September 2023

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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Community Association Newsletter

on location

Questions & Answers >>>

Q: <u>Why was the DVCA lawyer at the August 23rd BOD meeting?</u>

A: The DVCA association lawyer was in attendance to answer questions on the record about speed enforcement, neighborhood watch, and other reoccurring questions arising in the community. Homeowners can request the audio from management. Minutes will be made on the FSR and DVCA website when they become available. Please note, minutes are approved at the following BOD meeting.

Q: <u>Why are the Bayhill gates remaining open sometimes?</u>

A: The Board voted to keep the Bayhill Gate open during morning and early evening commute hours. This will reduce the wear on the gate motors. The gates will be open 6am-9am and 3pm- 6pm Monday- Friday. The Palmer gates are open 5:30am to 8pm every day.

Q: <u>What happens now with speed calming?</u>

A: With legal's recent advice on speed calming in the community, the Board will continue to work with the Rules & Regulations, Infrastructure and Budget Committees. Any proposals will come to a BOD meeting for a vote before anything is implemented.

Message from the DVCA President >>> Carla Cole

Homeowners:

The summer is winding down, and it is a hectic time for the board preparing for the 2024 Budget, coordinating the crack seal to be done in October, finalizing the automated parking pass system, rewriting the RV Parking Policy, and starting the process for the towing of vehicles parked on the streets between 12 midnight and 6 am.

I am frequently asked, *"Why doesn't the board enforce the CC&Rs?"*

If a homeowner notices a reoccurring violation and questions why the board doesn't enforce the CC&Rs, it does not mean that the particular homeowner was not given a violation notice or is not being fined weekly for not fixing the violation. If you receive a violation letter, please don't ignore it; reply to FSR, or you will receive a notice to come to a hearing. If you fail to attend the hearing, you stand an excellent chance of receiving a fine.

When I started on the board in 2021, we only had one hearing for fines between May 2021 and August 2022. Since FSR became our management company, we have increased to doing two compliance checks per month and have had hearings at every board meeting. Due to many homeowners not replying to the violation notice, we are considering holding hearings on a day other than at the board meeting. Please communicate with the management company.

The second most asked question, *"Do you run to the attorney for everything?"*

We do not run to the attorney for every little thing. This board relies on the expertise of our Management Company and our Community Manager, MikKenzy Lipkowitz. The Association's Attorney is Gayle Kern for DVCA Corporation, and sometimes, we are forced to seek legal advice.

Another area of interest for homeowners is "*What exactly are the Governing Documents?"*

This month's newsletter, page 4, is a reference sheet with links and explanations of the governing documents, Nevada State Common Interest Communities State Statutes.

Continued on page 2…

Continued from page 1…

Each Board member has a fiduciary duty to uphold the Governing Document of the DVCA. If you believe everything as fact on Nextdoor without verifying the information, they say we violate everything. Please be assured that we take the Governing Documents, NRS 116, and Nevada Open Meeting Law very seriously; if you have a question, please contact us. The financials and meeting minutes are on the DVCA and FSR Portals and other documents, such as the Reserve Study, CC&Rs, Bylaws, Articles of Incorporation, Rules, and Regs.

Lastly, please take a look at the new refresh on the DVCA Website. I commend Sandy Mass and the IT and Newsletter Committees for their work on the website and the DVCA's new logo and brand colors. Another big shout out to Sandy for developing and implementing the automated Parking Passes through the DVCA website. Find out more about how to request and self-print a parking pass below. Great Job, Sandy, on all your hard work!

Carla Cole, President,
Dayton Valley Home Owners Association

Automated Parking Passes on the DVCA Website>>>

You will no longer need to use the "Contact Us" feature on the website to request a parking pass. Instead, there is an option on the main menu on the left side of the screen, "Request Parking Pass."

Why are we changing how we process parking passes?? Here are some of our reasons:

1. Make sure we get all the info we need without going back and forth.
2. Make it easier on our committee members because we will email the PDF Parking Pass so you can print on the spot. Committee members don't have to get in their car to deliver the physical pass, and you don't have to wait for that committee member to show up.
3. Standardize the information requested and provided.

What you need to know about the Request Parking Pass application:

1. You do need a profile on the dvcahomeowners.com website. If you do not have one, you can register for an account; the link is on the upper right side of the page. If we do not have an account for a request, the DVCA Admin will create one for you and your login credentials will be emailed to you.
2. You do need to supply the information requested; if you don't have it, explain in the comments section
3. Please be courteous and don't wait until the last minute to make a parking pass request. Less than 48 hours could mean you don't get your pass in time, especially if the request is non-standard.
4. If the time limit per the governing documents is exceeded, explain why in the comments so the Committee and the Board can make a reasoned decision for approval.
5. New policy change. If you are parking an RV/5th wheel/trailer overnight, you will need to Request a Parking Pass. Your parking pass ensures our compliance team knows that your RV is parked per our governing documents.
6. You do not get a parking pass as soon as you click on the submit button. Your request will be reviewed by the Parking Pass Committee member(s).
7. When you click on the "Request Parking Pass" menu item, you will have the option to see Closed (past history) and Open parking passes.

We are pleased to offer this functionality to our DVCA Residents (this includes renters, so DVCA Homeowners that have rentals here, please forward this information!) as we believe it will make the entire parking pass process easier for all. If you have any questions, please use the Contact Us feature and submit a question to the "Rules and Regulations Committee" in the "Subject" drop down.

Q: What if I do not have an email or access to a printer or computer?
A: You can call FSR at (775) 624-8805 (M-F) and give them your contact information, and they will inform a Rules & Regulations Committee Volunteer to get in contact with you. Please allow extra time for your request to be processed.

DVCA August 23rd, 2023 Board of Directors Meeting Highlights >>>

DVCA Board of Directors Meeting Highlights >>> August 23rd, 2023

Director(s) Present: C. Cole, D. Drury, S. Mass, K. Mitchell, D. Kreie & G. Cowles, J. Kepler **Legal Present:** Gayle Kern

- **June 2023 Financials:** The review of the DVCA's June 2023 financial summary was read aloud and records are now available on the FSR Resident Connect Portal and the DVCA website for homeowners to access and review.

- **Management Report:** Management reported 84 homeowner calls. Summary of top correspondence reasons: 19 balance inquires, 14 payment disputes, 11 Association Management Team Inquiry, 6 Association General Inquiries and 6 account set-ups.

- **Bayhill Gate Discussion:** The Board voted for the Bayhill Gates to be open during commute hours Monday- Friday. In the mornings the gates will remain open from 6am- 9am and in the early evenings from 3pm-6pm.

- **Landscape Proposals:** The Board approved BrightView's proposal to remove the weeds prior to the crack seal in the amount $3,168.45. The crack seal is scheduled for October.
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- **Gate Camera Proposal:** The Board approved the Mountain Alarm Fire & Security's proposal for the DVCA camera system and maintenance at the Bayhill and Palmer gates.

- **Speed Discussion:** The Board discussed with DVCA Attorney, Gayle Kern who was present at the BOD meeting, the options available to the DVCA community. Speed calming efforts can be achieved, but advised against ticketing. The Infrastructure Committee and Rules and the Regulations Committee will propose recommendations to the Board and ask Management for costs of options being suggested.

- **Neighborhood Watch Discussion:** The Board will not be involved with a neighborhood watch. The responsibility for community safety is out of the scope of the association's governing documents, as advised by the Attorney.

- **Lakeview Dr. Sinkhole Repairs:** The Board voted for to move forward with fixing the sinkhole and construction will start in October.

- **Landscape Committee:** The committee will continue to monitor the progress of the recently approved landscaping proposals.

- **Architecture Committee Update:** Contact the Arc Committee via the DVCA website, Arc@dvcahomeowners.com or email dkreie@dvcahomeowners.com to discuss your projects.

- **Infrastructure Committee:** The committee will continue to monitor the progress of the upcoming crack seal roadwork, fire hydrant maintenance, weed removal prior to roadwork. They will also coordinate with R&R regarding speed calming.

- **Rules & Regulations Committee Update:** The Committee reiterated there are 2 compliance checks a month by FSR during peak seasons. Contact FSR about your violations as soon as possible to remedy them before they turn into a fine.

- **IT Committee Update:** The website refresh was scheduled [now completed]. Parking automation was being finalized [now completed]. Check out the DVCA website for both. www.dvcahomeowners.com

- **Budget Committee Update:** The committee will be meeting in September to start on budgets. If you are interested in joining, please contact kmitchell@dvcahomeowners.com

Reference Information for DVCA & Nevada 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 DVCA website & FSR 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: **https://www.leg.state.nv.us/nrs/nrs-116.html**

Roberts Rules of Order:

- Process to conduct a Board Meeting: **https://meetingnotes.com/blog/roberts-rules-of-order**
- History of Robert's Rule of Order: **https://en.wikipedia.org/wiki/Robert%27s_Rules_of_Order**

2022- 2023 Budget Mailer:

- Collection Policy, Fine Schedule, Reserve Study, Budget, policies
- All homeowners will receive a budget mailer that will be sent in November.
- Available on the DVCA website and FSR Portal

Other Governing Documents available on the DVCA website:

- Rules and Regulations, Architectural Review Guidelines, Resolutions, and Policies and Procedures.

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DVCA Home Owner Association Information >>>

DVCA Community Management >>>

FirstService RESIDENTIAL

First Service Residential
639 Isbel Rd, Suite 320
Reno, NV 89509
Customer Care
(775) 624-8805
For After Hours & Weekends

Community Management
MikKenzy Lipkowitz
Email & Phone
daytonvalley@fsrnevada.com
(775) 624-8805

FSR Resident Portal
daytonvalley.connectresident.com

FSR Website:
http://www.fsresidential.com/nevada/offices/reno-office

2023 DVCA BOD Meetings >>>

September 27th at 5pm
HOA Board of Director's Meeting
101 Palmer Dr.
Dayton Valley Golf Course Clubhouse
For the meeting agenda go to:
www.dvcahomeowners.com
or
daytonvalley.connectresident.com

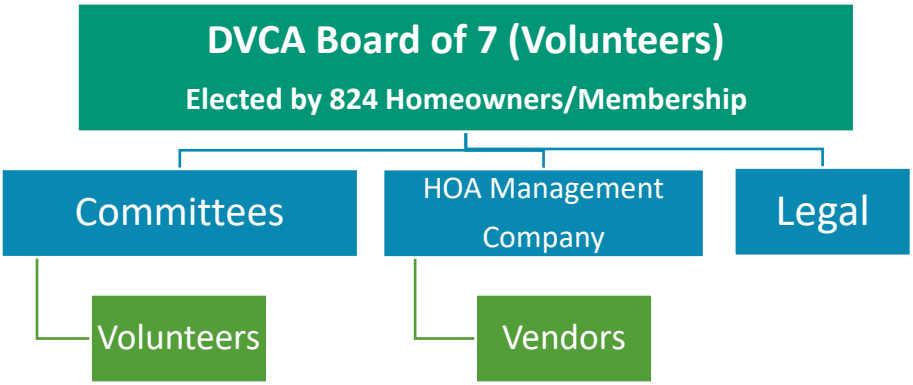
Oct 25th *
Nov 15th**

* Budget Approval
** Budget Ratification 10am

BOD Meeting Agendas >>>

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.

How does the DVCA Homeowners Board work? >>>



- The owners elect representatives to the policy-making body, the Board of Directors.
- The members of the Board of Directors in turn determine among themselves who will fill the positions of the Officers in the Association.
- They also appoint all Committees who serve at their pleasure in accordance with the documents.

- Owners are expected to pay assessments on time, know their documents, follow the rules, and also participate at meetings and vote.
- The Board of Directors sets policy and administers the operation of the Association. Many Associations contract with a management company to carry out the day-to-day operations, but the ultimate responsibility and decision for how the Association will run lies solely in the hands of the Board of Directors. The Community Management is also the Custodial of Records for the DVCA.
- The Board of Directors is the governing body of the Association, responsible for operating the Association. Board members are unpaid volunteers elected by the membership, who donate their time for service.
- The Board is given the responsibility of setting the Association's policies, standards, programs, and annual budget.
- The Board is empowered and directed to: Prepare the annual budget for the Association; Establish the rate of the assessments; Collect all assessments due the Association; Provide for necessary operational personnel; Make and amend the community rules; Enforce all provisions of the governing documents; Provide for insurance for the common areas; Keep detailed Association financial and accounting records; Provide for care and upkeep of the common areas; Perform all acts necessary for the Association's administration; and Oversee the maintenance of all common areas and any amenities located within the community.

Reference: **http://www.dvcahomeowners.com/editor_upload/File/HOA%20Documents/Roles%20and%20Responsibilities%20as%20of%2020170712.pdf**

2023 Board of Directors and Board Committee Liasions >>>

Director
Gene Cowles
Liaison: Rules & Regs Committee
gcowles@dvcahomeowners.com

Director
Doug Kreie
Arc Committee Chair
dkreie@dvcahomeowners.com

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

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

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

Director
Jim Kepler
Liaison: Arc Committee
jkepler@dvcahomeowners.com

Secretary
Sandy Mass
Liaison: IT Committee
DVCA Webmaster
smass@dvcahomeowners.com

DVCA Home Owner Association Information >>>

Automated Parking Passes >>>

The process for requesting a parking pass has changed. Please refer to the DVCA website FAQ's or page 2 of this newsletter. This automated parking pass change, aims to streamline the process for homeowners and volunteers. If you have any questions please reach out to the Rules and Regulations Committee via the 'Contact Us'.

We hope you enjoy this new feature.

DVCA Website Refresh >>>

Check out the DVCA website refresh. The website information is still the same but the layout is completely different. The website was also updated with the associations new brand colors and logo.

Last the website was updated with new photos. Over the last few months local photographers in our community donated the use of the images that are featured throughout the website.

Thank you!!

dvcahomeowners.com

Driveway Fixes >>>

If you need to fix your driveway, contact the Architecture Committee via 'Contact Us' on the DVCA website, and discuss options ahead of any work. They'll talk through options to possibly consider.

Budget Committee >>>

The Budget Committee will be meeting at the end of September to start on Budgets. If you are interested contact kmitchell@dvcahomeowners.com

Maintenance & Inspection of DVCA Fire Hydrants >>>

Lyon County Utilities has started inspecting fire hydrants. Fire hydrants are required to have a 3-foot circumference clear of bushes. Compliance Officers will be checking the hydrants on the next check.

Please be sure to check if you have a hydrant in front of your house so that it is clear of bushes.

DVCA Website & FSR's Resident Portal Log in Issues >>>

If you are experiencing difficulties with logging onto the ***DVCA website***, please contact:

admin@dvcahomeowners.com

If you are experiencing difficulties with logging onto ***the First Service Residential Portal***, please contact:

daytonvalley@fsrnevada.com

Pets & Animals>>>

If you have concerns about a vicious, noisy, abused or hurt animal, please call Lyon County Animal Services and report your concerns. Animal services will document reported complaints and are best equipped to discuss your concerns.

Lyon County Animal Services:
(775) 577-5005

You can report a barking dog to FSR, who can document for a possible CC&R violation, however, the DVCA is not animal services.

If you have questions or concerns, you can always call FSR who will help better direct you to the proper authorities for your situation.

Parking Passes >>>

Overnight street parking is only permitted (midnight- 6am) with a parking pass.

Passes are only available on:
www.dvcahomeowners.com
Go to 'Contact Us' and select 'Request a Parking Pass"

Please plan ahead, and submit for passes at least 2 days in advance.

DVCA Compliance Checks >>>

For any violation questions or concerns, contact our management company, FSR directly.

Top 5 DVCA Non-Compliance Issues 7/21- 8/18/2023:

1. Landscaping- Yard Maintenance
2. Front Yard: Weeds
3. Driveway Maintenance
4. Trailer in View
5. Garbe/Recycle Containers

Violation 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.

Suspicious Cars >>>

If you see a suspicious car in the DVCA, call the Lyon County Sheriff's or 911. The DVCA Board is not law enforcement, and not responsible for the safety of the community, per legal. Report complaints to FSR to track community issues, but all security concerns should be directed to Lyon County Sheriff.

DVCA Street Lights >>>

Please contact FSR if you see a street light out. They will coordinate with NV Energy to have the light fixed. Please note the street name and any numbers on the pole that are visible.

Community Events & Information >>>

** Local community information & events are for informational purposes only & are not sponsored or hosted by the DVCA.*

DAYTON VALLEY

Dayton Valley Golf Course >>>

New Menu & Hours! 10am-7pm & Taco Tuesdays are Back!
Check out the DV Golf Course Website for menus and more information or **CLICK HERE**
www.daytonvalleygolf.com





Dayton Community Events >>>

Continue to check out the DVCA website calendar for local events. For all new events, we invite you to submit them to the DVCA website calendar. You can do so on the calendar page at www.dvcahomeowners.com . Thank you for sharing your event with the community

Dayton Urgent Care Donations Needed >>>

The Dayton Urgent Care is collecting donations for hygiene products, canned ham and non-perishable goods for fall and holiday dinners, and cold weather items like coats, pants, gloves and hats for children. You can drop off directly to the Dayton Urgent Care at 901 Medical Center Dr #203, Dayton, NV 89403

They also will be coordinating an Angel tree for local children in Lyon County in December.

Healthy Communities Coalition
LYON & STOREY COUNTIES

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

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

DAYTON
209 Dayton Valley Rd. 775-246-7834

