ABOUT OUR HOA

The Los Verdes Homeowners' Association (LVHOA) serves our 45-home community within the Paradise Greens area and Northwest Albuquerque. Managed entirely by a volunteer Board of Directors, our mission is to preserve the exceptional beauty, safety, and long-term value of our neighborhood.

OUR GOVERNING FRAMEWORK: BYLAWS & COVENANTS

Our community operates under a clear, legally binding framework designed to keep our neighborhood structured, fair, and beautiful. The association follows and enforces two primary governing documents that establish our legal authority and community standards. To read further about these rules, you can click on the Bylaws and Covenants links found at the top of this page under Governing Documents.

- **Our Bylaws:** These active rules govern the internal administrative mechanics of the association to ensure we operate fairly, legally, and transparently. They outline:
    - **Board Elections & Officers:** Governing board member nominations, term lengths, vacancy procedures, and the specific legal duties of the President, Vice President, Treasurer, and Secretary.
    - **Voting & Quorums:** Establishing the minimum percentage of homeowner turnout or proxy votes required to make community decisions legally binding.
    - **Meeting & Notice Rules:** Dictating how and when the annual neighborhood meeting and regular board meetings are called, including mandatory advance notice rules.
    - **Financial Safeguards:** Setting the formal process to responsibly manage annual assessments and report financial health back to homeowners.
- **Our Covenants (CR&Es):** Permanently tied to every property deed and executed at closing, these standards carry full legal authority to protect investments and ensure consistency. They dictate:
    - **Property Values:** Maintaining a uniform standard so individual neglect cannot hurt surrounding resale values.
    - **Neighborhood Aesthetics:** Regulating visible elements like exterior paint, landscaping, fence heights, and architectural changes.
    - **Property Usage:** Governing boundaries, waste management, and restrictions against commercial vehicle storage.
    - **Upholding Legal Standards:** Providing the legal authority to consistently uphold guidelines and protect every homeowner’s investment.

CORE RESPONSIBILITIES OF THE HOA

- **Maintaining Aesthetic Standards:** The Board ensures adherence to our guidelines to preserve a clean, cohesive look and strong curb appeal across the neighborhood.
- **Protecting Property Values:** By consistently upholding our shared community standards, the HOA directly safeguards your individual property investments.
- **Common Area Care:** The HOA oversees the maintenance, routine landscaping, and general upkeep of our shared tracts, perimeter walls, and neighborhood entryway.

YOUR ANNUAL DUES AT WORK

To fund operations and maintain legal protections, every homeowner is responsible for an annual assessment established by the Board, due January 1st each year. These dues are strictly reinvested into the neighborhood to cover:

- **Neighborhood Beautification:** Active care of our entryways, borders, and common tracts. This funds routine landscaping, weed control, easement tree care, entryway painting, and stocking our pet waste stations.
- **Essential Operations:** Vital legal and financial protections, including mandatory community liability insurance, tax compliance, and corporate legal document management.
- **Connection & Communication:** Platforms that keep our neighborhood informed, funding our website hosting, newsletter design tools, annual meeting packets, and maintenance for the Community Board and the Little Free Library.
- **Community Events:** Bringing neighbors together by funding food and gatherings for our favorite neighborhood traditions, games, and prizes.

FINANCIAL MANAGEMENT & TRANSPARENCY

The LVHOA operates under strict fiduciary duties to manage our neighborhood's corporate finances responsibly, transparently, and legally:

- **Annual Assessments:** Every homeowner formally shares the collective operational costs of running the subdivision.
- **Fiduciary Accountability:** The Board maintains precise, up-to-date accounting records of all neighborhood income and expenditures. Financial statements, balanced annual budgets, and year-end reports.
- **The Reserve Fund:** A designated portion of annual assessments is systematically placed into a dedicated reserve fund. This capital buffer is strictly protected to cover long-term neighborhood infrastructure repairs—such as perimeter brick wall maintenance or entryway monuments—without necessitating sudden, unexpected special assessments on homeowners.

PRESERVING LOS VERDES TOGETHER

Through responsible financial stewardship, active partnerships, and a shared commitment to our community guidelines, the LVHOA remains dedicated to preserving the quiet charm and value of our neighborhood for years to come.

Our self-managed association is driven by neighbors, for neighbors. We are always here to answer your questions, clarify guidelines, and support our community.

Thank you for your continued pride of ownership and support!