

April 2022

Volume 7, Issue 4

BOARD OF DIRECTORS

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PRESIDENT'S MESSAGE

Hello everyone,

As I write this the deadline for filing for a seat on your Board of Directors has not yet occurred. That means that if you are reading this before 5pm on March 31 you still have time to get your paperwork into the Complete office. I have submitted my paperwork and as of right now I do not know how many candidates we will have to fill the four seats that are open. If there are more than four candidates, we will be having an election. If that happens the ballots and candidate statements will be mailed out to all owners. You will then have until 5pm on April 27 to submit your ballot. You can mail it to Complete, you can drop it by their office, or you can bring it to the meeting, but the important thing to realize is the ballots must be in the hands of the election administrator by the 5pm deadline. Remember, you are only voting to elect members of the Board. Once seated the Board will vote to see who will fill the roles of President, Vice President, Secretary and Treasurer. This year the election, if needed, will be conducted by Complete and there will be no charge since it is part of their contract.

If we do have an election I would like to see if a group of volunteers can get together to open and count ballots. This should make things go faster than they did last year. These volunteers should be impartial members of the community with no familial ties to any of the candidates. If you would like to participate, please submit a DVCA Volunteer Application form that is downloadable from the website, and we will make sure you're added to the list. Contact webmaster@dvcahomeowners.com or Complete for help with the Volunteer Application form.

Continued on page 2

Next Board of Directors Meeting Schedule
Annual Meeting of the Members and Election Meeting followed by Organizational Board Meeting

Wednesday, April 27, 2022 at 5:00 pm
Sierra Room at Dayton Valley Golf Club

HOA members only: Agendas, when available are on: dvcahomeowners.com > Upcoming HOA Board Events

PRESIDENT'S MESSAGE — CONTINUED

"

Once again, the subject of short-term vacation rentals has come up. I have asked the Association attorney to provide an opinion of what action, if any, we can take to remain compliant with Nevada state law, Lyon County ordinances as well as our own CC&R's. As soon as that is received, we will know what the Board is allowed to do. I will keep you all posted.

On a final note, if you see something that you believe needs to be addressed, please do not hesitate to reach out to us. After all, if we are not aware of an issue we can't address it.

Thank you and as always, if there is anything I or the rest of the Board can do for you, please let us know.

Dennis Drury, President, Dayton Valley Community Association

ROADS COMMITTEE — DENNIS DRURY

At the last Board meeting the contract to perform the crack sealing of the roadways was approved and signed. If you spend any time walking or biking around the community, you may have noticed the major cracks are marked up so they can be saw cut and patched. The sealing and patching should start soon so please keep an eye out for any workers you may see on the roads.

If you have any questions, please use the Contact Us "Roads" option on the dvcahomeowners.com website, or by calling Complete at 775-515-4242. Thank you.

GATES AND MONITORING COMMITTEE — DENNIS DRURY

On Sunday, March 20 at 8:24am the Palmer entrance gate refused to open. After it was reported we had it repaired in less than an hour. During that brief period, people were able to get through by using the exit gate until the entrance gate was repaired. The project to retire unused gate openers is continuing and I hope none of you had yours deactivated. If so, please reach out to me.

Remember, if we do not know about an issue, we cannot correct it. You can either email the Board directly or use the Contact Us "Gates and Monitoring" option on the dvcahomeowners.com website, or by calling Complete at 775-515-4242. Thank you..

TO REQUEST A PARKING PASS / CARD / PERMIT

To request a parking pass/card/permits from the website: Go directly to the Contact Us page at http://www.dvcahomeowners.com/contact.php. Select "Request Parking Pass" from the "Send To" drop down. Complete the form and include the best way to contact you.

Or, you can contact our community management company, Complete, at 775-515-4242 and they will forward the request to someone who can issue the parking pass.

SANDY MASS — TREASURER

“

Do you have specific questions about the DVCA Financial reports? Send an email directly to your current Treasurer. The current Treasurer’s email will always be available on the masthead (front page) of this newsletter.

There are a couple of reasons to send questions to the treasurer by email:

> First, it can give the treasurer and/or the management company time to research the question. DVCA is a fairly large HOA; it is common to have one month’s detail transactions exceed one hundred pages. Sometimes a question can be answered quickly, sometimes it takes some digging.
>
> Second, if questions are asked at a board meeting, the question cannot be answered at once. The Treasurer and/or the Community manager may not have the information at hand to answer the question immediately or accurately. The answer is that “the question will need to be researched and if you have any information, please send it via email.”

If you have questions, please contact me at smass@dvcahomeowners.com or use the dvcahomeowners.com “Contact Us” option and select “Finance” in the “Send To” drop down.

Sandy Mass, Treasurer and Director, Dayton Valley Community Association

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS COMMITTEE) — CARLA COLE & SANDY MASS

Spring has sprung and the weeds are beginning to show.

As you are aware parking on the streets after midnight and before 6am has become an issue. All homeowners have received a copy of the Towing Policy Resolution that gives the Association the authority to tow vehicles that are parked on the street after midnight and before 6am. If you find a bright green tag on your window, you are in violation and the vehicle will be towed if the vehicle does not have a parking pass issued by the Association. Parking passes may not be used beyond the date on the pass. Please park in the driveway or in your garage. Homeowners may not park in Guest Parking overnight without a pass.

There has been some talk regarding Waste Management’s contract and the possibility of changing to a local company out of Mound House. We are working to obtain information from the County and will pass it on to you as soon as we can.

As a homeowner if you receive a courtesy/violation letter, please call Complete (CAMCO). 775-515-4242. Contacting a board member does not get the violation cleared; you should communicate with the Management Company first. If you want to contact a board member, please go to the DVCA website to the “***Contact Us***” page and select the appropriate “Send To”.

Please remember to be polite with when talking with our board members, volunteers, and vendors (this includes Complete). They are working to support this community and do not deserve disrespect. If you are displeased with the service you have received, please forward the information about the incident to the president, or to the CC&Rs committee.

SANDY MASS — RESERVE STUDY

There was much discussion about the recent 5-year on-site Reserve Study completed on November 18, 2021, in our meeting last night, March 30, 2022. First, here is the "Financial Condition of Association" provided as part of this Reserve Study:

> Dayton Valley Community Association's current reserve funding is in good financial condition and/or is adequately funded. The overall status of the reserve of the association is in good financial condition and/or is adequately funded. The reserve account is under funded by approximately $428,219.42; this is the total present cost depreciation, $2,476,124.66, less monies in reserves. See present cost report. This is about $519.68 per unit, which is not financially significant. …

Please note that this summary says we are "adequately funded" and the "underfunded" amount that is approximately equal to the depreciation on our assets are not financially significant. This means WE ARE FINANCIALLY SOUND!

Even so, we may, out of necessity, have to raise our reserve assessments for the second time in the life of this community association. **WE DO NOT TAKE THIS LIGHTLY!**

There were things that various members of the board did not understand or like about the November 18, 2021, reserve study. As a result, the board approved another on-site reserve study completed by a larger company that will sit down with us and go over their reserve study. This will be completed by the May Board Meeting.

If you have questions, please contact me at smass@dvcahomeowners.com or use the dvcahomeowners.com "Contact Us" option and select "Finance" in the "Send To" drop down.

Sandy Mass, Treasurer and Director, Dayton Valley Community Association

FLASH FROM THE PAST — SANDY MASS

I have recently come into some documents from the very beginning our Dayton Valley Community. And they are eye opening in how differently the initial developers and their teams viewed their place within the overall Dayton community and their ability to encourage local growth.

I will be including articles from these documents beginning in the May 2022 newsletter. As someone who moved here mid-2010s, it really took me back in time.

IF ANYONE HAS ANY DOCUMENTS from the early days of the Dayton Valley Community AND Golf Course, I would be most thankful. My contact info is on the front page of this newsletter or call Complete at 775-515-4242.

ARCHITECTURE COMMITTEE (ARC) — JIM KEPLER

Hello Neighbors!!

SPRING is ALMOST HERE! Don't forget that any major changes to visible landscaping or hardscapes (front, back or sides) require architecture committee approvals in advance.

Painting the same color does not require an application, but if changing any exterior color, please go onto the HOA Website (Here's the direct link to the Architecture page: dvcahomeowners.com/info.php?pnum=15d0031b26dd8a) to see the pre-approved colors or notify Complete and we can bring them to your home to show you. **We have a wonderful book of all the pre-approved colors! Contact the committee or Complete (see below) to setup a meeting to see the book.**

If you want to repaint your home using colors that are not pre-approved, please send 2 sets of color chips or examples with your ARC application; this way we can keep one set with the application on file, and share the second set with the committee. Computer scans can distort the colors; we prefer the original.



As a reminder, all ARC requests must go to Complete so they can be logged in, after which they'll be forwarded to the committee. If you have any questions, please contact Complete and the committee by using the "Contact Us" section on the dvcahomeowners.com website and select "Architectural Committee" in the "Send To:" drop down.

The ARC Committee reviews and approves requests as they come in to see if there might be some questions and call you to get clarification. We just want to let you know about the schedule change to set your expectations on when to expect your requests will be reviewed.

INSURANCE & RISK MANAGEMENT — LEANDRA CARR

You may have noticed properties listed on Airbnb or VRBO located in the neighborhood. Airbnb & VRBO are platforms where property owners list their short-term rentals for bookings. There are several of them in the neighborhood and they have been getting attention – for the listings, not necessarily for complaints about the guests, just that they exist.

This is a very popular issue lately. Nevada does not have a statute addressing short term rentals; nor does Lyon County.

Short Term Rental is a legal term meaning that the rental period is less than 28 days. Our CC&Rs (section 4.2) specifically allow short term rentals. Argument could be made that short term rental of property is a commercial use; however, CC&R section 1.13 specifies what constitutes commercial use. Short term rental is a residential use. While a legal opinion may be warranted, I am well-versed enough to say we need to be cautious. If we do not want this here, we must change the CC&Rs. If this is a concern to you, please reach out and let us know. Changing the CC&Rs is an arduous process, but if enough homeowners want to do so, the process can be started.

I think the better way to address this is to reach out to the owners and remind them that their guests are subject to the CC&Rs and rules of the neighborhood; perhaps recommend that they place a copy of our CC&R booklet in the unit. If a particular home becomes a problem where the owner's guests are not in compliance, we have a process to address those violations. However, blanketly saying that short term rentals are not allowed is not in line with the CC&Rs and would likely cause a legal conflict.

WEBSITE AND COMMUNICATIONS UPDATE — SANDY MASS

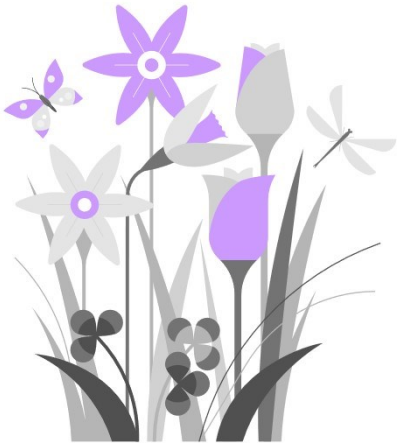
Nevada has ruled! The question about mailing ALL HOA correspondence by snail mail has been resolved. We received a notice dated March 7, 2022,stating the language will be "**mailing or electronic email address**". This means that the HOA will only snail mail those documents that are required by NRS if you requested documents sent to you by email.

This is the time to make sure your snail mail and email addresses are up-to-date. As a HOA homeowner, it is **your responsibility** to **make sure you have your communications preferences known to Complete** if you have not already. You can tell Complete of any changes to your mailing address, email address, and if you want emailed documents in addition to the mandatory snail mailed copies. You can reach Complete by using the "Contact Us" Page, option "Property Management" at www.dvcahomeowners.com, or by phone at 775-515-4242.

If you have questions, you can check the FAQs page located as a dropdown option from the "About Us" menu option. We continue to add new FAQs. Or you can contact Complete (see above) or Sandy (see below). We are all working to make sure we conform to the new NRS regulations

Do you have features you want to see on the website? Or the Newsletter? Contact Sandy by emailing her directly at webmaster@dvcahomeowners.com, or by using the "Contact Us" option at the dvcahomeowners.com website.

Spring is HERE!



SECRETARY — CARLA COLE

The purpose of a Community Newsletter should be:

- To disseminate important community information to the homeowners.
- Provide updates on the committee work being done between board meetings with the roads, gates, CC&R's, website, landscape, insurance and social.
- Keep the community informed of changes in NRS laws that affect living in a Common Interest Community.
- To announce upcoming social events.
- Promote the golf course as stated in the Dayton Valley Community Association Articles of Incorporation.

Somehow in the fall of 2020 the newsletter turned into the "National Inquirer" filled with negative and mis-information about the business of the association and community. Over the course of the next few months Sandy will be working on a proposed Newsletter Policy so that we can get away from the atmosphere of the current one.

Editor's note: Articles in this newsletter are the work of the individual writer and may not represent the entire board. You can always reach out to our Community Manager or use the Contact Us option on the dvcahomeowners.com website to ask for additional information.

DIRECTOR — STEVE GALLISDORFER

Directors see a report of the violations letters that are sent. Some are minor that the owners WANT to take care of, but can't because of some immediate health concern, etc. Why mention this? We ALL have a neighbor who could use 15 minutes of our time once in a while. A sidewalk that needs shoveling. Cobwebs removed. Leaves blown out. Weeds. Please take a moment and look toward your neighbors and ask yourself if there is a small thing you can do to be a blessing to them. Let's keep our community welcoming & be helpful.

The Reserve Study was completed November 18, 2021, but not shared with most of the board until February 25th, more than 3 months later. Why? This question was asked 3 times in email but all I heard was crickets.

Because there's bad news in it. Page 5 says we are UNDERFUNDED by $428,219.42 (20.9%.) Excessive spending from of the reserve account (remember that expensive fence?) and the operating account is largely why. A big one is legal bills. We don't need to run to the attorney for every little thing but have been for years. Like, why pay the attorney to approve what SOME directors write? We were even paying for her to be at the board meetings for a spell. This adds up, spending the money that we should be saving. So, are you ready for your assessments to go up? Page 70 says we will need to raise assessments to $225.45/quarter in just 6 years. And the study is assuming only 3% inflation, which we know is more than double that. We need to rein in spending and get our finances under control.

VICE PRESIDENT — JOAN LATIMER

As a DVCA Director I'm feeling as though I am covered in cellophane. "Looked right through." Most every suggestion and question of mine has been ignored. I requested a Code of Conduct charge against a director to be added to the April Agenda. Not something new. There were email discussions of whether it be addressed in the Executive or Open Session. Apparently neither. Just like cellophane "looked right through."

Several months ago my cellophane covering slipped. President Drury had Attorney Kern approve my January Newsletter article. It seems that the President does not believe in the Freedom of Speech yet spending HOA money comes easy.

At the February Board Meeting we learned the HOA owes $3,271.23 in outstanding 2019 IRS TAXES. I have since learned the 2019 and 2020 taxes were not filed until April 2021. Who let this happen? At that time was it President Drury, the Treasure, Community Manager. More fees and penalties to come. More money wasted.

It is my responsibility to share what is taking place with your Board. If not, why are Directors asked to write an article for the Newsletter? As cellophane I may be "looked right through" but I can see what is taking place and share.

Homeowners let your voice be heard. One of my major complaints is Owners can ask questions yet the majority of the time they will not receive an answer. Like cellophane "looked right through." No wonder Owners get frustrated.

Joan "Cellophane" Latimer
joan_latimer@att.net
775-241-2284

LANDSCAPE COMMITTEE — TOM DE URIARTE



The committee has been monitoring the installation of new bushes and trees begun in late February. These bushes and trees are to replace ones that have died in recent years along La Costa Ave and at the Bayhill gate entrance. This work was approved by the Board at a recent Board meeting.

Please use the Contact Us, "Landscaping" Send To option, on the dvcahomeowners.com website to join in, OR to submit an issue. You can also call Complete at 775-515-4242 and they will forward your request to the appropriate individual(s).

SOCIAL COMMITTEE — CARLA COLE & SANDY MASS

The Social Committee will be ramping up later this summer and will be accepting volunteers then. However, that doesn't mean you can't volunteer for the Social Committee now; we just won't be accepting any volunteers into the committee until then.

Use the "Contact Us" on the DVCA Website, selecting the " Social Committee" in the "Send To" drop down to volunteer, ask questions, or make suggestions about events.

COMMUNITY MANAGERS MESSAGE

Julie Thompson is our community Manager. If you have any questions, comments or concerns, please feel free to contact Julie through the "Contact Us" Page on association website at www.dvcahomeowners.com, or by phone at 775-515-4242.

CAMCO is now Complete Association Management Company (Complete)
704 W. Nye Lane, Suite 101
Carson City, NV 89703
775-515-4242 - Office 775-515-4243 - Fax
www.camconevada.com

SPRING HAS SPRUNG

FROM THE PRO SHOP

We are working on the maintenance as always. All of our staff from last year have returned. You probably have noticed the activities.

Our major project is trimming trees to save all that we can and to remove the dead and dangerous ones. A specific project is Hole #4. It is a work in progress as we are removing some trees with regards to backyards and boundaries.

New Golf Carts on their way!!!

Mens and Womens Clubs signups in Shop

TIME FOR A TUNE UP??
Golf Lessons: Contact Jason Krueger
Sean Goshert
Jim Kepler

246-7888 Ext 1

DAYTON VALLEY GOLF CLUB

101 BAR AND GRILL

TACO TUESDAYS ARE BACK……April 5
New Specials
LUNCH DAILY
TRY THE 10 OZ BURGER
DAILY SPECIALS

DINNERS Weekly Specials
Friday And Saturday

Easter Brunch Buffet
10am-2pm
Adults: 27.50
Children: 15.00
(14 and under Includes Meeting with Easter Bunny and a gift)

Hours of Operation
Grill: 9am-5 Sun-Thurs
9am-7:30 Fri & Sat
Bar: 8am-6 Sun-Thurs
8am-8 Fri & Sat

Special Occasions & Reservations: 246-7888 Ext 2

Please NOTE that the following events are not Dayton Valley Community HOA sponsored events. We include information that has been provided as useful to those that read our newsletter. CONTACT VENDORS PRIOR TO FIND OUT IF EVENTS HAVE RESTARTED DURING THE LIFTING OF COVID-19 RESTRICTIONS

Interact with the Nevada Wild Horses
Volunteers needed for
LBL EQUINE RESCUE
Silver Springs, NV
Come and work with rescued Nevada wild horses. Water, feed ,clean ,groom. Consider it your Pilates workout, but it's free AND after chores, you get to interact (talk, hug, sing to, and groom) with the horses.
Come out any Saturday from 10am - 1:00 pm
to get acquainted with the staff and the horses.
Further information:
lblequinerescue@gamil.com
Facebook
Linda Bruno: 775.350.4900
Penny Meyers: pnmeyers@yahoo.com

BOOK CLUB—Fourth Thursday of the month in member's homes. Call Penny for information **NEW** 775-241-2485 or email pnmeyers@yahoo.com

BINGO FOR CASH

1st and 3rd Monday of every Month
Dayton Community Center
DOORS OPEN AT 5PM
BINGO STARTS AT 6PM

For more information check out our Facebook page Historical Society of Dayton Valley Bingo or Website daytonnvhistory.org
Historical Society of Dayton Valley perserving Dayton History







Free personalized home evaluation

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Realtor CA Lic 0088218978 NV Lic BS0008718

dennislindsaygroup@gmail.com

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corcoran

GLOBAL LIVING

YOGA

Call Dianne McCullough
for info 775-546-3146

Low impact aerobic with some jazzy combinations.



BUNCO—Join in the FUN!

2nd Monday each month

April 11

Arrive in the Palmer Room at 5PM to visit, Bunco starts at 6PM sharp.

Send an email to Karen, karenferriera@att.net to join her email list and to join the fun!

Prize Pool: $5.00 per person + 25¢ for the Money Bag







Opportunutes to play Bridge

New or experienced players?

If you are interested in play, send email to webmaster@ dvcahomeowners.com.

TOWN HALL MEETING

APRIL 6
5:00 PM
THE SIERRA ROOM AT THE GOLF COURSE

INTRODUCING THE DVCA CANDIDATES
FOR THE BOARD OF DIRECTORS

SPONSORED BY
THE NEIGHBORHOOD EVENING BOOK CLUB

THE COMMITTEE

TERRI CABRAL
TERRICABRAL@SBCGLOBAL.NET

PENNY MEYERS
PNMEYERS@YAHOO.COM

SUSAN SHEEHAN
SHEEHANS12E@GMAIL.COM

BEFORE YOU VOTE... PLAN TO ATTEND

QUESTIONS FOR A SPECIFIC CANDIDATE, OR ALL CANDIDATES, CAN BE SUBMITTED TO A COMMITTEE MEMBER, BY EMAIL, PRIOR TO APRIL 3.

WRITTEN QUESTIONS WILL BE ACCEPTED DURING THE EVENT.

ALL QUESTIONS WILL BE ASKED BY THE MODERATOR, ANONYMOUSLY.

AN INFORMAL,
NO HOST,
MEET AND GREET
WILL BE IN THE
101 BAR AND GRILL
FOLLOWING THE
TOWN HALL.

DISCLAIMER :

NO ONE WHO IS A BOOK CLUB MEMBER AND BOARD MEMBER ,OR CANDIDATE HAS HAD ACCESS TO THE QUESTIONS.

NEVER DOUBT THAT A SMALL GROUP OF THOUGHTFUL, COMMITTED, CITIZENS CAN CHANGE THE WORLD. INDEED , IT IS THE ONLY THING THAT EVER HAS. —MARGARET MEAD