

Vista Linda Homeowners Association – Annual Fees

Road Assessment – \$200, payable each January. (See *Annual Meeting Minutes 2016*, New Business, #1, <https://sites.google.com/site/vistalindaneighborhood>). These funds are used for the following items:

- **Snow plowing** – We plow after snowfalls of 4 inches or more. The purpose is to remove excess moisture from the roads in order to prevent mud and surface damage. Depending on the winter, we usually spend \$2000 to \$4000 on snow plowing.
- **Major road maintenance** – After a soaking rain, we do the major maintenance of the year. Work includes grading all roads, laying additional gravel, repairing and replacing culverts, reworking the asphalt millings at each road apron with CR 110, and repairing speed humps. We generally spend around \$25,000 for the major road work each year.
- **Minor road maintenance** – If needed, the roads are re-graded and minor repairs are done for the second time each season. We usually spend around \$3000 for this work.
- **Road signs** – As needed, we add or replace the road signs and culvert markers throughout the neighborhood. We budget \$500 per year, but annual costs vary.
- **Emergency road repairs** – After intense rain or snow events, we may need to repair certain sections of the roads due to flash flood run-off. We keep reserve funds for these unexpected repairs.

NOTE – For an interesting history on how our roads were originally created and maintained, see the *Vista Linda Roads* document on our website. <https://sites.google.com/site/vistalindaneighborhood>

Homeowners Association Dues – \$50, payable each January. (See *Bylaws*, Amendment 1). These funds are used for the following purposes:

- **Administration costs** – We budget \$300 per year for postage, mailing supplies, annual PO Box rent, copies, etc. When possible, we use email for the HOA business in an effort to reduce these costs.
- **Legal fees** – As needed, we may need to seek advice from our HOA lawyer.
- **Insurance** – We are required by New Mexico law to have liability insurance. This costs \$1247 per year.
- **Social Event** – In conjunction with our Annual Meeting each September, we often host a social event, such as a cocktail party or dinner, before or after the meeting. Although each member pays for their own food and drink, sometimes there are additional expenses, such as room rent, that the HOA will pay for.

NOTE: Property owners in the Mesa Encantada subdivision pay the \$200 annual Road Assessment because they use our Vista Linda Road for access. They are not part of our HOA and therefore do not pay the \$50 annual dues.