

October 2021

Volume 6, Issue 10

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PRESIDENT'S MESSAGE

Hello, everyone.

Finally, some good news. By now you will have noticed the Palmer gate is once again closing overnight. I know it took more time than it should have and there are still a few minor items to address, but it's done. Hopefully you all remembered your remotes and personal codes, so you can get in. There were a few hiccups but by and large things seem to be back to normal at the Palmer gate.

Recently the budget committee met with CAM to put together the budget for next year. Even with the large overage in legal expenses this past year we will have enough funds to balance the budget and even end the year with a bit of a surplus. In past years we've given some of that surplus back to the owners in the form of assessment holidays but this year we need to make sure we have enough to cover the legal expenses and it's also in the best interests of the association to transfer any leftover surplus into to the reserve account. The Board voted to approve having an onsite Reserve Study done. Once the study is completed, we'll have a better idea of what our reserve account balances will need to be in the upcoming years. To put it another way, we're in great shape financially and it does not appear we'll need any increase in our assessments in the near future. The final budget will be presented to the full Board for approval at the October meeting and if adopted, it will be presented to you, the owners, in November for ratification.

While on the subject of the budget, we are still experiencing several legal filings against CAM, the Board, and individual Board members. I had hoped that once the election was behind us these legal actions would stop but some are continuing to file spurious claims with the Nevada Department of Real Estate. As I mentioned in last month's column, the number

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Next Board of Directors Meeting Schedule

Regular Board Meeting with Town Hall to immediately follow
Wednesday, October 27, 2021 at 5:30pm

See agenda for more information

PRESIDENT'S MESSAGE—CONTINUED

of disgruntled homeowners can be counted on one hand with fingers left over. Remember, all these claims involve the association attorney and have caused insurance claims to be filed with the association's D&O insurance policy. What does this mean to you? Money that the association could use to help improve our community, or be returned to you, is instead being wasted defending against these bogus claims. I'm now reaching out to these individuals directly, PLEASE STOP.

On a related note, do not contact the association attorney unless it is absolutely necessary. That just costs the association that much more in legal fees. I only mention this because several homeowners have cc'd the association attorney on emails to the Board. Again, if you do that, the attorney will review the email and charge the association for her time. If the Board decides your communication requires the attention of the attorney, we will be sure to get her office involved, but please let the Board make that determination.

Again, please join me in welcoming the new Board members and as always, if there is anything I or the rest of the Board can do for you, please let us know.

Thank you for your time.

Dennis Drury, President,Dayton Valley Community Association

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 CAM at 775-515-4242.

ELECTION COMMITTEE—STEVE GALLISDOFER

"

We will be seating Election Committee members at the next meeting (October 27th) and am looking for some more volunteers to help. We know all too well that this last election did not come off smoothly or timely. We need to avoid that this cycle for the health of our community. It was also costly.

So, I need a few good people to help. PLEASE!!! Would you help us? Currently I have the names of 5 volunteers to join me. It will be fun work, you will get to meet new people, and this won't take much of your time. This committee is new to me, so past members that can give us a view for what worked well in the past are welcome, and we need some "newbies" to keep us fresh and give us new ideas. Please email me or call if you would prefer.

If you are interested, please use the Contact Us "Elections" option on the dvcahomeowners.com website, sgallisdorfer@gmail.com, or my mobile phone (530) 913-8284.

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!!

Summer is here and HOT! Now is the time to submit your color request(s) to the ARC committee so you can ensure you are in compliance with HOA colors.

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 CAM 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 CAM (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 CAM so they can be logged in, after which they'll be forwarded to the committee. If you have any questions, please contact CAM 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.

GATES AND MONITORING COMMITTEE—DENNIS DRURY

NOTICE: Because of tree removal activity the Bayhill exit gate will be blocked on OCTOBER 13TH starting at approximately 6 am until the work is completed later that day. There will be one-way controlled traffic through the entrance gate. Please follow the directions of the flaggers on duty.

The committee continues to work on regular activities. If you have any questions, please use the Contact Us "Gates and Monitoring" option on the dvcahomeowners.com website, or by calling CAM at 775-515-4242.

NAME CHANGE! - CAM MANAGERS MESSAGE

Julie Thompson is our community Manager. If you have any questions, comments or concerns, please feel free to contact them 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 (CAM)
704 W. Nye Lane, Suite 101
Carson City, NV 89703
775-515-4242 - Office 775-515-4243 - Fax
www.camconevada.com

LANDSCAPE COMMITTEE—STEVE GALLISDORFER



When you are the board liaison for a committee, you hope it runs itself and kinda takes care of things for you. I am so lucky to have that with this committee and want to call out special thanks to Tom de Uriarte and Bruce Thiel who take care of stuff so well. Example: We had some flooding on Palmer Drive, caught by the eagle eyes of a homeowner. We have had this problem before, and it could have been a broken pipe, but more likely was an errant sprinkler of ours, or the golf course. Tom jumped into action and let all the right people know. These folks have been doing things like this for years, and they make our community a better place, all while letting the board look good. Thanks again Tom & Bruce!

The committee members are annually looking for trees & shrubs that may be blocking access along sidewalks and roadways. In a recent drive through the neighborhood, they identified 34 locations where trees are growing low enough in the roadway that they may cause delivery trucks such as UPS, FedEx, or a large RV to have to swerve into oncoming traffic. The same can be happening on some sidewalks, where trees or shrubs have grown to block some or most of the sidewalk.

As a solo walker, I squeeze by with a bit of additional effort, but what about the person with a baby carriage or mobility cart? They must go out in the street and potentially also around parked vehicles to get by, having to contend with traffic. All of these create a safety hazard. Sidewalks should not have trees or shrubs growing in from the sides or branches lower than 7 feet. Tree branches over the roadway should be trimmed to provide a minimum of 12 feet of vehicle clearance. And if shrubs or trees are blocking the view of traffic signs, those also need to be pruned back too.

The committee feels that with over 800 homes now, having *ONLY* 34 that might need trimming indicates that most of you are trimming your trees and shrubs responsibly and we want to say thank you! But there is always room for improvement. Please look at your yard and deal with these ASAP.

In closing, would you please consider helping us/them on the committee? Tom & Bruce have done this task for many years, and really could use one or two new people to introduce to how they make all this happen. It's fun work, takes little time, you get to meet new people, and you will be helping our community. You also will learn about the beauty of our community by seeing more! These past members give us history and context for what has worked well in the past, but 'fresh blood' from new committee members can give us perspective we don't have. And Tom & Bruce will have to step back from this someday, so we need the help from a couple of new people at least. Please email me if interested or call if you would prefer.

Thanks!!!

Steve Gallisdorfer, board liaison sgallisdorfer@gmail.com 530-913-8284 (mobile)
Tom de Uriarte dvcalsc@gmail.com

RULES & REGULATIONS COMMITTEE —STEVE GALLISDORFER

We will be seating Rules and Regulations Committee members at the next meeting (October 27th) and am looking for some more volunteers to help. This is one committee that can use LOTS of people! I currently have 6 volunteers to join me (so 7 total), and that includes two who have done this a few years ago.

Now I get to grovel I do need a few more people to help. PLEASE!!! Would you help us? It will be fun work, you will get to meet new people, and this won't take much of your time. This committee is new to me, so past members that can give us a view for what worked well in the past are welcome (Thank-you Tom & Paula!), and we need some 'newbies' to keep us fresh and give us new ideas. Please email me or call if you would prefer.

Please?

If you are interested, please use the Contact Us "Rules and Regulations" option on the dvcahomeowners.com website, sgallisdorfer@gmail.com,or my mobile phone (530) 913-8284.

INSURANCE & RISK MANAGEMENT COMMITTEE —LEANDRA CARR

Hello Everyone,

I remember a sign my dad had in his garage when I was young: "Getting anything done around here is like mating elephants: It is done at a high level, accomplished with a great deal of roaring and screaming, and takes two years to get results."

I want to thank those of you who contacted me about volunteering your time to serve on the Insurance and Risk Management Committee. Unfortunately, the Association has put all committees on hold until at least the next meeting and declined to meet in September, despite requests from Board members.

Hopefully you, as a homeowner, will continue to show up and show support for the Board getting down to business and protecting what we love about our community. Would love to see you at the next Board meeting!

If you are interested, please use the Contact Us "Insurance & Risk Management" option on the e dvcahomeowners.com website, leandracarr.dvca@gmail.com,or 775-690-2591.

TO REQUEST A PARKING PASS / CARD / PERMIT

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WEBSITE AND COMMUNICATIONS UPDATE—SANDY MASS EFFECTIVE IMMEDIATELY

As I discussed last month, our state government signed new regulations that will be going into effect over the next couple of years. The first thing that is going into effect is how we communicate with our HOA members. We can always count on change! NRED (Nevada Real Estate Division) has notified us that there is inconsistency in the language in this amendment. As such, there is a pause in the enforcement of this amendment 120 days or until certification of the revised statue so these inconsistencies can be addressed.

What this means – this website will begin sending emails again until we are notified of any corrections, or not, to this amendment.

This does NOT mean that you do not need to tell CAM of your current snail mail or email addresses. We do not know of how much notice we will be given if we need to implement this amendment to snail mail ALL correspondence as we have interpreted it.

As a HOA homeowner, it is **your responsibility** to **make sure you have your communications preferences known to CAM** if you have not already. You can tell CAM 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 CAM by using the "Contact Us" Page, option "Property Management" at www.dvcahomeowners.com, or by phone at 775-515-4242.

Please note: CAM 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; CAM 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 CAM.

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.

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 CAM (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.

SOCIAL COMMITTEE—JOAN LATIMER

Hello Everyone,

I have taken on the responsibility to head the Social Committee along with Sandy Mass and Carla Cole from the Board. We have Susan Sheehan. Sharon Hansen, and Daisy Gallisdorfer offering their services too. Now if Covid would only go far, far away or better yet disappear altogether we could have some nice social events. Until then it appears we will have to forgo any large group activities.

Daisy Gallisdorfer and Sharon Hansen have volunteered to reinstate the Welcome Committee. These two women have some great ideas for welcome baskets for those new to the DVCA Community. I love the idea of making newcomers welcome. Thanks a million Daisy and Sharon.

If anyone else would like to join this group, you will be welcomed with open arms. For the time being we need to think outside the box for ideas on how to socialize yet following the Covid restrictions. Serving on the Social Committee or not if you have any ideas, please let us know.

If you would like to participate on any of the Social Committee functions, please use the Contact Us "Social" option on the dvcahomeowners.com website or joan_latimer@att.net .

FACT OR FICTION—CARLA COLE

I have been asked many times; what happened regarding the controversial fence?

- Did the board spend the total operating budget on the fence as some claim?
- Did the board break the law and not ask for three bids as some claim?
- Why didn't the board go with the cheaper fence as some claim?

I have chosen to do my columns that highlight NRS law, the Bylaws and CC&R's. The Ombudsman's Office has been hosting online courses for various topics related to NRS116 and NAC116 and what a perfect way to answer your questions, by highlighting the laws that govern the choices your DVCA Board made.

Before I outline the questions, first understand the laws that governs us as a Homeowners Association.

Nevada Revised Statutes (NRS): Laws passed by the NV Legislature.

Nevada Administrative Code (NAC): Codified administrative regulations of the Executive Branch of the State of Nevada, (116 by CICCH) Common-Interest Communities & Condo, Hotels.

Dayton Valley Community Association Governing Documents.

Declaration also known as Covenants, Conditions and Restrictions (CC&R's) **NRS 116.2105.**

Articles of Incorporation filed with the Nevada Secretary of State forming the association as a business. The Articles of Incorporation tell the board which corporate/business laws they are subject to adhere to. **NRS 116.3101(4)**

By-laws: 1. The bylaws of the association must provide:

(a) The number of members of the executive board and the titles of the officers of the association.

(b) For election by the executive board of a president, treasurer, secretary and any other officers of the association the bylaws specify.

(c) The qualifications, powers and duties, terms of office and manner of electing and removing officers of the association and members of the executive board and filling vacancies.

(d) Which powers, if any, that the executive board or the officers of the association may delegate to other persons or to a community manager.

(e) Which of its officers may prepare, execute, certify and record amendments to the declaration on behalf of the association.

(f) Procedural rules for conducting meetings of the association.

(g) A method for amending the bylaws; and

(h) Procedural rules for conducting elections.

2. Except as otherwise provided in the declaration, the bylaws may provide for any other matters the association deems necessary and appropriate.

3. The bylaws must be written in plain English. **NRS 116.3106**

When you purchased your home at closing all owners received a copy of the Governing Documents.

Continued on next page

FACT OR FICTION—CARLA COLE—CONTINUED

.Now for the fence:

Did we spend the total operating budget on the fence? NO

There are two basic accounts:

T**he operating fund**: this fund is used for the typical day to day maintenance and service operations of the association such as; vendors and contractors, employees, the Community Manager, fees to NV Secretary of State, insurance premiums and deductibles, attorney fees, security, landscaping, utilities, capital improvements, website maintenance. **NRS 116.3115(1) and NAC 116.453**

Funds in the Operating Account may NOT be withdrawn without the signatures of at least two directors chosen by the board. **NRS 116.31153**

The Reserve Fund: Reserves are **NOT** for routine maintenance, it is not a savings account, a capital improvement fund, or an association SLUSH fund. The reserves **MAY ONLY** be used for: the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community (CIC) that the association is obligated to maintain, repair, replace or restore, including: roofs, road, fences and sidewalks. Reserve funds can only be spent on items in the reserve study, which is conducted annually. **NRS 116.3115(2)(b). This is the account the fence was paid from with the unanimous approval of the sitting board at the time.**

Monies in the Reserve Account may NOT be withdrawn without the signatures of at least 2 directors or 1 director and 1 officer. **AT NO TIME MAY A COMMUNITY MANAGER EVER BE A SIGNATORY ON THE RESERVE ACCOUNT NRS 116A.640(5).**

Did we break any laws by not getting 3 bids? NO

Solicitation of Bids: If the association solicits bids for a project, the association **MUST whenever reasonably possible**, solicit at least 3 bids, for associations with less than 1000 units: 3% or more of the annual budget. Association projects includes: The maintenance, repair, replacement or restoration of common elements, or professional services (accounting, engineering, legal, etc.) Bids must be obtained sealed and then opened and read aloud at an open meeting. **NRS 116.31086 and NAC 116.405**

With our fence, three Requests for Proposal (RFP) were sent to three area fencing companies, two returned their sealed bids and one fence company declined the job as the job was too big. DVAC met the requirements of the solicitation of the bid.

Why didn't we go with the cheaper fence? I reached out to the Ombudsman's office and here is their response:

"There is no obligation to accept the lowest bid under the law. NRS 116.3103 requires board members to make decisions which are in the best interest of the association subject to the business judgement rule. The business judgement rule basically says that board members must act on an informed basis and in the honest belief that their decisions are in the best interest of their community."

"Cheapest doesn't always mean best. It could be cheaper because the contractor uses materials of lesser quality, or maybe they left out a portion of the job or maybe the more expensive one offers a better warranty or simply has a better reputation."

For these reasons mentioned above, the board made the decision to accept the higher priced fence, and again the sitting board at the time voted unanimously regarding the fence.

Next month column is on the fiduciary requirements and prohibited acts by your board members.

News from Dayton Valley Golf

Fall is in the air. Best Time of year in Northern Nevada!

Continuing to improve course conditions in preparation for the Korn Ferry PGA Tour 1st Stage Qualifying. Practice rounds take place September 26th and 27th with tournament play taking place from the 28th through October 1st. The course will be closed for play to the public during the tournament, but spectators are welcome at the event. Admission is free.

The Ladies Club Championship was a success this year. Congratulations to Carol Coldwell, Gross Club Champion and Terri Cabral, Net Champion. Great Season Ladies. Next year will only be better. Unfortunately, the Ladies Quad Tournament had to cancel due to the heavy smoke we had to endure. Luckily the ladies were able to come together and play later this month. CONGRATULATIONS to Dayton Team consisting of Janice Campbell, JoAnne Bower, Carol Coldwell, and Kathy Streeter (Gross 278). A team from Las Vegas won net. This tournament is a Nevada State Tournament put on by the LPGA and Northern and Southern

Men's Club Championship will follow this tournament on October 9th and 10th.**ENTERTAINMENT!!!!!**

If you missed the Dueling Pianos……well, we had so much fun, they will be back again…they played music from the 40's, Beatles, ZZ Top, Santana, to Dr Dre. We get to request…Look for it again. PS food was incredible.

101 Bar and Grill

Monday & Thursday: 5pm – 8pm FOOTBALL!!!!!!!

Now offering DRINK! FOOD! & SQUARES!

Taco Tuesday: 11am – 7pm

Street Tacos-Margaritas –Beers

Friday Night: Prime Rib and Fish Specials

Saturday Night: Steak, Fish and Pasta Specials

Reservations call at 775-246-7888 extension 2.

ENTERTAINMENT: The Killer Keys Dueling Pianos are back by popular demand!! Just in time for the Holidays. Saturday, December 18th…. Dinner before the show. Doors open 5PM. Watch for more information. Tickets go on sale in late October.

VENUE RESERVATIONS *Parties are booking up for the holidays, end of the year party, a wedding, a special birthday, or anniversary. Please contact Stephanie at (775) 246-7888 extension 5.*

Best wishes,

Jim Kepler PGA Golf Professional
General Manager, Tour Specs Golf Management

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 9:00am to 12:00noon and Sunday 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

DAYTON HEALTH & WELLNESS MASSAGE with Karen J Ryan, LMT NVMT9348

Please call for appointment 775-720-4098

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

Your Local Real Estate Resource With 40 Years of Experience

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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.

Prominence® Health Plan

Medicare Open Enrollment

Prominence Health Plan is offering an exciting new benefit package for 2021

These seminars are a great opportunity get your Medicare questions answered and find out about the benefits of enrolling in a Medicare Advantage plan.

Call Sue Roth 775-338-5461 for more information or to RSVP.

8 am - 8 pm, seven days a week
from October 1 to March 31,
and Monday through Friday from
April 1 to September 30
TTY call 711

SUE ROTH
sue.roth@uhsinc.com

UPCOMING SEMINARS

Please call to RSVP, seating is LIMITED! **Personal appointments available**

Dayton Valley Golf Club
Palmer Room
101 Palmer Drive, Dayton
October 6, 2021 @ 10:00 AM

Dayton Valley Golf Club
Palmer Room
101 Palmer Drive, Dayton
October 22, 2021 @ 1:00 PM

Dayton Valley Golf Club
Palmer Room
101 Palmer Drive, Dayton
November, 8 2021 @ 10:00 AM

Dayton Valley Golf Club
Palmer Room
101 Palmer Drive, Dayton
December 1, 2021 @ 1:00 PM

Y0109_SEMINARFLYER21_M CMS Accepted

Prominence Health Plan is an HMO plan with a Medicare contract. Enrollment in Prominence Health Plan depends on contract renewal. A sales representative will be present with information and applications. For accommodation of persons with special needs at sales meetings, call 855-969-5882 (TTY:711). ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingü.stica. Llame al 1-855-969-5882 (TTY: 711). PAUNAWA: Kung nagsasalita ka ng Tagalog, maaari kang gumamit ng mga serbisyo ng tulong sa wika nang walang bayad. Tumawag sa 1-855-969-5882 (TTY:711). CHÚ: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1-855-969-5882 (TTY: 711). ATANSYON: Si w pale Kreyòl Ayisyen, gen sèvis èd pou lang ki disponib gratis pou ou. Rele 1-855-969-5882 (TTY: 711).

203109-4305 8/20

WE HAVE SPACE FOR YOU

Do you have an event you want to let everyone in our community know about?

Send an email to webmaster@dvcahomeowners.comto find out how you submit an article, flyer or information for our Newsletter.