



ALPOA's Donation to our community

ECHO

July, 2018

ALPOA'S GOAL STATEMENT:

Alto Lakes Property Owners Association's Purpose is to promote the general maintenance, enhancement and well being of real properties located in the Alto Lakes G&CC subdivisions and to represent the interests of the owners of these properties in matters that come before the Association.

Hello,

In this issue I would like to help all of us better understand our real property responsibilities relative to the Covenants and Zoning Ordinances. Two organizations are charged with the authority to enforce these documents – the Architectural Control Commission (an ALG&CC agency) has oversight of the Covenants, and the Alto Lakes Special Zoning District (a State of New Mexico agency) has oversight of the Zoning Ordinances.

I will provide more detail later on but first I want to show you all a graph that is both informative and meaningful. Remember that Alto Village (still our legal name) was first developed in 1965 as a single subdivision and, as land was acquired, additional subdivisions were incorporated into the community we now know as Alto Lakes Golf and Country Club. I hope all of you have purchased a copy of our 50th Anniversary Book for the complete history of "Alto Village". They are available in the Club office.

Improved lot values December 2017				
Subdivision	Houses	Lots	Total	Build Out
ALTO LAKES GOLF & COUNTRY CLUB	298	146	444	67%
ALTO VILLAGE DEER PARK T-HOMES	31	3	34	91%
ALTO VILLAGE SITE A	20	0	20	100%
ALTO VILLAGE SITE C	12	0	12	100%
COUNTRY CLUB CONDOMINIUMS	10	0	10	100%
DEER PARK MEADOWS	76	38	114	67%
DEER PARK VALLEY	68	160	228	30%
DEER PARK WOODS	236	79	315	30%
HIGH MESA	207	279	486	43%
LAKESIDE ESTATES	80	49	129	62%
SIERRA BLANCA	128	101	229	56%
GRAND TOTAL	1166	855	2021	58%

So almost 60% of our community is developed with single family homes or condominiums or town-homes. Virtually all of the single family properties are subject to the Covenants and Zoning Ordinances. All new construction, or improvements, or exterior maintenance requires a permit from both the ACC and the Zoning District. Both groups work together to make the permit process go as smoothly as possible.

But why do we have two organizations that seem to be redundant? And why do I have to get a permit from both to do work on my house?

The Covenants (or deed restrictions) are attached to properties in most subdivisions and are agreed to (acknowledged) when you purchased your lot/home in Alto. Enforcement by the ACC is provided for in the Club By-laws – and we are all members of the Club.

The Zoning District and the Zoning Ordinance originated in 2005. The residents of Alto Lakes voted to approve the formation of the District. The rationale was to give us greater legal control of our community and provide zoning language via the Ordinances that was more specific and encompassing than provided in the Unified Covenants. Also, the high density subdivisions came under the Zoning District's authority.

The Zoning Ordinances have complimented the Covenants. Giving more clarity and consistency of interpretation (objectivity) to the permit process.

The almost 60% of us who have invested in our properties are better served with both the ACC and the Zoning Commission looking out for our best interest.

Thank you,

Ron Duncan

ALPOA's, monthly board meetings are held in the Spencer room in the Alto club at 3:00 pm., on the second Thursday of the month. They are open to any ALPOA member, stop by if you have a question, input or just want to see what goes on. Let us know of any suggestion you may have on projects/activities, etc. that ALPOA might undertake.

The ECHO is now quarterly. The next issue will be out in October.