In this issue >>>

- *General Meeting August 24th*
- *New Management Co. News*
- *Insurance Updates*
- *Gates & Gate Remotes*
- *Rental Properties and CC&R's*



August 2022

Dayton Valley Community Association Newsletter

on location



Questions & Answers >>>

Q: Has the New Management Company Started?

A: Yes, we are no longer with CAMCO, we are now in contract with First Service Residential. If you need immediate assistance, see page #6 for contact information. Also, be on the lookout for a welcome packet that will be sent to each homeowner.

Q: How do I report a barking or aggressive dog?

A: Call Dayton County Animal Services at (775) 577- 5005
www.lyon-county.org/168/Animal-Services

Q: What are there new hours for the Palmer Gate?

A: 7am- 7pm: Mon., Wed. & Sun.
7am- 9pm: Taco Tuesday, Pizza Thursday, Fri & Sat.

Q: Where Can I find an upcoming Meeting Agenda?

A: Agendas can change up to 24 hours prior to a meeting and may change from the agendas mailed with meeting notifications. Find updated agendas on the DVCA website alongside Zoom log-in information for each meeting.

A Letter From our President

DVCA President, Leandra Carr >>>

On August 1, 2022, First Service Residential (FSR) took over management of our community. They are diligently working to get up to speed. They have assured us that all homeowners will be receiving a welcome packet from them about the transition, so please watch for it. A representative from FSR will be at the regular Board of Directors Meetings, so feel free to come to a meeting and introduce yourself. We have a great team over there working together to get us up to full functionality as quickly as possible. There is a lot that goes into this change, and we appreciate your patience during the transition.

The shared wall insurance issue has been resolved. There was a meeting on July 13 with the attorney, an insurance specialist, and several homeowners to answer questions and get clarity about the Nevada Revised Statute (NRS) requirement that an HOA provide insurance for any units that had shared vertical or horizontal walls. At the August 10 meeting, the board voted to absorb the cost of the insurance until it can be properly billed. This was based on the advice of legal counsel and the community manager. If you own a unit that has a shared wall, watch for correspondence regarding the special assessment that will begin with your October 1, 2022 billing.

Regular Board of Director meetings are back at the clubhouse. Thank you to the Dayton Valley Golf Club for your hospitality!

I have been hearing a lot of questions from homeowners about repeat violations of the CC&Rs. For some time now, there have not been hearings or escalations of repeat violations. With new management on board, we expect a change in the compliance and enforcement. If you have questions or concerns about the rules, regulations and CC&Rs, please check the website for further information. If you still cannot find what you need, feel free to reach out to the board members; we are here to help maintain the appearance of the community and answer questions.

If you received a compliance violation letter from Complete Association Management in July, please disregard it. As the new management begins sending them, we hope to see cooperation.

Continued to next page….

On the July 27th & August 10th agendas, the issue of 'speed' was to be a topic of discussion. Unfortunately, this topic was pushed to the homeowner's forum and did not get an adequate time to start digging into this important community issue. The board is discussing ways to better bring this issue to the community to have a robust discussion, perhaps with a special community townhall and a survey in advance to collect data to better understand home owner's concerns for lasting solutions.

If you have any questions, concerns or just want to say hi, please feel free to reach out to the board. We are here for you!



Leandra Carr
President, Dayton Valley Community Association
775-690-2591

Vice President, Steve Gallisdorfer >>> Rental Properties and CC&R's

The owners of rental property in the DVCA are responsible to be sure their tenants have a copy of the CC&Rs and agree to follow them when renting their home. This goes for property managers also.

Over half the complaints received about illegal garage sales, unkept yards, trash, parking on landscaping, etc., are from renters ignoring the CC&Rs. Now that First Service Residential has taken over as Community Manager from CAMCO/Complete, violations will no longer be left unresolved.

Owners will be notified by Courtesy Letter of violations, and if the problems are not rectified promptly, the owner (not the renter) will be called into a violation hearing. At that point, the Board can fine the owner and add another fine every 7 days until resolved.

If you own rental property in the DVCA, now is the time to be sure your renters understand they have to comply with the CC&Rs just like the rest of us do.

If you need a copy of the CC&Rs they can be downloaded from the DVCA Homeowners website at dvcahomeowners.com. Look under Documents > HOA Documents.

Treasurer, Katie Mitchell >>> Taxes, Budget & Reserve Study

Thank you to everyone who attended the board meetings these last few weeks! It was a jam-packed meeting, with much discussed.

The 2019 Tax Penalty: It was discovered that our 2019 Tax penalty remains outstanding to this day. Our previous management company paid the 2021 Taxes and not the 2019 Tax penalty, as instructed by the board months ago. This issue remains open and our new CAM, First Service Residential, is aware and making this a top priority.

2023 Budget: The first budget committee meeting is August 18th @ 5pm at Dayton Valley Utilities at 34 Lakes Blvd. Email *kmitchell@dvcahomeowners.*com to join the committee and get more meeting information.

Reserve Study: We have received the first draft of the Reserve Study. The board will spend the next few weeks finalizing the study with our Reserve Specialist.

DVCA Community Water Meters: We are taking a closer look at DVCA water meters alongside the Landscaping Committee, to find ways to be more water efficient. Stay tuned for more updates.

Looking forward to seeing everyone at the upcoming meetings!

Secretary, Carla Cole >>> General Meeting Notification per NRS

I had homeowners ask questions about the July 27th board meeting's notification process, why the meeting was canceled, and why we had an executive session meeting. NRS 116.31083 states;

"**the association shall, not less than 10 days before the date of a meeting of the executive board, cause notice of the meeting to be given to the units' owners.**

> **5. The notice of a meeting of the executive board must state the time and place of the meeting and include a copy of the agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained by the units' owners. The notice must include notification of the right of a unit's owner to:**

The meeting notice, location change, and agenda should have been finalized and mailed on or before July 17th, and unfortunately, it was not. The meeting was rescheduled on the attorney's advice to meet the requirements of NRS and avoid a potential 530 complaint.

The location notice for the executive session is not required as homeowners are not allowed to attend the executive session meetings. I apologize for any confusion this has caused.

If you have any further questions, please reach out to us.

DVCA Website >>>

When you sign into the DVCA website, homeowners have access to DVCA HOA documents including:

- Upcoming Meeting Agendas
- Monthly HOA Financials
- Previous Board Meeting Agendas & Minutes
- DVCA Gov Docs & CC&R's
- DVCA Budgets
- Insurance Policies
- DVCA Calendar of Events
- Contact Us Online Submissions

Also, each month, the website is updated with agendas for upcoming board meetings and other meeting information.

In the coming months we'll be looking to start making some changes to the website, and we want to hear from you.

What do you want to see on the DVCA website?

Email *admin@dvcahomeowners.*com with feedback and suggestions! Thank you!

2022 General Board Meeting Dates >>>

Join us for the next DVCA General HOA Board Meetings!

Location:
Dayton Valley Golf Course Clubhouse
101 Palmer Drive, Dayton NV 89403
Time:
5PM
Next Meeting Date:
August 24th

Upcoming Meeting Dates:
September 28th with Town Hall
October 26th

Agendas for meetings will be mailed or emailed in advance to homeowners, but can also be found on the DVCA website.

For more information go to www.dvcahomeowners.com

Director, Dennis Drury >>> Gates, Remotes & Bayhill Pedestrian Gate

If you regularly use the Bayhill gates you probably noticed they are locked in the open position. A while back it was noticed that one of the hinges for the exit gate was making a squeaking noise. The vendor was contacted and provided an estimate for the repairs. The Board voted to approve those repairs but the parts needed are on order.

In the meantime, the noise got louder and was more of a metal-on-metal grinding noise. The gates were locked open because it could be possible for the gates to seize causing the gates to no longer function. If they seized it could have been either in the open position, closed or somewhere in between. Hopefully by time you read this the repairs will have been completed.

There was also an issue reported at the Palmer gate that the remotes were not working, but the access codes were. It turns out there was a failure in the radio receiver and that repair has been completed. One thing to note at both gates is the receiver for the remotes are in the guard shack so that's the best location to press the button on the remote. If you pull all the way up to the gates before pushing the button it might not function correctly.

As a friendly reminder, **the code for the Bayhill pedestrian gate is 3822**. If you're walking or riding a bicycle, please use this gate and not the vehicle gate.

Thank you and as always, if there is anything I, or any other Board member can do for you, please let me know.



Director, Clint Hall >>> DVCA CC&R's

Homeowners! It's August already. As we slide into the best sports season of the year; Football, I wanted to address a few items.

First, for all of those who love to use their RVs, you will have 2 days for loading and 2 days for unloading without needing a parking pass.

Secondly, First Service Residential will be coming aboard to assess the parking issues as well as yards that have been unkept. If you own or are renting and have let your yard become a wasteland for weeds and brown spots, please make a concerted effort to address your responsibility to your yard. Your yard has the power to effect changes in even the slightest things such as sales prices for surrounding homes that may be listed for sale. So please be a good neighbor and help those around you.

Thirdly, per the CC& R's, Garage Sales/ Lawn Sales/ Driveway Sales are not permitted within the community.

Fourth, play structures in backyard are not permitted for those whose backyards run adjacent to the actual golf course. This is located in the CC&R's under 4.17. First Service Residential will be coming around to locate those yards to warn and then fine.

Lastly, the DVCA signed a contract with Carson City Towing on Wednesday to make them our single point vendor for all vehicles that may be towed for overnight or long-term parking issues. This newsletter will serve as a final reminder to those residents who continue to park in the street overnight.

As a resident the CC&R's state that all resident vehicles must be parked in the driveway or garage. If you are a resident who continues to park in the street, I urge you to switch to parking in your respective driveways. Not only is it the rule, but it assists in the entry and exit of service vehicles such as buses and garbage removal as well as mail delivery such as UPS and FedEx.

Contact Your Board >>>

President, Leandra Carr
lcarr@dvcahomeowners.com
(775) 690- 2591

Vice President, Steve Gallisdorfer
sgallisdorfer@dvcahomeowners.com
(530) 913- 8284

Treasurer, Katie Mitchell
kmitchell@dvcahomeowners.com

Secretary, Carla Cole
ccole@dvcahomeowners.com

Director, Dennis Drury
ddrury@dvcahomeowners.com

Director, Clint Hall
chall@dvcahomeowners.com

Director, Jim Kepler
jkepler@dvcahomeowners.com

Q: How do I join a committee?

A: *Thank your interest in volunteering! Please go to 'Contact Us' on the DVCA Website and request to join your committee of interest directly and the board liaison will be in contact with you with more information.*

DVCA Committee Updates >>>

Insurance Committee

Board Liaison: Leandra Carr

Now that we have settled the shared wall insurance issue, it is time to start shopping the policy to ensure we are getting the best coverage at the best price. If you have insurance background and are interested in joining the committee, please drop me an email or a text.

Social Committee

Board Liaison: Carla Cole

Email ccole@dvcahomeowners.com to join!

Budget Committee

Board Liaison: Katie Mitchell

The first Budget Committee Mtg for 2023 Budget is scheduled for August 18th at 5pm @ Dayton Utilities Meeting room. Our new Community Manager from First Service Residential will be there. Email kmitchell@dvcahomeowners.com so you can get information ahead of the meeting.

Election Committee

Board Liaison: Steve Gallisdorfer

Email sgallisdorfer@dvcahomeowners.com to join!

Roads Committee

Board Liaison: Steve Gallisdorfer

A request was made at a recent meeting that we consider 'Heat Lancing' the weeds growing in the street and sidewalk cracks. The Roads Committee contacted Sierra Nevada Construction and were advised that this could have be done before the crack seal/repair earlier this year, but is not practical afterwards. Their suggestion was that our landscaping contractor spray the weeds, so this has been referred to the Landscaping Committee. Summer weeds are a pain, but if you want to save the DVCA some money, consider that when you are spraying/weeding your yard, also hit the weeds in the cracks in front of your home. Thanks for helping to keep our community beautiful.

The last four homes on Stonehaven Ct. are being completed by Silverado Homes, and there was quite a bit of damage to the roadway while building. A bid to restore the roadway was received from Sierra Nevada Construction in the amount of $36,170. At the August 24th board meeting we will vote to demand that Silverado Homes bear this cost, not the DVCA homeowners.

Rules & Regulations Committee

Board Liaison: Clint Hall

The Board voted to work with a new Towing company from Carson City.

With that said, parking will be enforced and now towing services will be engaged for parking violations.

To request a parking pass got the DVCA website> Contact Us > and submit your parking pass request in advance of your parking needs or email chall@dvcahomeowners.com

Newsletter & Website

Board Liaison: Katie Mitchell

Great news from our vendor, Monarch Direct, who does the printing and mailing of our newsletter each month. They have agreed to let us use their bulk mail rates for our newsletter mailings each month, which will bring down the cost to mail newsletters even more. Last's month newsletter came to about $1 an issue, so the bulk rate should reduce costs even further, which is a cost savings to our community! Thank you for all the feedback on July's issue, keep it coming!

Gates & Monitoring

Board Liaison: Dennis Drury

Email ddrury@dvcahomeowners.com to join!

Landscaping Committee

Board Liaison: Carla Cole

Email ccole@dvcahomeowners.com to join!

Architecture Committee >>>

Board Liaison: Jim Kepler

First Service Residential is now on board to help with DVCA Architecture Requests using an online application portal. There will be more information on how to submit Arc requests in the next few weeks.

In the meantime, please email *Jkepler@dvcahomeowners.com* directly or if you have questions, go to the 'Contact Us' page of www.dvcahomeowners.com and send us or our new management company any questions you may have.



DVCA Community News >>>

Bayhill Pedestrian Gate Code >>>

The code for the Bayhill pedestrian gate is 3822

If you are walking or riding a bicycle, please use this gate and not the vehicle gate.

Save The Date >>>

August 18th at 5pm
Join the
Budget Committee:
34 Lakes Blvd, Dayton Nevada
Email: kmitchell@dvcahomeowners.com
To Join & Get More Info
For more information go to www.dvcahomeowners.com

Coming September 2022

- *New Community Mgmt. Welcome event (TBA)*
- *Newsletter September 9th*
- *General Meeting September 28th*
- *New Reserve Study Results*

Ambulance Subscription >>>

FRONTIER SAVER AMBULANCE SUBSCRIPTION PROGRAM

Learn more about the Ambulance Subscription service offered by
centrallyonfire.org/
(775) 246- 6209

Community Contacts >>>

Central Lyon Fire:
(775) 246- 6209
www.centrallyonfire.org

Lyon County Sheriff, Dayton:
(775) 246-6200
www.lyon-county.org/17/sheriff

Lyon County Animal Services:
(775) 577- 5005
www.lyon-county.org/168/Animal-Services

Waste Management:
(775) 329-8822
www.wm.com/us/en/location/nv/lyon-county

NV Energy:
(775) 834- 4444
https://www.nvenergy.com/

Lyon County Utilities/ Water:
(775) 246- 6220
www.lyon-county.org/116/Utilities

First Service Residential >>>

FirstService RESIDENTIAL

Community Management Company:

First Service Residential
639 Isabell Rd, Suite 320
Reno, NV 89509
Customer Care:
(775) 624-8805

Community Manager:
Cyndi Fehler
Cyndi.fehler@fsresidential.com
(775) 403- 9115

www.fsresidential.com/nevada/offices/reno-office/

Med Helicopter Insurance >>>

AirMedCare NETWORK

Learn more about the Helicopter Membership service offered by
Airmedcarenetwork.com
1-877-725-5365

DVCA
HOME OWNERS ASSOCIATION