Dayton Valley Community Association Newsletter Vol. 11 Issue 3 March 2006

Website address: www.daytonvalleyassociation.com



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Richard Klippert	**Director**
Joe Wade	**Declarant**

Staff Contact:
Publishing Editor - Board Of Directors
Email: info@daytonvalleyassociation.com

Next Meeting (Homeowners Annual Meeting)

Tuesday, April 18, 2006, at 6:00 PM
"New" Clubhouse
101 Palmer Drive, Dayton, Nevada

Management Contacts:
Incline Property Management
Julie Ferrari and/or Neyra Ambriz 775-832-0284
E-Mail: jferrari@ipm-tahoe.com

President's Message

Our Homeowner's workshop meeting went well with lots of information exchanged. There are several committees that will be forming and they will give everyone an opportunity to be involved.

In short order the recreation facility will be under construction. The construction on St. Andrews will also be starting soon and by summers end the majority of the construction east of the golf course will be complete. Hopefully, Lakemont will construct the gates that will allow for them to be closed 24/7.

In April the election of the board will take place and there will be new board members. As I stated in last months letter I will not be running due to other activities and I think six plus years is enough.

- by Charlie Duke



DVCA Year-To-Date Financial Report For January 2006

As of **January 31, 2005:** There was a total of $71,938.39 in the Operating Account and $236,924.39 in the Reserve Account. The Association's investments are made up of 3 CDs, 1 Money Market Bank Account.

- by Management

Please note the new office location for Incline Property Management effective January 9, 2006:

Incline Property Management
848 Tanager Street, Suite M
Incline Village, Nevada 89451



Landscaping Report

We've been having our usual "Nevada" late winter, beautiful sunny days, and cold nights. Every now and then a storm of some sort will blow in. If you're like most of us, we can't wait until spring is upon us. If you're itching to get outdoors and work on your garden, now is a good time to survey your landscape and decide what needs to be pruned, keeping in mind that not all of your plants may need it.

Landscape plants should be trimmed and pruned to maintain shape, reduce their size, remove dead or damaged branches, to rejuvenate and help to promote new growth.

Late winter pruning, before trees and shrubs leaf out, is considered the best time to do this. Without leaves, you can see the structure and shape of the tree, and what branches should be removed. It is also beneficial, because the trees and shrubs are not actively growing, therefore, they will heal faster.

Be sure, though, that you do not prune early spring flowering trees and shrubs, because you are more likely to remove the buds that create the wonderful spring color because early bloomers produce flower buds on last year's wood.

There are three main rules of pruning:

1. Woody plants that bloom before late June are plants that bloom on last year's growth. They should be pruned right after bloom. They make next year's buds for flowers in late summer.
2. Woody plants that bloom after June, bloom on current year's growth. They should be pruned in early spring.
3. Plants with dying, diseased or damaged branches should be pruned immediately. Again, keep in mind that these will be easier seen without leaves. Broken branches should be removed immediately, as they can become hazardous or dangerous. Often times, new growth will spurt on your trees or shrubs that may seem a little unruly. This type of pruning can be done at anytime to maintain desired shape of your plants.

Fall pruning is used to reduce excessive summer growth. Late winter pruning is generally done before that sap begins to move. Spring and summer pruning is done only after the plant has completed it's bloom cycle and also helps to add vigor to next year's growth.

Remember, any pruning that you cannot do without both feet planted firmly on the ground, is better left to a professional.

So in closing, spring will be here before you know it. Spending a little extra time in your yard before it arrives will leave you with the satisfaction of knowing your landscape plants 'love' you. And with that 'love,' they will perform magic for you. Happy Spring!!!

by Cheryl Cummings



JOHNNYLOOPHOLE'S TAX TIPS AND TRICKS

Gambling Income and Expenses

Hit a big one in 2005? With more and more gambling establishments, the IRS reminds people that they must report all gambling winnings as income on their tax return.

Gambling income includes, but is not limited to, winnings from lotteries, raffles, horse and dog races and casinos, as well as the fair market value of prizes such as cars, houses, trips or other non-cash prizes.

Generally, if you receive $600 ($1,200 from bingo and slot machines and $1,500 from keno) or more in gambling winnings and your winnings are at least 300 times the amount of the wager, the payer is required to issue you a W-2G. If you have won more than $5,000, the payer may be required to withhold 25 percent of the proceeds for Federal income tax. However, if you did not provide your Social Security number to the payer, the amount will be 28 percent.

The full amount of your gambling winnings for the year must be reported on line 21, Form 1040. If you itemize deductions, you can deduct your gambling losses for the year on line 27, Schedule A (Form 1040). You cannot deduct gambling losses that are more than your winnings. It is important to keep an accurate diary or similar record of your gambling winnings and losses. To deduct your losses, you must be able to provide receipts, tickets, statements or other records that show the amount of both your winnings and losses.

Disclaimer: This article is for general information purposes only, and is not intended to provide professional tax, legal, or financial advice. To determine how this or other information on this site might apply to your specific situation, contact your tax professional for more details and counsel.



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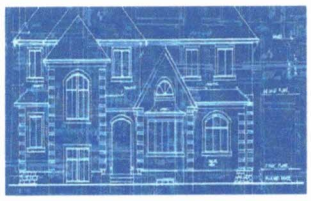

Architectural Committee Report

The DVCA Board of Directors is looking for someone to be Chairman of the Architectural Committee (ARC). The chairmanship of this important group includes holding meetings to review plans submitted by property owners for planned new home construction and changes to existing homes as required by the C.C.&Rs. The Chairman of the Architectural Committee also oversees the Rules Committee. For more detailed information about the ARC and the Chairman's responsibility, please call Julie Ferrari at Incline Property Management, 832-0284 or Ed Messineo, 246-4612.

We have seen the ownership of a number of homes in our community turn over to new residents. In some cases, changes have been made to these properties either by the old owner or the new owner, which should have been reviewed and approved by the Architectural Committee. Some of the changes made to these properties may or may not be in compliance with the C.C.&Rs. The Architectural Committee would like to remind all property owners, especially our new neighbors, any changes made to the appearance of their residences or the property must be approved by the ARC prior to starting the work.

One final thought: if you are having a visitor stay with you for more than overnight and they will need to park on the street, in Visitor Parking or will be parking a motor home or recreational vehicle in your driveway or the street, you must obtain a Visitor Parking Pass. This Visitor Parking Pass may be obtained by calling any Board Member and must be placed in the window of the vehicle to be seen from outside. Not obtaining a Visitor Parking Pass could result in a Violation Notice or worse, a fine.

- by The ARC Committee

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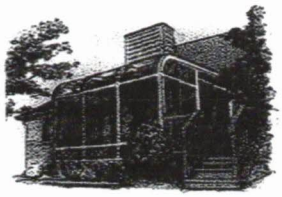
(Design Consultant)

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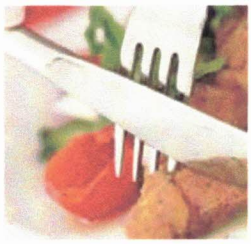

Recipe Of The Month

******Chicken En Casserole******

Ingredients

- 1 tender chicken for roasting
- ½ cupful Crisco
- Salt and pepper
- 1 pint hot water
- 1 cupful hot sweet cream
- 2 cupfuls chopped mushrooms
- 1 tablespoonful chopped parsley

Instructions

1. Clean chicken, split down back, and lay breast upward, in casserole.
2. Spread Crisco over breast, dust with salt and pepper, add hot water, cover closely and cook in hot oven one hour.
3. When nearly tender, put in the cream, mushrooms, and parsley; cover again and cook twenty minutes longer.
4. Serve hot in the casserole.

Oysters are sometimes substituted for mushrooms, and will be found to impart a pleasing flavor. Enjoy!


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Bulletin Board

Anyone Want to Play Bunko? Bunko is at 5:30 p.m at the clubhouse and it is open to all Homeowners. Here are the dates through March.

March 8
March 22

Those wishing to participate need to bring $5.25 per person, plus a dish to share (preferably finger food items or some kind of snack). We have been playing 3 rounds with visiting & snacking in between each round and we are through by 8:00-8:30 p.m. If you have questions, please contact Sue or George Bohl 246-7624.

ATTENTION CAR ENTHUIASTS

I would like to start a Dayton Valley Car Club, open to all cars, trucks US or Foreign. Interested parties contact Dennis Lindsay @ 246-1628

Welcome new Residents of Dayton Valley Community. Please make yourself familiar with the governing documents of this Association, which include the Articles of Incorporation, C.C.&R.'s, ByLaws and Rules & Regulations. You should have received these documents in escrow. The documents are also available on the Association's website: www.daytonvalleyassociation.com.

Here are some helpful Phone Numbers you may need.

Sierra Pacific Power	775-834-2900
SBC Telephone	775-333-4811
Lyon Co. Utilities	775-246-6220
Water & Sewer	775-246-6221
Charter Cable	1-866-731-5420
Sheriff Substation Dayton	775-246-6201
Public Utilities Comm.	775-882-2126
Lyon County Building Dept.	775-463-6591

As of now, if you are calling here in Dayton, you don't need to dial the Area Code (775), as all the numbers start with the prefix 246.

Golf Course

Please remember that the Golf Course is PRIVATE PROPERTY and is to be used for Golfers ONLY at all times. Please do not play, ride bikes, skateboard or use it as a walking trail… Thank you for your cooperation.

Attention all Homeowners:

A Friendly Reminder: Since October 1, 2005 your Association dues are paid quarterly ($120.00) not monthly ($40.00). You must submit the total amount of $120 per quarter by the due date. Be advised that you will be charged a late fee if you submit a payment for less than the total amount due of $120.00. Thank you for your cooperation.

****Classifieds****

Electric Wheel Chair - brand new, never used. Jazzy model 1113 - ***$1,200.*** If interested, please call 246-1661.

New 50 gal. Gas hot water Heater – Kenmore's top of the line. Power Mizer still in the box - ***$240.00*** (Sear's price - $439.00). ***Four Uniroyal Tiger Paw Tires*** – P205/75 R15's, fits a S10 Pickup Truck - ***$140.00*** (Big O Tires Price - $340.00). ***Large leather Armchair/Ottoman***, burgundy, like new condition - ***$300.00***. If interested please call Kathy or Jim @ 246-4479.

BABYSITTER available. 13-year-old took babysitting course and is available for 3-year-old and older and OUT of diapers. Golf course community only. Please call Alane 246-4041.

ORGANIC and NATURAL FOOD DELIVERY

A health food co-op is now delivering to this area. Select from a catalog of over 4,000 items delivered to you at a discount. The catalog contains items such as organic meats and dairy, grains and beans, supplements and natural beauty products. To receive more information on the healthiest and most convenient way to shop please call Angela Pirch 246-7357. – ***This is a not for profit business.***

TO PLACE OR CANCEL YOUR AD, PLEASE CALL IPM @ 775-832-0284



Dayton Valley Community Association
c/o Incline Property Management
848 Tanager St., Suite M
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References Available

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