

The Mariposa Community Association (MCA aka HOA) does have a Violation Enforcement Policy to bring residents into compliance with the Community Charter. It can be found by logging into Frontsteps, then choose Documents, then choose Documents and Forms, then choose Policies, then choose Violation Enforcement Policy Revised 2017-12-4. I have also posted a copy on this website under Pages and Documents.

What you need to do is notify, in writing, Ed Lyons at elyons@ccmcnet.com that a violation is occurring. You need to provide the address of the violation and describe the nature of the violation. You should specifically tell Ed that you want to establish this as a violation and that you request that the violation be remedied using the Violations Enforcement Policy. If it were me, I would also ask to be kept apprised of when the notice of violation is sent to the homeowner.

TRASH BINS

You can be as specific as you would like but you don't have to be. For example, regarding the trash bins, you could say that the trash bins at such in such address are in plain view from the street in violation of the Initial Rules, Exhibit "C" of the Community Charter, 2. Restricted Activities (k) which says that "trash... must only be in approved containers and...concealed from the view of streets and adjacent units."

KEEPING FRONT YARDS TIDY

As far as front yards, those are required to be kept in good condition. As stated in Chapter 6, page 23 of the Community Charter, "One of the benefits of owning property in a planned community is the commitment among neighbors to maintain their property in a neat, attractive, and well-landscaped condition to enhance the overall beauty and aesthetic appeal of the community."

VEHICLES BLOCKING SIDEWALKS

I am sure that vehicles are not allowed to block access to the sidewalks. Again, I couldn't locate the exact language, but that is okay, the Charter can't spell out every possible infraction. Nevertheless, I am sure this is a violation of what is known as the "Community-Wide Standard" described on page 5 of the Community Charter which states that "where the Governing Documents require compliance with the Community-Wide Standard, the standard to be applied is the highest of (a) the standard of use, conduct, architecture, landscaping or aesthetic matters generally prevailing in the Community or (b) the minimum standard described in the Charter, the Community Covenant, the Guidelines for Sustainability, the Rules and the Board Resolutions." The prevailing standard of use of the sidewalks in Mariposa is that they are kept free and clear of obstacles for pedestrian traffic.

This is also a violation of a City of Rio Rancho Municipal Code so you can also use Report Rio Rancho for enforcement (I believe it is covered under Chapter 70 Uniform Traffic Code, Article 6 Traffic Regulation Section 6.1 Stopping, standing or parking prohibited in specified places, Subsection A. (1) on a sidewalk.

CLEANING UP AFTER DOGS

As far as getting our neighbors to clean up after their dogs, unfortunately, that is a tough one to enforce. I did ask Ed if he, as an experienced community manager, has found anything to help address this. That is, is there anything he has tried before that helps to get people who don't to pick up after their dogs? This was his response to me: "The only thing that I have seen that is effective at dealing with pet waste is DNA registration coupled with high fines for violations & nonregistration. It's a very expensive, time-consuming and some say intrusive process in both startup and administration that most HOA's don't want to impose. I've seen it done a few times in condos that have very defined common areas to manage. With a sprawling HOA with tons of open space like this, it would be a huge challenge."

CHRISTMAS LIGHTS

As far as the timing of how long Christmas lights can be up I couldn't find anything specifying a time limit but Ed may have dealt with this before either here or in other communities he has managed.