

North Hills Property Owners' Association, Inc.

Winter Newsletter 2011

Letter from the President

The new Board of Directors wishes to thank all of you who took the time out from your busy schedules to either come to the election in person or to send in your proxy. We thank you for your votes of confidence!

The new Board has a full plate to work on this coming year to keep North Hills a great place to live. Among the activities that we will be working on are:

Budget: As of the end of October, North Hills was running at a deficit over \$50,000. The two main reasons are that we had some unexpected irrigation issues costing over \$60,000 and continuing delinquent accounts.

Bylaws: Our Bylaws were written over 25 years ago by AMREP and done in such a way as to put them in control. While the courts, because of various lawsuits over the years, have tossed out various parts of the By-laws, they still need to be brought up to 2012 standards.

Irrigation: Our irrigation system is 25 plus years old and is degenerating. We will continue to make any necessary repairs and replacements, as needed. It would be nice if we could replace the entire system; however, we are talking millions of dollars and that is out of the question.

Front Lawn Maintenance: Over the last few years, we have had a new landscaping company come in every year in an attempt to find one fitting the needs of the North Hills community. I am not trying to make any excuses for the current company; however, remember that we are in the middle of a very severe drought. Our front lawns are in the same condition as all the others with basically the only green being the weeds. We have spent over \$190,000 on water and another \$60,000 plus on repairs to the system.

Delinquent Accounts: The Board will continue to make every effort to collect on delinquent accounts through collection agencies, liens, and attorneys. Unfortunately, in some cases, this is not working and possibly the Board needs to take the ultimate step of foreclosure. The Board understands that we are all facing financial hard times with the economy in such poor shape: we are willing to work out payment plans with the homeowners in question. To do this, call the Business Managers at 990-2936.

Lawsuits: Over the last few years, NHPOA has been involved in a number of lawsuits by various homeowners. While the Board and Association are the ones named in these lawsuits, it is YOU, the homeowners, who end up paying the costs. These lawsuits not only take the time of the Board, they also cost YOU money defending them. This money could be better spent improving North Hills than in a lawyer's pocket. Every owner in North Hills signed a document that stated they agreed to follow the governing document of North Hills including Association dues. Most recently, in spite of that signed agreement, a new group of dissidents stopped paying their Association dues and filed a lawsuit to dissolve the Association. Imagine what the front entrance off Unser on Cherry would look like if there was no one to take care of it. How about 17th Street? Look at some of your neighbors' back yards, would you like to see that out front?

Remember, the North Hills Property Owners' Association is not the five Board of Directors and the contractors. It is WE the homeowners! The Association is here for the common good of all, not just any one, two, or three individuals. Please keep in mind that your Board is comprised of volunteers who work for free and put in many long hours trying to make North Hills a great place to live!

Sincerely,

Ken Krause, President of NHPOA Board of Directors

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*****DUES INCREASE – JANUARY 1*****

PLEASE NOTE THE ENCLOSED 1ST QUARTER STATEMENT REFLECTS A MONTHLY DUES INCREASE OF \$3 PER MONTH (\$9 PER QUARTER). SHOULD YOU WISH TO PAY FOR THE ENTIRE YEAR, THE TOTAL ANNUAL ASSESSMENT IS \$456.

ON-LINE BILL PAYERS:

YOU WILL NEED TO NOTIFY YOUR FINANCIAL INSTITUTION TO CHANGE THE AMOUNT YOU PAY TO REFLECT THE NEW \$38 PER MONTH (\$114 PER QUARTER) ASSESSMENT BEGINNING WITH YOUR JANUARY PAYMENT.

The Bylaws of NHPOA allow the board of directors to raise the property owner dues by 10% without having a membership vote. See Article III, Sec.3(a&b). The last time the dues were increased was in January 2008, and it was a raise of \$1 per month.

Back in 1988, the dues were \$15 per month. It is interesting to review what our dues could have been during the past 25 years. If there had been the allowable 10% increase per year, by 1998, the dues would have been \$35.33. By 2008, they would have been \$91.57, and by 2012, they would have been \$134.04. If we were to increase by 10% every year from now on, it would still take us until 2026 to get to \$129 at 10% per year, rounded down to the nearest dollar.

La Nina, for two years running, an aging irrigation infrastructure, new and needed laws to protect water safety, increased pressure to reduce water consumption by the City of Rio Rancho responsible for getting water to all of the City despite drought and decreased water levels, and delinquent homeowners are ALL factors that have made this dues increase necessary.

The alternative leads to receivership or dissolution of the Association which would allow the City of Rio Rancho to manage this neighborhood. In either case, the owners would lose all voice, would be

charged for all costs of administration and improvement, and we would have no services like we now have. If you refused to pay the City, they would simply foreclose on your property.

The Board of Directors would like to continue the tradition of NHPOA of protecting the ambience of our neighborhoods, keeping costs to the minimum, spreading the expenses fairly, monitoring the services contracted and being available to those we represent.

October 25, 2011 Election Statistics and Results

Proxies were mailed to homeowners on August 11, 2011. Of these, 90 proxies were returned to the CPA who oversaw the tallying of the votes. Of the proxies returned to the CPA and presented at the election, 14 were ineligible. Eligibility was based on those who were current in their assessments as of September 30, 2011.

There were 156 eligible homeowners who voted at the election. A quorum of 103 was reached at the election meeting. The results were:

Ken Krause – 130

John Lunkley – 130

Diane Askew – 129

Ed Tucker – 129

Sandy Whipple – 128

Caroline Chubb – 1 as a write-in

John Valverde – Withdrew his candidacy

Quorum Only – 22

Therefore, the new Board of Directors is Ken Krause, John Lunkley, Diane Askew, Ed Tucker, and Sandy Whipple who collectively elected the following Officers:

Ken Krause – President

John Lunkley – Vice-President

Ed Tucker – Treasurer

Sandy Whipple – Secretary

Gayle Lopes – Webmistress

John Lunkley is also serving the Association as the Landscaping Liaison.

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PROPERTY OWNERS' MEETING

JANUARY 11TH AT 6:30 P.M. AT COLINAS DEL NORTE ELEMENTARY – LOCATION SUBJECT TO CHANGE. CHECK THE CHERRY ENTRANCE SIGN FOR AN UPDATE CLOSER TO THE MEETING DATE.

Bylaws Revision

NHPOA Bylaws need to be updated, pure and simple! AMREP is no longer building units within North Hills, and they have not been involved with the running of NHPOA for many years. Conditions have changed, but our Bylaws make it hard to adjust to changes. At present, NHPOA is “damned if they do, and damned if they don’t” due to out-dated Bylaws.

Your new Board is urging property owners to review their copy of the Bylaws that should have been given to you by the Title Company you used when purchasing your property. If you do not have a copy available and would like one, please go to the Association’s website, NorthHillsCommunity.webs.com, or by contacting the Business Managers at 990-2936.

The former Board of Directors began the process of updating the Bylaws, and the present Board is determined to follow through. We need input from our homeowners first of all in revising the Bylaws and then in voting, probably this summer, to accept the revisions. Our website is a great place to review the suggestions submitted by our homeowners.

Hold Onto Your Mittens!

New Mexico and the ABQ/Rio Rancho areas can again, like last winter, expect this coming winter to be 40% drier and warmer than normal, thanks to that weather phenomenon known as La Nina! But here is the kicker, there is another “lesser known and less predictable” condition called Arctic Oscillation that could produce dramatic short-term swings in temperature this winter, either amplifying or overwhelming La Nina. So, probably this coming winter will be warmer and dryer, but

there may be short periods when it is *much warmer and dryer* and other periods where it is *way colder with deep snow*. La Nina will continue all the way through summer, so drought is to be expected throughout our coming growing season. The good news is that New Mexico is not pinpointed for expecting hurricanes, tornadoes, earth quakes, or floods.....just more drought and likely high fire danger. Water, or the lack thereof, is the issue here, folks!

Landscaping Update

Santiago’s recently met with the Board of Directors to discuss the landscaping issues that face North Hills Property Owners’ Association. The water has now been turned off to all lawns. Santiago’s recommends watering your lawn during warmer days while the water is off. Currently, Santiago’s is working on leaf clean-up and bush trimming. Please be patient as they work their way through the Association. If you have special needs, please contact Louie Chavez with Santiago’s at (505) 363-7739.

Audit

The Bylaws require an annual audit. The audit for 2010 was recently completed and approved by the Board of Directors.

17th Street Bear Sculpture Vandalism

Someone spray painted one of the bear sculptures on 17th Street recently. Should you have any information regarding this, please contact the Business Managers at (505) 990-2936. For pictures, see the website at NorthHillsCommunity.webs.com.

North Hills’ Website

Gayle Lopes was recently elected to the new Officer position of Webmaster/Webmistress. She graciously accepted the offer. Gayle has done a great job putting together a website that can provide you with valuable information regarding the Association. Check it out at NorthHillsCommunity.webs.com.

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Free Pick-up of Scrap Metal and Appliances

On December 5, place your unwanted scrap metal and appliances at the curb on Sunday night, December 4th, and on Monday, December 5th, a crew of men will pick them up and haul them away, free of charge. This company also removes junk cars, so call (505) 620-2608, if you need to schedule a pick-up.

In Memory

We regret to announce that Ginger Weber, a past Board Member for NHPOA, recently passed away. Ginger was a very caring person who fought hard for NHPOA. She will be missed!

Important Contact Information

Animal Control 891-7237

Non-Emergency Police 891-7226

Code Enforcement 891-5862

Water Emergencies 975-1581

Business Managers 990-2936

NHPOA website: NorthHillsCommunity.webs.com

North Hills Property Owners' Association's mailing address is:

NHPOA

P.O. Box 45150

Rio Rancho, NM 87174

*****THE BOARD OF DIRECTORS AND
BUSINESS MANAGERS WOULD LIKE
TO WISH YOU A VERY MERRY
CHRISTMAS AND A HAPPY NEW
YEAR!!!**

