Next Board of Directors Meeting: September 24, 2025, 5pm



DAYTON VALLEY COMMUNITY ASSOCIATION

ESTABLISHED IN 1990

September 2025 Newsletter

THIS EDITION

Message From DVCA President

Dear Homeowners,

As many of you know, the August 27th Board of Directors Meeting was interrupted by a power outage. The Golf Course was forced to close the facility at 3:30 p.m. while the Board was still in Executive Session. The meeting was adjourned and reconvened via Zoom on September 3rd. Because of meeting notice requirements, the Open Session business has been rescheduled to the Wednesday, September 24th Board Meeting as well as any hearings and waiver requests scheduled in August.

Current Priorities for the Board

The Board has been hard at work on several important projects, including:

- Implementation of the Parking Boss system
- 2026 Budget planning
- Finalizing the Legacy 49 Agreement
- Street light replacement efforts
- CC&R Rules Changes/Ballot

Clarification on Legal Costs

Contrary to recent information circulating on social media, this Association did not spend $170,000.00 on legal representation when the Nevada Real Estate Division litigated a complaint with the State in 2022. Once the complaint reached the State, our insurance provider covered the expenses, paying less than $15,000.00 in legal fees. The Community's out-of-pocket was approximately $7000.00.

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The Association and Directors were cleared of any perceived wrong doing as a result of the complaint. In the interest of full disclosure, the January Newsletter will include a 5 year overview of legal expenses incurred directly by the Association.

Website & Communication Updates:

The DVCA Website will be discontinued at the end of the month. To stay connected, please ensure you have registered with FirstService Residential's Resident Portal (daytonvalley.connectresident.com). Homeowners have access to all Association documents previously available on the old website, as well as the ability to pay assessments electronically, submit architectural modification requests and eventually, connect to the new self-service parking software thru this portal. Please note, only homeowners will have access to Association records and available in the "Forms and Documents" section of the FSR portal.

Vehicle Parking and Operations: Submission by Craig Robinson, Vice-President

A reminder that overnight street parking (midnight to 6 a.m.) is prohibited without a valid permit. Some signage upgrades have been completed with more planned as we transition to a more user-friendly, self-service parking compliance and parking pass generating system. We are working on a temporary fix in case we are unable to fully introduce the new program by the end of the month.

As this system comes online and residents become comfortable using it, overnight compliance checks will be re-started. While towing will always remain a last resort, vehicles without proper permits may receive initial violation stickers, 48-hour tow stickers, and/or risk removal. If you receive a notice for a vehicle not associated with your address, please contact us so that it can be corrected and noted for further compliance checks.

Regarding vehicle operations, Section 4.15(f) of our CC&Rs clearly states "Golf Carts must obey all traffic rules, traffic signs and speed limits." Included in those traffic rules is Title 8 of the Lyon County Code regarding motor vehicles and traffic. Section 8.01.03 prohibits certain persons from driving motor vehicles upon any street or alley within the County including children under the age of 16, unlicensed drivers and those with revoked or suspended licenses. There is no distinction between public or private roads, or special exemptions for any particular motor vehicle. The Rules and Regulations Committee will clarify this relationship with the Lyon County Code in upcoming rules changes soon.

Thank you for your continued cooperation and support as we work to improve and protect our community.

Sincerely,
Carla Cole
President, DVCA

Important Reminder: Weed Control and Fire Safety

We are at the end of warmer months, and we want to remind everyone of the importance of maintaining your property to help reduce fire danger.

Please take a moment to inspect your yard and landscaping for weeds and overgrown vegetation. Not only do these create an unsightly appearance, but dry weeds and brush significantly increase the risk of fire, especially during our dry season.

What You Can Do:

·Remove weeds and dry vegetation from your yard, around your home, and along your fence line. Rake the leaves and keep them clear of the street drains.

·Keep trees and shrubs trimmed, especially near structures.

·Dispose of yard waste properly—do not leave piles that could become a fire hazard.

Your attention to this matter is greatly appreciated.



Please be considerate and dispose of your dogs waste in your own garbage can!!

Important Safety Information from Southwest Gas

A gas leak may be present if you:
SMELL: A distinct sulfur-like odor similar to rotten eggs, even if it's faint or momentary.
HEAR: A hissing or roaring coming from the ground, above the ground piping, or a natural gas appliance.
SEE: Dirt or water blowing into the air, unexplained dead or dying plants or grass, or standing water continuously bubbling. If you notice any of these exit the area or building and call 911

FSR Resident Portal
Daytonvalley.connectresident.com

You can pay in person at FSR in Reno
639 Isbel Road Suite 320
Reno, Nevada 89509
775-624-8805
Mail your check to:
P.O. Box 30422
Tampa, Florida 33630-3422

Financial Documents are available at:
Daytonvalley.connectresident.com

Monthly Financials
2025 Budget, Reserve Studies, newsletters, surveys and minutes.

Draft - Operating Expenses Paid	1/2025	2/2025	302025	4/2025	5/2025	6/2025	7/2025
Landscape Contract Fee	4,603	4,603	4,603	4,603	4,603	4,603	4,833
Landscape Common Area Improvements							
Landscape Backflow Maintenance					1,664		
Weed Removal							
Landscape Irrigation Repair/Maintenance						728	
General Repairs & Maintenance							
Gate Transmitters							
Gate Maintenance Contract				200	200	200	200
Pest Control	195	190	265	195	75	75	-115
Gate Repairs	300	375	920	375	375	375	375
Gate Remotes			1,243				
Gate Programing-Dorking		108	116		599		92
Camera Monitoring Repairs							
Light Post Repairs							
Snow Removal		113					
Electricity - Common Area	2,369	4,377	-503	2,337	2,378	2,082	4,396
Water	594	654	695	1,421	1,119	1,236	1,579
Cable/Internet/VOIP	205	130	130	130	55	205	130
Monitoring Cameras Maint. Contract	600	600	600	600	600	600	600
Ombudsmans Expense	292	292	292	292	292	292	292
Technology Committee	98		560			55	29
Management Fees	6,389	6,389	6,389	6,389	6,389	6,389	6,389
Administrative Compliance Fee	6,258	-3,547	2,324	2,324	976	2,324	2,324
Collection Costs						2,764	
Bad-Debt Assessments						17,746	-17,746
Additional Meeting Expense		230	107	167			
Fees and Permits	607	-607	51				
Storage Unit Fee	78	78	78	78	78	1,008	168
Signage					764		
Audit and Tax Service			175			1,400	
Tax Payment							
Legal Fees		5,708	13,828	1326	605	320	2,691
Insurance Main Package		2,229	2,755	2,679	2,679	2,885	2,267
Insurance - Crime	115	115	115	115	102	102	102
Insurance- Workers Comp	48	48	48	48	48	48	48
Insurance Cyber Coverage			118	115	115	115	115
Insurance The Gallery	2,223	-2,223					
Contingency-Gate Signs						136	
Operating Expenses	**24,974**	**19,862**	**34,909**	**23,394**	**23,716**	**45,688**	**8,769**
Reserve Transfer	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Monthly Expenses	**49,974**	**44,862**	**59,909**	**48,394**	**48,716**	**70,688**	**33,769**

MANAGEMENT INFORMATION

FirstService Residential

Office Location and Hours
639 Isbell Road, Suite 320 Reno, Nevada 89509
Monday - Friday, 8-5

Brooke Gillman, Community Manager
Customer Service Information:

Phone - 775-624-8805

Online Questions-
nvsupport.fsresidential.com

Resident Portal - daytonvalley.connectresident.com

VIOLATION INFORMATION

Violations are sent via mail to the unit address in the community and also the mailing address. If your address is the same, only one letter will be sent to the home. Emailed violations are an options as well. If you would like an email copy of any violation letter you may receive please login to your RESIDENT website account and ensure your email information is up to date. daytonvalley.connectresident.com

FSR's Resident Support Team is available to answer your questions and requests such as;

Account/Contact Updates, Inquiries,
Resale Process Account Balances
Assessments, ARC Modifications,
Complaint Disputes, Gate Remotes,
Documents and Form Inquiries at:
nvsupport.fsresidential.com
or go to the resident portal at:
daytonvalley.connectresident.com

DAYTON VALLEY GOLF CLUB





