be sent to the address where the violation occurred.

If the vehicle has a parking sticker, a first offense will earn the owner a warning letter, sent to the address of the sticker owner. If that vehicle is found parked incorrectly a second time, a boot will be placed on it. Cost to remove the boot is approximately \$85, but that may change with the economy. If the vehicle is found parked incorrectly again, it may be towed without further warning. The towing costs are charged by the towing company, a fee which is regulated by the State of New Mexico.

At one of the recent open Board meetings, a concern was raised that the HOA is engaging in this measure in order to increase its income. **HOA does not "make money" from boots or towing.** The HOA *will continue* to send out Violation Letters and the usual fine structure applies for vehicle violations, as it always has.

Parking Stickers

Parking stickers are available now. Residents may return the form that came with this newsletter or get one directly from enTrust's offices. All that is required to get a sticker is to return a completed form so that the sticker can be matched to the vehicle it is issued for.



Good parking will help you avoid **the boot!**

Neighborhood Watch Programs: Keeping our Community Safe

It is certainly no surprise that many cities are encouraging, and even coordinating Neighborhood Watch Programs. They really work!

The reason they work is simple: One of the best ways to deter crime and vandalism in a community is to create a network of neighbors looking out for each other.

Not only do police and sheriff's departments encourage Neighborhood Watch Programs, they sponsor educational programs to help

participants learn more about fighting crime in their community.

All it takes to get a Neighborhood Watch program going is the participation of yourself and your neighbors. The police department, the Association, and enTrust do not set up the program, however. Each block sets up its own watch, coordinates with the police for training and signs, and when there is interest, coordinates the flow of information between neighborhood watch programs within a

community.

The Board of Directors has already approved reimbursement of 100% of the cost for Neighborhood Watch signs for any block that starts a watch program.

If you would like to participate in a Neighborhood Watch Program for our community, please call our Association Manager, Pat Parkison, at 266-2000 for more information.

"One of the best ways to deter crime and vandalism in a community is to create a network of neighbors looking out for each other."

The Pool (cont'd)

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reconstruction, we had the old fountain area sealed off so we could re-purpose the pumps. Now, those pumps are part of the redesigned filtration and chlorination system. We also added a new automated backwash system to increase the efficiency of our filters.

All of this along with fewer people wearing inappropriate clothing in

the pool, and we saw the best water quality I've seen in the five years I've lived here.

So, the pool's fixed, right? Maybe.

At the end of the pool closest to the restrooms, the section that looks like a last-minute add-on is actually a hot tub. That section is actually fed by its own water heaters.

Now, to insert my opinion here, I think the design is

odd. If we set the heaters to make it a true hot tub, the wide opening would allow the 'colder' water straight in, and it would never heat. We'd spend hundreds on the gas bill... all for nothing.

Nevertheless, if it was a hot tub, perhaps there is a way to actually use it as it was designed. We'll be investigating that for 2013.

Have other ideas? Put them on the survey!

"...we saw the best water quality [...] in five years."



www.theorchardsblog.net – online voice of the HOA

Thanks to Chris Perkins (who is currently serving as the President of the Board of Directors), we have had a blog site for the past two and a half years. He has spent many personal hours working to create and maintain a forum for everyone.

On the blog, users can

ask questions, bring up concerns, even fill out a form and send information directly to enTrust. There is a somewhat under-used section to advertise your home-based business.

Also located on the blog, in the *downloads* section, are documents like the CC&Rs, Design Guide,

and Bylaws of the HOA. For those who want to landscape, there is a copy of the form to describe the improvement and instructions on where to send it.

Join the discussion and share your thoughts with your fellow residents.

"The installation of speed humps is likely to generate some pretty passionate responses..."

Speeders, beware!

Our community has several long streets, most of which are on a grade. It is easy to let your vehicle's speed get too fast, especially when considering the number of children playing outside.

Our property manager has received calls from irate residents complaining about people speeding around corners and down our straighter streets.

Unfortunately, enTrust can't stop people from speeding.

And I think it is obvious that by the time the police might respond a cruiser to the area, the perpetrator is long gone.

Our best defensive measure is to install speed humps in the hopes that we can persuade people to slow down.

The installation of speed humps is likely to generate some pretty passionate responses, but we believe that it is in our community's overall best interest to

encourage better driving habits.

If you see a car speeding, skidding, or otherwise driving unsafely, the best thing to do is try to get the license plate and call enTrust. If the vehicle belongs to a resident, they can send a violation letter to the owner. If not, they can be the one to call APD to make a reckless driving report.

Parking and Vehicle Rules Explained

It seems like a good idea to provide some explanations for parking within the community. Some of this content comes from our CC&Rs and some from policies adopted by the Board.

What is allowed to be parked within the community? Cars, light-duty (non-commercial) trucks, and motorcycles may be parked on the streets and in driveways.

Commercial trucks (medium and heavy-duty trucks, and tractors with or without trailers), boats, recreational vehicles, and ATV/motorcycle/camping trailers may only be parked in a garage or

back yard where they are not visible from the street. They are NOT allowed to be parked on the streets, in driveways, or in unfinished lots.

The new parking sticker program will help us identify and respond to vehicles that do not belong within the community. Penalties (fines) for parking improperly still apply. But what is "improper"?

Our rules follow the lead of Albuquerque's laws. Parking is prohibited on landscaping, whether on a lot or the area between the sidewalk and the street. Parking on sidewalks is prohibited.

Vehicles may not be parked on the side of the house.

Vehicle maintenance is another eyesore addressed in our rules. No one may conduct vehicle maintenance in the open. People may work on their vehicles only in an enclosed garage or behind temporary visual barriers erected for this purpose. (Such barriers must also be taken down when maintenance is completed.)

We ask everyone to make our community a pleasant, safe place to live by cooperating with these simple parking rules. And, as always, please contact



"We ask everyone to make our community a pleasant, safe place to live by cooperating with these simple parking rules."

Pat at enTrust with any questions about these rules. Pat is also the person to contact to report violations of the rules regarding vehicle parking and maintenance.

10 Reasons to Volunteer for the Community

1. Protect your self-interests, protect your property values, and maintain the quality of life in your community
2. Correct a problem. Do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay some of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't

drudgery. Accomplishing good things with your neighbors is fun.

7. Get educated. Learn how it's done—we'll train you.

8. Express yourself. Help with creative projects like community beautification.

9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.

10. Try some altruism. Improve society by helping others.

On the other hand, please do not volunteer to help the association or serve on any committees. Here's

why:

1. It's a giant, scary responsibility.
2. Your neighbors will blame you for everything.
3. All your free time will disappear, and you'll become enslaved to the association.
4. You'll have to work with bombasts, dictators, figureheads, and puppets.
5. You'll never have any fun ever again.
6. Besides...there's no real reason to get involved. As a community, we're in fine shape – we don't need you.

NOT!

"Give back. Repay some of what's been done for you."

The Orchards at Anderson Heights

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Have an idea for an article?
Want to share some
information?
Sent it to Pat!

We're on the Web!

See us at:

theorchardsblog.net

...join the conversation!

All This Stuff and Nowhere to Put It

Congratulations!

You've made your purchase and now you have a new house. Perhaps you've found the right rental at the right price. Yet...there's still a problem: **Stuff**.

Whether it is bicycles, lawn mowers, basketball hoops, boxes of books,

crates of plates, or containers containing containers, it seems we all have more "stuff" than "space". Where, oh where, can we put it?

From the HOA's point of view, the answer is a list of where NOT to put it. Nothing is to be stored on the side of the house or in the front yard, including

the porch. Storage containers like sheds may be built outside, but remember to submit your plans to the Architectural Review Committee **before** you build!

And before you get one of those violation letters, you can always call Pat at enTrust for clarification: 505-217-1123.

Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn or (worse) on someone else's property, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes

uncollected.

2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members – not just dog owners.

3. The appearance and quality of the common areas are known to affect home sales – not just whether and for how much they sell, but how quickly.

4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.

5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

So, the next time you take your four-legged companion for a walk, do your neighbor a favor. Carry a plastic bag and clean up after your pooch.

Article credit: <http://www.hoacommunitysolutions.com/ScoopPoop.html>

THE ORCHARDS AT ANDERSON HEIGHTS

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