

# ACA Member Communication

Dear Alpha Owners:

As you may be aware, for the last several months, litigation has been ongoing in Archuleta County District Court pertaining to architectural review authority in the Alpha Subdivision (Case No. 24CV30053). On August 28, 2024, the Alpha Property Owners Association of Archuleta County, Colorado (“APOA”) sued the Alpha Subdivision Committee, Inc. (“ACA”) and all individual members of the board of the ACA. The lawsuit claimed that the APOA had revoked the architectural review authority of the ACA. Soon after filing this lawsuit, the APOA established its own architectural review committee and removed all ACA information from the Alpha website. On February 27, 2025, the APOA filed a motion for preliminary injunction seeking an order prohibiting the ACA from conducting architectural review, so that its committee could conduct all architectural review for the Alpha Subdivision. On May 23, 2025, the Court held a full-day hearing, and denied the APOA’s motion, ruling that the APOA had not demonstrated a reasonable probability of success on the merits.

As such, we would like to share the following important points with our membership:

- The ACA continues as the sole Architectural Review Authority for the Alpha Subdivision, as designated back in 1995, is actively conducting architectural reviews, and continues to address any substantive noncompliance issues. Any information to the contrary on the [alphapropertyowners.org](http://alphapropertyowners.org) website is inaccurate.
- While we are highly sensitive to any inconvenience this may have caused landowners because of APOA’s litigation, any approval granted by the APOA is considered null and void, and members will need to reapply to the ACA to ensure compliance. This action has become necessary due to the unfortunate fact that certain approvals granted by the APOA were not in compliance with Alpha’s CCRs. If you have been affected, we recommend requesting reimbursement from the APOA to prevent incurring duplicate fees when reapplying to the ACA.

While we work to either update the existing website with accurate information or go live with a new website, any new applications or pre-application inquiries can be directed to our email address at [aca.of.alpha@gmail.com](mailto:aca.of.alpha@gmail.com).

Sincerely,

The ACA Board (Dave Minkel, Marsha Miller, Tom Hanchett, Pat West)

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