

Aztec Village

3000 Aztec Road
Albuquerque, New Mexico
Phone (505)884-2633

To Aztec Village Residents,

Let me introduce myself, my name is Maggie Vila, and I will be your Community Manager for Aztec Village MHC. I have been in the property management business for seven years, and look forward to working with all of you.

As your Community Manager, I want you to know that I am committed to assisting you in any way that I can in times of urgent need. I can be reached at the office (505)884-2633, in case of an emergency (505)908-6700, or by email at aztecvillage@nodelparks.com with any questions or concerns

A few friendly reminders

I will be walking the property daily. I will start the individual lot inspections 05/31/2019. There are several things we inspect for, including your yard, home exterior, sets, deck and skirting. You will get a copy of the inspection, and you will have 14 days to fix items that were identified. I will be issuing fines for children jumping the chain link fences. I have had several complaints regarding speeding on the property. The speed limit here is 10mph. To reduce speeding at the community we will be closing the 2nd small chain link fence, located on the North/East side of the property. The main gates will also be closed from now on. We are trying to control speeding and the safety of the community. You will need your access card or clicker to access the community. If you need a replacement, please stop by the office. Each replacement card will be \$25.00. Clicker replacements are \$50.00. I will also be issuing citations to those who break the rules.

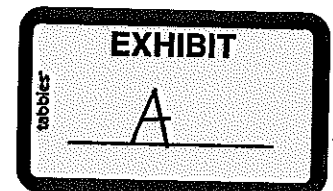
Pool- The pool is currently closed. We are working diligently with the city and trying to open the pool on Tuesday.

Lunch- city lunches will begin on Monday June 3rd.

Friday- We will be having an ice cream social, stop by the office on Friday from 4-5pm.

Sincerely,

Maggie Vila
Community Manager



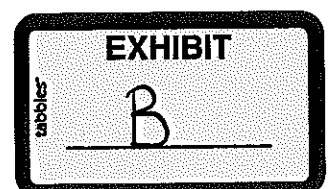
Dear Aztec Village Residents,

How would Richard Nodel feel if he walked into his park today and saw your home/lot in the condition that its in? That is the question I would like you to ask yourself. Richard will be visiting Albuquerque the first week of October. He will be taking a tour of Aztec Village. First impressions are everything. I will start 4 side inspections on Monday, September 23, 2019. We will be looking for weeds, skirting condition, broken windows, decks, blinds/curtains, animal defecation, stairs/decks, excess items left around home site, trailers, non-operable/unlicensed vehicles and expired tags. I do ask if you have any questions regarding the inspection, stop by the office after 3pm. I have 1 week to complete the inspections and need to complete all home sites by Friday 09/27/19. The large blue rolling containers will be removed October 11th, 2019. We have copies of the home inspections/pictures done in June. At this time, we will be reviewing your past inspections and pictures and compare the improvements made. If no improvements have been made, a fine will be issued and your file will be reviewed with management for further action. If you need a copy of the Community Rules, please stop by the office for a copy. I also have them in Spanish.

Home break in's and car break in's have increased in our area. There were two home break-in's in broad daylight, two cars have been stolen out of Aztec Village. If you see someone you do not recognize on the property, give me a call (505)908-6700. Winter is around the corner. Please do not warm up your vehicle and then run inside. This is a good example or being a target for theft. We do have courtesy patrol with Signal 88. If this is after hours, please call Signal 88 at (855)789-1761 or 911. Do not leave any items of value in your car. If you would like to install cameras, Amazon is currently having a sale. Example: 8 cameras for less than \$200.00 is a deal. Costco currently has them on sale for \$699.99 for 8 cameras.

Warnings, I will continue to issue these for any Community Rules violations. We will start towing with Signal 88. Cars need to be in your lot and not on the black pavement. Any cars that are left on the street facing the wrong way or on the black pavement will be towed. We have had flood emergencies in the past, and the service vehicle was not able to get through, due to residents having get togethers, and their guest parked on the street. Guest parking is on the south side by the dumpsters or by the office. If you park by the office, you must remove it by 9am.

Pedestrian gate, Please let you children know where this gate is. We still see parents with children waiting for a vehicle to open the gate. Cars are still flying through the stop signs. I will continue to issue \$75.00 dollar fines. The speed limit is 10 MPH, and a complete stop is a FULL THREE SECONDS.



Name: Bernarda Nieves Lot #: 16

Date: August 21, 2019

WARNING

You are in violation of the Community Rules. Please remedy the violation(s) listed below to avoid a fine and/or further action against you.

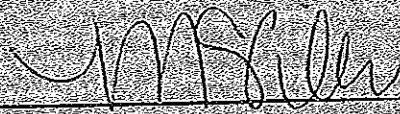
COMMUNITY DISTURBANCE: 08/21 from 6:45-7:30 I was in the company truck and witnessed you speeding and ran the stop sign. The speed limit is 10mph. This behavior needs to stop immediately. Next violation, I will issue a fine of \$75.00. The 3rd will be a 30 day notice.

Estaba en la troca de la compania y lo vi a toda velocidad y se paso el alto, al entrada principal. El limite de velocidad es de 10 MPH. Este comportamiento debe defenese de inmediato. Proxima violacion, emitire una multa de \$75.00. El tercero sera un avio de 30 dias.

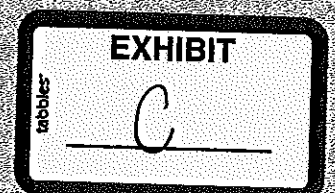
You must remedy the violation/s within 1 days or you will be charged \$ 75.00. Failure to remedy the violation or continued violations may be grounds for eviction or non-renewal of your lease.

This is the only warning that will be issued to you for this violation. Please refer to the Community Rules that have been distributed to all residents for information regarding violation fines. You are free to request an additional copy of the Rules. If you have any questions, please speak with the Community Manager.

FAVOR DE NOTAR: Este aviso contiene información importante que le obligue a tomar una determinada acción o enfrentar la posibilidad de recibir una multa y/o desalojo de la comunidad. Si usted no puede entender este aviso, por favor comunicarse con el Gerente de inmediato.

x 

Manager
Aztec Village



Name: JVA Enterprise Lot #: 204

Date: November 15, 2019

Violation

You are in violation of the Community Rules. Please remedy the violation(s) listed below to avoid a fine and/or further action against you.

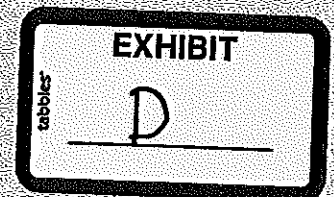
HOME SITE MAINTENANCE: __ We have asked you several times to clean your yard and keep up with maintenance. Large appliances are always in your yard. (washer) You will see this \$75.00 fee in Jan invoice. If you have any questions or would like to see the pictures of your lot, stop by the office.

You must remedy the violation/s within 7 days. Failure to remedy the violation or continued violations may be grounds for eviction or non-renewal of your lease.

This is the only warning that will be issued to you for this violation. Please refer to the Community Rules that have been distributed to all residents for information regarding violation fines. You are free to request an additional copy of the Rules. If you have any questions, please speak with the Community Manager.

FAVOR DE NOTAR: Este aviso contiene información importante que le obligue a tomar una determinada acción o enfrentar la posibilidad de recibir una multa y/o desalojo de la comunidad. Si usted no puede entender este aviso, por favor comunicarse con el Gerente de inmediato.


x _____
Manager
Aztec Village



AZTEC VILLAGE
3000 AZTEC RD NE ALBUQUERQUE NM 87107
(505)908-6700 | aztecvillege@modelparks.com

VIOLATION FINE FINE NOTICE

Resident Name: ALFREDO, JEREMY, IRENE SANTOS, DAVEY LOVATO & ALL OTHER
OCCUPANTS Lot #: 91 Date: 01/29/2020

On 01/14/20 & 01/23/20 (date/s) you were given a warning notice or four-sided inspection form explaining that you are in violation of community rules & regulations. You are receiving this notice because you failed to correct the following violation/s within the time provided or otherwise failed to arrange with the office to remedy the issue.

VEHICLE: On Jan 14, 2020, Manager Witnessed, a brown Chevy blazer, (plates Montana 7-96612A) ran all of the stop signs. On Jan 23, 2020, Manager Witnessed, the same blazer (plates Montana 7-96612A) entered the property reckless driving, ran all of the stop signs again. Same day a green Cadillac escalade (plates 997WKL) entered the property to visit you. Again, they ran all of the stop signs. These visitors are your responsibility when they visit Aztec Village. This fine of \$75.00 was added to your ledger.

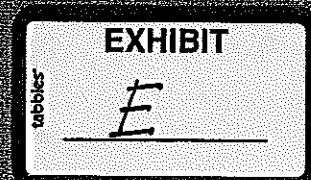
This is notice that you have been fined \$ 75.00 for failure to remedy the violation.

CONTINUED VIOLATIONS MAY BE GROUNDS FOR FURTHER FINES, EVICTION OR NON-RENEWAL OF YOUR LEASE. Please refer to the Community Rules that have been distributed to all residents for information regarding violation fines. You are free to request an additional copy of the Rules. If you have any questions, please speak with the Community Manager.

FAVOR DE NOTAR: Este aviso contiene información importante que le obligue a tomar una determinada acción y/o pagar una multa y/o enfrentar la posibilidad de desalojo de la comunidad. Si usted no puede entender este aviso, por favor comunicarse con el Gerente de inmediato.



Manager



Lot #201

Final Notice

On 12/06/19, I posted a 3 day notice on your door. This balance is still not paid. We do not accept partial payments. The remaining balance due is \$576.60. If this balance is not paid in full by 12/16/19, Monday 5pm, an additional \$130.00 will be applied to your ledger and a court eviction will be filed. Please make the payment to the office in certified funds. Any questions give me a call at (505)908-6700.

El 12/06/19, publiqué un saldo adeudado en su puerta. Este saldo aún no se paga. No aceptamos pagos parciales. El saldo adeudado restante es de \$576.60. Si este saldo no se paga en su totalidad antes del 12/16/19, lunes a las 5 p.m., se aplicarán \$ 130.00 adicionales a su cuenta y voy a seguir los pasos para los trámites de corte. Realice el pago a la oficina en fondos certificados. Cualquier pregunta llámeme al (505) 908-6700.

Handwritten signature and date: [Signature] 12/12/19

EXHIBIT
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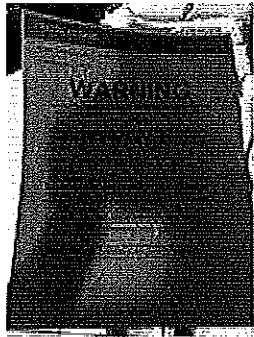
twice when we lived in 207 and when we moved to 204 and waited 30 days everytime they "processed our applications " . I don't mind paying but why ?? It wasn't our fault. My parents couldn't find the papers but we know we paid because they made us wait 30 days to get a mobile house .

[Quoted text hidden]

Dulce Hernandez <weisbergpros.dulce@gmail.com>
To: esummons <esummons@nodelparks.com>

Fri, Aug 30, 2019 at 10:35 PM

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3167K

Dulce Hernandez <weisbergpros.dulce@gmail.com>
To: esummons <esummons@nodelparks.com>

Sat, Aug 31, 2019 at 12:39 PM

Almost forgot what are you guys gonna do about all this people stealing our cars or breaking into our houses. Because few neighbors already talked to the manager and she told us to call the cops . But it's her "job to keep the property safe" . She hasn't done anything to keep it safe from all this thieves.

I'm sorry but I'm tired that she just not letting us live in peace we never, ever had this issues before . This manager is just looking excuses to kick us out and we always follow rules, pay on time , and keep our area clean . Please help us !!! Like all the neighbors around had a meeting complaining about her and we want to know where can we all call ??

[Quoted text hidden]

Ed Summons <esummons@nodelparks.com>
To: Dulce Hernandez <weisbergpros.dulce@gmail.com>

Tue, Sep 3, 2019 at 9:25 AM

Good Morning Dulce,

Most people do not pay attention to or realize the 10mph speed limit inside the community. So even doing 15mph is significant. There have been a number children coming home from school that have almost been hit by people speeding and not paying attention this year so we are cracking down heavily on speeding in our communities. Just remind your dad to keep an eye on his speed and he won't receive a fine. I will have a discussion with Maggie on how she addressed the situation with your dad and make sure she uses more diplomacy in the future.

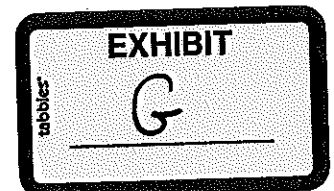
It is not the managers to provide safety. Albuquerque is rampant with crime. We have one of the highest crime rates in the country. It takes a community to help each other look out for one another. Make sure to report any crimes to the Albuquerque Police Dept. I will ask APD do extra patrols of the community.

You and any of your neighbors are always welcome to contact me with issues.

Ed Summons - District Manager | Nodel Parks LLC
o. (505) 831-0511 | c. (505) 220-3545

esummons@nodelparks.com

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LOT# 16

Dear Resident,

The owner of the company, Mr. Nodel, has negotiated with our financial institution to allow residents who have their hitches properly covered (framed and skirted) to keep them as they are. For any resident who has their hitch exposed, you will have opportunity to remove your hitch or cover it properly.

You are hereby notified that you will have 14 days within which to comply with this request. If you need more time or assistance with this, please talk to your community manager and we will try to make reasonable accommodations for you.

We have vendors available to help you with this and keep the costs to a minimum for you. If you are interested in using this vendor, please give me a call (505)908-6700, for their contact information.

We appreciate your cooperation in this matter.

Sincerely,

Maggie Vila

Aztec Village

Property Manager

