

Background and History

The original Limpia Crossing Sub-Division was formed in 1983; the developers filed a plat for the sub-division with Jeff Davis County and deed restrictions were filed with each deed. In 1999, when the majority of lots had been sold, the Limpia Crossing Property Owners Association (LCPOA) was formed by the developers and responsibility for road maintenance was transferred to the lot owners.

When the initial lots of the sub-division were sold, purchasers were required to sign a deed attachment stating that the sub-division would eventually form a Home Owners Association to provide road maintenance for the subdivision. However this procedure was not faithfully continued until all the remaining lots were sold; nor was any mention of such an association made in the Deed Restrictions. Thus, some lot owners were not informed at the time of their purchase, of the intended formation of such an organization or its purpose. Had this matter simply been included in the Deed Restrictions, a lot of confusion and misunderstanding would have avoided when the developers formed the LCPOA and transferred the road maintenance responsibility to the property owners in 2000. Recent lot owners have been informed of the LCPOA at the time of purchase.

When the LCPOA was formed in 1999, a formation meeting of all lot owners was 'waived'; thus, owners who had not been advised of such an association at the time of lot purchase, were surprised by the formation of the LCPOA and transfer of road maintenance to LCPOA. The situation was aggravated by the fact that the LCPOA was formed as a full blown property owners association with the authority to enforce all deed restrictions.

A survey was conducted to determine if the owners wanted a full blown Home Owners Association as had been formed. The response was around 80% for an Association limited to collection of dues and road maintenance only. Such a proposal was made at the first membership meeting of LCPOA and later approved to amend the LCPOA By-Laws. At this same meeting a proposal was made and later approved to not bill the property owners fronting on Highway 118, who did not use the interior roads for primary access to their property, inasmuch as the developers had never billed or collected dues from them.

In 2000 it cost approximately \$8000 to grade the roads twice a year. All the roads were graded in the Fall and only the main roads were graded during the Spring. Increased fuel costs have since escalated the annual maintenance cost to well over \$10,000 a year. To meet this increased cost, a majority of the property owners approved an additional fee of one dollar a month per lot, effective 1 January 2003. These additional funds have enabled the LCPOA to maintain the roads, make emergency repairs, and add caliche to some of the worst places where erosion has occurred.

The LCPOA consists of a Board of five Directors elected by the membership at its annual meetings the first week of July. Their authority is only that which has been delegated to it by the membership in the LCPOA By-Laws. The Directors are property owners who serve without compensation for three year terms each.