Next Board Meeting:
January 22nd 2025 at 5pm



Dayton Valley Community Association

Newsletter

JANUARY 2025

DAYTON VALLEY COMMUNITY ASSOCIATION

ESTABLISHED IN 1990

THIS EDITION

Message From DVCA President

First, I wish everyone a happy and healthy New Year. Thank you for your continued support and engagement in making our neighborhood a better place to live.

As we wrap up last year, I want to take a moment to reflect and share important updates with you. It has been a challenging year for our community and board, but we've made progress in several areas despite these challenges:

- We identified and addressed the four-year-old drainage issue on Champions, which cost $17,470.00.
- SNC performed a cut-and-patch on the streets throughout the community, allowing us to postpone the slurry seal until next year. This project cost $182,990.00.
- The red curbs near fire hydrants were freshly painted to ensure safety and compliance, costing $6,995.00.
- The street lights owned by the Association (18 in total) on Agusta Court, Bayhill Circle, and Sawgrass, among other locations, need replacement. After the street light on Agusta Court rotted at the base, we obtained bids to replace all 18 lights at approximately $150,000.00. Stay tuned for progress updates.
- In the coming months, the board will review the recommendations from the CC&R Committee regarding proposed changes to the CC&Rs. We will keep you informed.

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Call: 775-624-8805

EMAIL: DAYTONVALLEY@FSRNEVADA.COM

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Assessment Increase

As a reminder, monthly assessments increased by $10 starting January 1st. We understand this may be difficult for some, but it was necessary due to the rising costs of goods and services. For example, the property insurance deductible increased from $2,500.00 to $10,000.00. Additionally, costs for management, landscaping, and unbudgeted items like the drainage repair and $10,000 for snow removal contributed to the increase.

Gates and Community Status

Our gates remain a concern, and we are aware of ongoing issues. Dennis Drury and Mitch Feather are working with Sierra Gate, and we hope to resolve the problems at the Bayhill gate soon. Our cameras have captured vehicles entering through the exit gate. Please do not enter through an exit gate and inform your guests and contractors of this, too—it could result in an expensive visit.

Additionally, questions have arisen about whether we are a gated community. To clarify, we are not a gated community. A gated community typically includes a six-foot wall surrounding the property and a 24/7 guard checking residents, visitors, and vendors in and out. We are a community with gates, which is a distinction worth noting. There has also been significant discussion about adding more gates using funds we anticipate receiving from the RED project. We encourage all residents to attend the January 22nd board meeting to learn more and share your thoughts.

Violations and FSR

If you receive a violation notice, please contact FSR promptly to discuss the situation. Ignoring the notice can result in a fine, so addressing any concerns directly with them is important.

Snow Poles Installation

This season, BrightView installed snow poles throughout the community to protect sidewalks from potential damage by snowplows. Please do not remove these poles; BrightView will take them down at the end of the snow season. We appreciate your cooperation in helping to preserve our infrastructure.

Legal Budget Challenges

Unfortunately, our legal budget far exceeded expectations this year due to various factors, including homeowner complaints, homeowner bankruptcy and foreclosures, the RED project, board-related issues, and an unsuccessful attempt to recover costs associated with the sinkhole. However, we anticipate reimbursement for expenses related to the bankruptcy and the RED project, which will help alleviate some of these financial burdens.

Thank you for your patience and support as we navigate these challenges. We encourage you to stay engaged by attending board meetings and sharing your input. Together, we can continue to improve our community.

Warm regards,
Carla Cole
President

OCTOBER 2024 BOARD MEETING HIGHLIGHTS

Director(s) Present: C. Cole, D. Drury, S. Mass, K. Mitchell, D. Kreie, M. Feather and R. McRae

- **August 2024 Financials:** The DVCA's August 2024 financial summary was reviewed aloud. Records are now available for homeowners to review on the FSR Resident Connect Portal.
- **2023 Tax Filing:** DVCA Prepaid $13,000 for the year end 2023. **Our tax liability was $12,386.00**. A carry over of $614.00 will be applied to the 2024 estimated tax liability.
- **Management Report:** Management to provide a report and overview of the monthly activity report since the last board meeting- Since the last meeting on September 25th there have been 7 ARC submittals, 61 calls to the care center with most centered towards violation information, and 43 new violations issued with majority being garbage can focused. Since the last meeting: The 2025 meeting calendar was created and is ready for Board approval. The 2025 budget was finalized with the committee and is ready for Board review.
- **Snow Removal 2024-2025:** Board voted for snow removal contract, 6" trigger. Once the trigger point is met Dayton Valley will be entered into the queue with the vendor to be serviced as soon as possible.
- **Arc Committee Charter, policy and procedure update:** Board voted to accept changes.
- **Slurry Seal Proposals:** Board voted to accept crack seal proposals. **Cost: $182,990.00**
- **Adding Landscaping into Contract from Golf Course/Palmer Islands:** Board voted to accept additions.
- **Sierra Gate Proposals:** Board voted to replace control box on Bayhill Gate. **Cost: $4,545.12**
- **A Frame sign Proposals:** Board voted for Fast Signs proposal. **Cost: $589.53**
- **2024 Tax Audit Preparation Proposals:** Board voted to engage with new vendor in 2025, Bainbridge Little & Co. **Cost: $1,575.00**
- **Removal of old HVAC in Gatehouses:** Board voted to seek vendors to remove old HVAC.
- **Street Light Repair Proposals:** Board voted to accept street light repair proposal. **Cost: $2,393.13**
- **2025 Meeting Calendar:** Board voted to accept 2025 Meeting dates.
- **2025 Budget Adoption:** Board voted to accept the proposed 2025 Budget.
- **Annual Investment, Collection and Compliance Policy Review:** Board voted to accept the policies.
- **CPA/Hilburn Lein Opinion Letter:** Board reviewed. No Action.

2025 UPCOMING HOA BOARD MEETING

January 22nd at 5pm

DVCA Board of Directors' Meeting

101 Palmer Dr., Dayton NV 89403

Dayton Valley Golf Course Clubhouse

For the meeting agenda go to:

portal.connectresident.com

January 22	July 23
February 26	August 27
March 26	September 24
April 23	October 22
May 28	November 21*
June 25	* Budget Ratification

Agendas for BOD meeting can be found on the FSR website Resident Portal. The DVCA website may also post and email the BOD agenda as a courtesy to homeowners. BOD agendas may change up to 24 hours prior to the meeting and will be made reasonably available to homeowners. Be sure to update your communication preferences with FSR. You also can register to the DVCA website to be on the email distribution list for courtesy email notifications.

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DVCA NOVEMBER 2024 FINANCIALS

Operating Expenses Paid	1/2024	2/2024	3/2024	4/2024	5/2024	6/2024	7/2024	8/2024	9/2024	10/2024	11/2024	
Landscape Contract Fee	4,555	4,555	4,384	4,384	4,384	4,384	4,603	4,603	4,603	4,603	4,603	
Landscape Common Area Improvements			774									
Landscape Backflow Maintenance					1200							
Weed Removal								3547				
Landscape Irrigation Repair/Maintenance				1003						2104		
General Repairs & Maintenance	877						13,220	9843			460	
Gate Transmitters							2003					
Gate Maintenance Contract	88	88	88		-372	600	200	200	200	200	400	
Pest Control	75	75	75	195	75	75	115	115	115	235	75	
Gate Repairs			1,212	-1212				300				
Gate Remotes											429	
Gate Programing-Dorking			108	108	392	98	88	108	98	108	108	
Camera Monitoring Repairs					-2420							
Light Post Repairs							467					
Snow Removal	10,274											
Electricity - Common Area	1,585	1,755	1,939	1,726	1,855	1,667	1,602	1,800	1,736	5,507	1,543	
Water	1,183	428	185	300	1,681	1,605	1,768	1,649	1,662	3,308	-1,677	
Cable/Internet/VOIP	200	200	200	200	200	300	100	300	200	200	229	
Monitoring Cameras Maint. Contract	640	580	600	600	3,020	600	600	600	600	400	400	
Ombudsmans Expense	3,502											
Technology Committee								1,110		-1110	1,143	
Management Fees	6,085	6,085	6,085	6,085	6,085	6,085	6,085	6,085	6,082	6,085	6,085	
Administrative Compliance Fee	371	371	3,863	1,832	9,749	2,479	2,496	4,810	5,454	6,686	3,171	
Office Supplies, Copies and Postage								-2,215				
Additional Meeting Expense							300					
Fees and Permits								-175			408	
Storage Unit Fee	72	78			234	78	78	78	78	78	78	
Newsletter					300							
Audit and Tax Service				1475					1475			
Tax Payment			476								-614	
Legal Fees	1,652		1,399	1817	9,580	1,757	4,053	5,637	3,911	1,282	4,206	
Insurance Main Package	2,345	2,288	2,178	2,223	2,223	2,223	2,223	2,223	2,223	2,223	2,223	
Insurance - Crime		192	192	192	115	115	115	115	115	115	115	
Insurance- Workers Comp		51	51	51	48	48	48	48	48	48	48	
Insurance Cyber Coverage	192											
Insurance The Gallery												
Contingency-Gate Signs											994	
Operating Expenses	33,696	16,746	23,809	20,979	38,349	22,114	40,164	40,781	28,600	32,072	24,427	321,737
Reserve Transfer	21,701	21,701	21,701	21,701	21,701	21,701	21,701	21,701	21,701	21,701	21,701	238,711
Total Monthly Expenses	55,397	38,447	45,510	42,680	60,050	43,815	61,865	62,482	50,301	53,773	46,128	560,448

DAYTON VALLEY COMMUNITY ASSOCIATION

This chart displays a list of transactions that occurred up to November 2024.

The DVCA Board will review the December financials at the Feb 2024 BOD meeting.

HOW TO PAY HOA ASSESSMENTS

FSR Resident Portal
portal.connectresident.com

Pay in Person at FSR- Reno
639 Isbel Rd, Suite 320
Reno, NV 89509
(775) 624-8805

Mail Check To:
PO Box 30422,
Tampa, FL 33630-3422

Financial Documents
portal.connectresident.com

- Monthly HOA Financial Statements
- 2025 Budget Mailer
- 2025 HOA Budget
- 2024 Updated Reserve Study
- Budgets (2012- 2025)
- More

***FSR is the official records custodian of the DVCA. All records requests should go to FSR directly.**

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REFERENCE INFORMATION FOR DVCA & NV HOA'S

The following include, but are not limited to the different documents and areas to reference for Homeowner Associations or also called Common Interest Communities.

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS):
The original document that creates the community is recorded against all properties before they are sold, and they may only be amended by vote of the unit owners. Available on the FSR Resident Portal

ARTICLES OF INCORPORATION:
The articles that organize the non-profit organization that is the Association are submitted to the Nevada Secretary of State Office.

BYLAWS:
Contains provisions pertaining to meetings, elections, board officer positions, and duties. The Bylaws may be amended by vote of the unit owners. What may not be amended are the qualifications, powers, duties, or terms of office.

NEVADA STATE STATUTES FOR COMMON INTEREST COMMUNITIES:
NRS 116: Common Interest Communities: www.leg.state.nv.us/nrs/nrs-116.html

ROBERTS RULES OF ORDER:
Process to conduct a Board Meeting: meetingnotes.com/blog/roberts-rules-of-order

History of Robert's Rule of Order: en.wikipedia.org/wiki/Robert%27s_Rules_of_Order

2024- 2025 BUDGET MAILER:
Collection Policy, Fine Schedule, Reserve Study, Budget, policies
All homeowners will receive a budget mailer that will be sent in November, also available on the FSR Resident Portal.

OTHER GOVERNING DOCUMENTS AVAILABLE ON THE FSR PORTAL:
Rules and Regulations, Architectural Review Guidelines, Resolutions, and Policies and Procedures.

2024- 2025 DVCA HOA BOARD

President
Carla Cole
De Facto Member: All Committees
ccole@dvcahomeowners.com

Treasurer
Katie Mitchell
Liaison: Budget Committee
kmitchell@dvcahomeowners.com

Vice President
Dennis Drury
Liaison: Infrastructure Committee, Gates & Monitoring Committee
ddrury@dvcahomeowners.com

Secretary
Sandy Mass
Liaison: IT & Newsletter Committee, Community Outreach Committee Liaison Web Master
Smass@dvcahomeowners.com

Director
Doug Kreie
Chair: Architecture Committee
dkreie@dvcahomeowners.com

Director
Mitch Feather
Liaison: Rules & Regulations Committee
mfeather@dvcahomeowners.com

Director
Ron McCrae
rmccrae@dvcahomeowners.com

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2024- YEAR IN REVIEW

January

January Board Meeting

Snow Plow- $10,274.00

FSR Contract Renewal

Bayhill Gate Repaired

Fence Repair



February

February Board Meeting

DVCA Annual Insurance Renewal

Replace Control Boards on Gates

Bayhill Gate Repairs

Emergency Gate Repair



March

March Board Meeting

Glen Eagles Court Landscaping Refreshed

DVCA Taxes Filed/Prepaid $13,000.00

April

HOA Board Election 2024

Board Roles Assigned

Fence Repair

Champion Drain Scoped

Backflow Testing

Palmer Gate Repairs

May

May Board Meeting

Champion Drain Scoped & Repaired



June

June Board Meeting

Replace Landscaping Pipes & Valves

2024 Reserve Update

Gate Remotes Ordered

July

July Board Meeting

Bayhill & Palmer Gate Repairs

Palmer Gate Landscaping Refreshed $13,692.08

Emergency Gate Repair



August

August Board Meeting

Board Member Resigns

K.Mitchell Appointed to Board

Budget Committee Meets

Air & Windows Repaired at Gatehouses

September

September Board Meeting

Board Member Resigns

M.Feather Appointed to Board

Budget Committee Meets

2023 Audit By CPA

Gate Signage Approved $1,987.40

October

October Board Meeting

2025 Budget passed by Board

2023 Audit By CPA

Additional Gate Signage

November

2025 Budget Ratification

Crack Seal Road Repairs

Hydrant Curbs Painted Red

Fallen street light repaired

Emergency Gate Repair

December

Executive Session

Happy Holidays

&

Happy New Year!



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Call: 775-624-8805

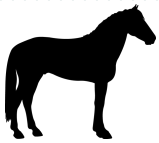
EMAIL: DAYTONVALLEY@FSRNEVADA.COM

COMMUNITY ASSOCIATION INFORMATION

Snow, Poles & Plowing

The vendor for snow removal has installed snow poles in the community to assist with plowing, please leave these poles in place. The trigger point is 6 inches, once the trigger point is met Dayton Valley will be entered into the queue with the vendor to be serviced as soon as possible.

Sidewalks are the homeowner's responsibility. Check on your neighbors when you can.



Wild Horses

If you encounter wild horses in Nevada, you should:

Stay away
- Keep at least 40 feet away from the horses, but you might need to be further back.

Don't touch or feed
- It's illegal to feed wild horses in Nevada and you should never touch or try to tame them.

Don't interfere
- Avoid disturbing the horses while they're grazing, drinking, or resting.

Yield to them
- If a horse stops to look at you, you should stop or back up. If a horse moves away as you approach, you're too close.

Compliance Letters

Please reach out to FSR if you have received a violation as soon as possible to talk through options on how to cure your violation. Speaking with management immediately is advised, before the violation turns into a fine.

Holiday Decorations

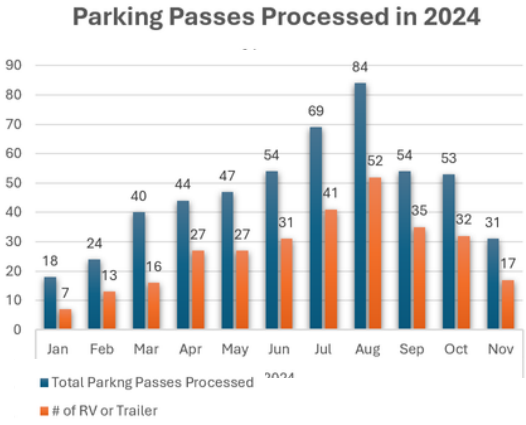
The holiday decorations make our community so festive all year long! Please remember that, holiday decorations are permitted 45 days prior to the holiday and 30 days after. Decorations outside of the timeframe are subject to a violation.

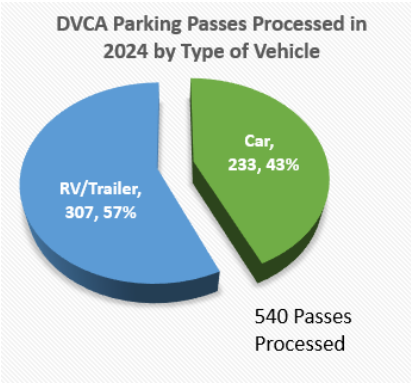
Driveways & Paint

If you need paint or driveway work on your house, please consider calling contractors as soon as possible.

If you need to fix your driveway, contact the Architecture Committee via the FSR Portal or email management, and discuss options ahead of any work.

Parking Stats
2024 YTD Parking Pass Requests





CC&R 4.15 Vehicles & Parking >>>

(a.) Limitations of Types of Vehicles
(i) No trailer, motor home, recreational vehicle, camper, or boat, motor scooter, dirt bike or ATV shall be parked, kept, stored, or permitted to remain upon any area within the Development on a regular basis unless stored completely within an enclosed garage."

Non-compliance of CC&R's will be subject to a violation and fines.

Parking Passes >>>

Overnight street parking is not permitted (midnight- 6am).
Passes are only available at: www.dvcahomeowners.com 'Contact Us' and select 'Request a Parking Pass"
Please plan ahead, and request passes at least 2 days in advance, allowing committee volunteers time to process and deliver passes.
***FSR does not issue parking passes.**

Resident Portal: portal.connectresident.com
For Parking Passes: www.dvcahomeowners.com

If you are experiencing difficulties with logging onto the First Service Residential Portal, please contact: daytonvalley@fsrnevada.com

DAYTON VALLEY GOLF CLUB



DAYTON VALLEY

DAYTON VALLEY GOLF COURSE
101 Palmer Drive
Dayton NV 89403
daytonvalleygolf.com

SAVE THE DATE

- Super Bowl 2025
- Summer Concert Series
- 4th of July Cart Parade
- Golf Tournaments

COMMUNITY EVENTS

Lyon County Nevada

www.lyon-county.org/calendar

DAYTON AREA CHAMBER OF COMMERCE & VISITORS CENTER
MAKING A DIFFERENCE SINCE 1953

www.daytonnvchamber.com

Save The Date

Sat. Jan 25th 9am- Carson Tahoe Health Medicare, Medicare Advantage & Preventive Health Fair
1600 Medical Parkway, Carson City
www.carsontahoe.com



Healthy Communities Coalition
LYON & STOREY COUNTIES

DAYTON
209 Dayton Valley Rd.
775-246-7834

Naloxone is now available to anyone who wants to keep on han for an emergency narcotic overdose.

Food Pantry Donations Needed: Proteins like Peanut Butter, canned meats or fish. Canned Spaghetti sauces and dried pasta.

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