

February 2022

Volume 7, Issue 2

BOARD OF DIRECTORS

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ddrury@dvcahomeowners.com

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jlatimer@dvcahomeowners.com

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ccole@dvcahomeowners.com

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smass@dvcahomeowners.com

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sgallisdorfer@dvcahomeowners.com

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PRESIDENT'S MESSAGE

Hello everyone,

Our January 2022 meeting was well attended and mostly productive. I would like to personally thank those that took the time to come out to see your Board of Directors in action. I am also pleased that we could once again meet in person even though the mask restrictions are back in place. The Board was able to approve a number of proposals and we will continue to make this community a wonderful place to call home.

I also want to thank those of you that brought forth ideas and suggestions. I wrote them all down and will be working on them over the next few days. Please keep the ideas coming, either by using the Contact Us section of the website, by coming to the meetings, or via email.

Speaking of email, one of the proposals approved by the Board was the creation of new email addresses for all Board members. In the past we have each used our own personal email, but with these new addresses it should be easier for the Board members to keep community business separate from personal. These new addresses will use the first initial and last name of the Board members followed by our association domain, @dvcahomeowners.com. For example, my email is ddrury@dvcahomeowners.com. There is no additional cost associated with this action since the addresses come with our web hosting service. Once again, I look forward to hearing from you using this new contact method.

Some of the other items addressed were the ongoing issues with the Palmer gate, the Complete management contract, management company RFP's (Request For Proposal), insurance costs passed through to the homes in the Gallery that share common walls, completing the keypad relocation project and tree replacements.

A political sign is one that expresses support for or opposition to a candidate, political party, or ballot question in any federal, state, or local election or any election of an association. *See* NRS 116.325(3) ...

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Next Board of Directors Meeting Schedule

Board of Directors Meeting with Town Hall to follow
Wednesday, February 23 at 5:00 pm
Sierra Room at Dayton Valley Golf Club

PRESIDENT'S MESSAGE—CONTINUED

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With respect to elections, Lyon County states that signs may be erected no more than 60 days before a primary election, and they must be removed within 30 days after the election. *See* Lyon County Municipal Code 7.02. It may be appropriate to incorporate those time frames as they relate to elections in Rule 10. Your CC&Rs at 4.11 prohibit all signs except those approved by the Architectural Committee.

We will be having an election in April which will allow you, the HOA membership, to select those volunteers that you want to serve on your Board of Directors. This year there will be three (3) seats up for election. Those seats are currently held by Joan Latimer, Steve Gallisdorfer, and me. The other four (4) Board members are in the middle of two-year terms, so their seats will not be voted on. Remember, you are not voting on officers such as President, Vice President, or other officers. Instead, you will be choosing Board members and the Board then chooses the officers. Stay tuned for an announcement on when candidate forms will be available sometime later this month.

On a final note, if you see something that you believe needs to be addressed, please do not hesitate to reach out to us. If we are not aware of an issue, we cannot 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

GATES AND MONITORING COMMITTEE—DENNIS DRURY

The committee continues to work on regular activities. If you notice any issue with the gates, please let us know. 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. Remember, if we do not know about an issue, we cannot correct it. Thank you..

ROADS COMMITTEE—DENNIS DRURY

The committee continues to work on regular activities. 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.



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.

ARCHITECTURE COMMITTEE (ARC) - JIM KEPLER

Hello Neighbors!!

Winter is here and now is the time to plan your 2022 outdoor projects. Don't forget that any major changes to visible landscaping or hardscapes 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 (**NEW!!** - here's the 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 to 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 meets every other Thursday. We also try to review 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.

SOCIAL COMMITTEE—CARLA COLE & SANDY MASS

Thank you to those that offered to help with the Social Committee. Due to the crowded agenda on the January 26 board meeting, we did not complete committee assignments; hopefully we will confirm our new Social Committee volunteers at the next meeting on February 23.

These next couple of months, our focus will be meeting with the committee and developing our yearly plan. Please come to the board meeting on February 23rd at 5 pm in the clubhouse; if you have any questions, we can answer them. 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

LANDSCAPE COMMITTEE —TOM DE URIARTE



It's WINTER! The Landscape Committee is in a well-deserved hibernation. However, our Landscaping Company will be replacing dead trees and bushes (this is the best time of year to plant them!)

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).

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

One of the most challenging jobs for the board is to enforce the CC&R's. Everyone likes the HOA except when they get a notice of violation or courtesy notice. Leandra Carr and I drove around the development at 5 am one morning looking for burned-out streetlights and were AMAZED at the number of vehicles parked in the street all over the development. The complaints are numerous and now we need to be proactive and start marking the vehicles in violation of the CC&Rs. If you park in the road between 12 am – 6 am, you may find a neon green sticker on the window. Please heed the warning to park in the driveway or the garage. This is serious as your vehicle can be towed off the street. Thank You!



On another note, the parking passes will be bright colors that change every couple of months. The permit requires more information regarding the make, model, and license plate of the vehicle. All vehicles, RV's, Travel Trailers, Storage Trailers, Utility Trailers and Boats will need a parking permit to park on the street overnight. The permit must be displayed in the driver's side front window. If the vehicle has no window, tape the permit to the tongue of the trailer. Please go to the DVCA Website under "Contact Us" and follow the drop-down menu to request a parking permit. 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.

WEBSITE AND COMMUNICATIONS UPDATE—SANDY MASS
NEW BOARD EMAIL ADDRESSES—EFFECTIVE IMMEDIATELY

We have new email addresses for you to contact your DVCA Board members. Their addresses can be found on the front page, and I'm going to list them here for you as an easy reference (the first page contact is pretty small print).

Dennis Drury— ddrury@dvcahomeowners.com
Joan Latimer— jlatimer@dvahomeowners.com
Carla Cole— ccole@dvcahomeowners.com
Sandy Mass— smass@dvcahomeowners.com
Leandra Carr— lcarr@dvcahomeowners.com
Steve Gallisdorfer— sgallisdorfer@dvcahomeowners.com
Jim Kepler— jkepler@dvcahomeowners.com

And, you can always use the Contact Us page to send your concerns and questions to the appropriate committees.

We are still waiting for updates from the Nevada Legislature. 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.

Please note: Complete can only send emails to ONE email per HOA address! I know many households have multiple members on the dvcahomeowners.com website with their own accounts; Complete cannot accommodate that. HOWEVER, you can download a copy of the newsletter and other correspondence on the dvcahomeowners.com website once it has been mailed and emailed by Complete.

Our website will have those communications available for download/review once they've been sent, thus your dvcahomeowners.com account will still be active and useful. However, until we have completely worked out the ramifications of the new NRS rulings, we will continue to act very conservatively.

I do repeat the above because we still don't know if, or how, the Nevada Legislature will change the law, and we only know how to communicate with you unless you tell us. We can't change addresses (physical or electronic) unless you tell us.

WE HAVE AN OPEN SURVEY and we want your input! Are you interested in having 2 of the speed signs in the community? You can go directly to the survey/questionnaire page: "**http://www.dvcahomeowners.com/questionnaire.php" .** Or, you can find the link on the Newsletter page. Please remember that you must be logged into the website to participate.

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 dvcahome- owners.com website.

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.



STEVE GALLISDORFER—DIRECTOR

During the meeting, an accusation was made about the approximately $11,800 spent on the last election, implying that this expense was caused by some new members. This is not the truth, as the election was implemented and run by the previous board, and only two of those members are on the current board. Further, the outside service (Ballotbox) was hired to run the election after there was a voiced concern from many in the community that an independent party should run it to ensure election integrity. The OLD board approved this, not a single one of the new members. The community also made it clear they didn't want CAMCO involved, yet that is exactly who was tasked with signing off on the dates to mail ballots and such. Here is the part that raise the costs so much:

CAMCO was sent an email on 3/26/2021 @ 3:19 PM with the draft ballot mailing and with the review checklist. The signed checklist approving the mailing was returned to Ballotbox at 3:47 PM the same day, and Ballotbox confirmed back that the mailing would go out the following Tuesday, 3/30/2021. Only AFTER the mailing was approved and sent out by Ballotbox did CAMCO say that there was an issue with the timing of the mailing, even though the ballots were mailed 16 days prior to the meeting date. Yet upon review we were able to see the checklist and mailing, and that the mailing was approved with that mailing date. It is because of this that the April meeting date wound up being entirely canceled and it required that new ballots being be generated sent out months later. Much of the costs we incurred from Ballotbox were because so much had to be duplicated. It was poor implementation by the old board and CAMCO that cost us this $11,800... Not the new board members.

At this past board meeting there was a vote to adopt email addresses specific to the DVCA instead of using our personal email addresses. Please use SGallisdorfer@dvcahomeowners.com for official board business going forward, and my personal email address for personal. My cell phone is still available if you prefer to call or text me. That is (530) 913-8284.

Much noise was made at the meeting about 530s being filed and the costs to them. I am not privy to the details of those filed against the previous board but will make an assumption that some may be minor or frivolous. By the same token I will also assume that some addressed more serious matters, such as things that the community should be aware of. The minor ones can be addressed with a very short and easy letter from our attorney, so at little cost. The ones that are a serious concern to the community will take more time and cost much more. The real question we should all be asking is "Do we ignore improper action because there is a cost to enforce it?" For example, someone doing 47 miles per hour in a 45 zone is rather frivolous to pursue, but how about if it is driving drunk in oncoming traffic? Or if someone robs a bank? The judge would likely laugh at 47 MPH in a 45 zone. I don't think a judge would laugh at the drunk driver or the bank robber. The same goes with the 530s filed against the DVCA board. When you need lots of legal advice and aggressive defense from your attorney, it will cost a lot more. Don't be upset by the costs... Be upset by the behavior that is making the costs so high. If a board follows the NRS, NAC, and the governing documents carefully, they will likely be able to stay within budget. We have $10,000 budgeted annually for legal costs. When it costs about 10 times this, as yourself why.

Also at the board meeting: Are we a non-profit or a not-for-profit? I ask you to look at our Articles of Incorporation (dated February 6, 1990), specifically at Item 2 (a), which states that the DVCA is a "nonprofit association". The information given at the board meeting stating we are a "not-for-profit" association appears to be incorrect. Further, the Nevada Secretary of State business filing from as recently as April 12, 2021, states the DVCA is a "Domestic Nonprofit Cooperative Corporation without stock". This is not to say though that the DVCA would fall under the IRS definitions of the 501(c)(4), 501(c)(3) or one of the other types defined by the IRS, but we are clearly a nonprofit.

During the meeting, I asked that the License Plate Reader system we have at the gates be detailed for members. The answer was not as complete as it could have been. Here is additional information:

Continued on next page

STEVE GALLISDORFER—DIRECTOR—CONTINUED

The License Plate Reader (LPR) system does work as expected. Each gate has 2 cameras and a recorder (called an NVR). The LPR system is a standalone system.

The Axis system has 11 cameras per gate (and the 2 LPR feeds from above) for a total of 13 feeds. It also has a Windows 10 server that runs the recorder software (called Axis Camera Station). The Axis system currently has 1 camera that is out for replacement. This is the Bayhill entrance Panoramic camera (an Axis M3037-LVE). You can see the missing camera above Bayhill's keypad. It is slated for return from Axis repair in early February.

The entire system is very unobtrusive to homeowners and was designed and executed that way. It is not a security system, as some believe, but can assist law enforcement in determining who enters when and that type of thing. This has been integral several law enforcement investigations, all for just a few dollars annually per home.

The gates also are not a security system, but like the cameras and LPR, add a level of protection to the community. We already live in a very safe community. Actual security is implemented at the home level and starts with things we already do such as locking your doors and a few other simple things. Many of us have gone further and have a camera system and integrated alarms, etc. If you are concerned about your home security, one of those options needs to be explored.

Steve Gallisdorfer - Director
SGallisdorfer@dvcahomeowners.com
(530) 913 8284

JOAN LATIMER—VICE PRESIDENT

Hello Homeowners'

During the recent HOA Meeting the social networking service Nextdoor was addressed. While I feel Nextdoor can have positive articles I also feel some articles can and do bring negative references to neighborhoods. The articles I am referring to are those posted by DVCA Homeowners belittling the Board and Board Members. Do these articles cast doubt on living in the golf course community? In my opinion the answer is YES. When an article is posted and then removed, or comments are turned off really solves nothing.

You may be asking why I am writing this? It isn't DVCA Business. Your absolutely right. My reasoning is these articles reflect negatively against our HOA and our community. These articles can be seen by people outside of the DVCA community. A community I care about deeply.

News from Dayton Valley Golf Club

Wishes for a Progressive New Year!

TOUR SPECS
GOLF MANAGEMENT, LLC

New Flooring and Paint in Shop, Entry and Offices

New Doors

Continued Improvement on Course

Special Membership Drive Program for the Community

(Contact the Pro Shop at 775-246-7888 ext. 1)

101 Bar and Grill

FOOTBALL SPECIALS FOR PLAYOFFS AND SUPERBOWL

Friday Night: Prime Rib and Fish Specials 5pm – 8pm

Saturday Night: Steak, Fish and Pasta Specials 5pm-8pm

NEW!!!!! Breakfast Saturday and Sunday

10 AM- 12PM

RESERVATIONS RECOMMENDED FOR PARTYS LARGER THAN SIX 775-246-7888 ext. 2

I hope your holidays were filled with old and new memories of precious ones. We at the club added our own. The Cart Parade was special this year as our Dayton Valley Community really supported all the work the participants put into it. Best Part? We all beat the weather!

Killer Keys Piano Concert was yet another hit and we are planning an Entertainment Series for next year including plays, comedy and live music and other attractions.

Looking forward to updating our website to include menus and upcoming events for your convenience.

Book your special Events with Stephanie……Holiday Parties, Weddings, Birthdays, Anniversary

Thank you for your support and looking forward to a great 2022

Jim Kepler, PGA Golf Professional, General Manager

DAYTON VALLEY
GOLF CLUB

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

Dennis Lindsay

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

It's BACK!! October 11

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

Sign up in the Golf Pro-Shop or call 775-246-7888

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





Saturday Bridge Group

Now plays at 1PM every Saturday at a friend's house in DVCA



If you want to play, send email to webmaster@dvcahomeowners.com.

DO YOU WANT to learn how to play BRIDGE?

Wray Brett is looking for those that are interested in learning so she can create a study group. She needs a minimum of individuals. Email Wray at swbrett1@gmail com to join.