

May 2017 Volume 2, Issue 5

BOARD OF DIRECTORS

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PRESIDENT'S MESSAGE

Since this is my first Newsletter as President of the Dayton Valley Community Association, let me introduce myself. My spouse Maureen and I have lived in Western Nevada for 35 years and have resided in this community for nearly 12 years. This is my second stint on the DVCA Board, having served in 2011 through 2013 and then being appointed again in October, 2016.

This brings me to one of my most important issues, member participation. I have been on the ballot for election twice and due to a lack of candidates, have never been received a formal vote to this board. Whether this is a matter of a lack of interest in involvement in our community or dissatisfaction with the board in general I cannot say and I will not make any assumptions. But this needs to change. Your new Vice President, Bruce Thiel, and I along with the other board members encourage our fellow homeowners to sign up to be a part of the Board of Directors or to sign up for one of our committees. Together, we can work to enhance the appearance of our community and by doing so, increase our property values.

I realize that at times, especially when you receive a letter from the Rules and Regulations Committee telling you that you are not in compliance with our CC&R's, you think you are being picked on. You are not. In my experience, we send out maybe 200 such courtesy letters at the beginning of the season, and by the end, that number is greatly reduced. I would hope that most of us bought property here with the hope of increasing its value. Enforcing the CC&R's fairly is one way of doing that.

Last year, the DVCA Board, under the direction of Dianne Lucius, was responsible for a number of key projects and we saw many accomplishments. With the community growing daily, there is so much more we can do. On the sidebar of this Newsletter, just across from this message, is a listing of Board members and each committee. Please feel free to give them a call and volunteer to roll up your sleeves and join in the community effort.
One of my primary goals will be to improve safety and a new committee will be designated to accomplish that. Another goal is to develop a strategic plan. We can function without one, but then we can only respond to things as they arise. With a plan in place, we can be proactive and we can also report back to you, our constituents, on how we have done in meeting our goals and objectives. We will, in this way, be accountable for our decisions and our actions.

We will also be improving our communications with the membership. We will have our quarterly board meetings as required. Every six weeks between these mandated meetings, we will hold a Town Hall style forum. This will allow you to address issues of importance and to give us feedback. I will admit that some time may have to be devoted to a board agenda, but I promise that the main focus will be on hearing from you.
Thank you in advance for your support and please remember that we are volunteers and that this is not always an easy job and there may not always be an easy answer. We will treat each and every one of you with respect and only ask that you do the same for us.

- Mike Becker, President

LANDSCAPE COMMITTEE

The Landscaping Committee has continued to work with Silverado Home Builders and Duncan Golf Management to coordinate efforts on various landscaping issues and projects. Committee members meet with both of these entities monthly and have established very good working relationships.

All owners of vacant lots have been contacted that it is time for weed control to take place. All of the lots have been treated to control weeds and the committee will continue to monitor each of them to ensure their appearance remains in compliance with the CC&R's.

The Firebreak area located on the South side of our neighborhood has been cleared and sprayed for weed control. The cost of this maintenance work was significantly less than the 2016 costs. Monitoring of that area is ongoing to assure that it does not represent a fire hazard.

The renovation of the Palmer Gate landscaping will begin in May and should be completed by the end of that month. There should be no interference with traffic flow while the work is progressing. A new flatrock sign has already been installed there and is visible to all visitors to our community.

Questions regarding landscaping issues can be sent to dvcalsc@gmail.com.

RULES & REGULATIONS COMMITTEE

We, who are part of the Dayton Valley Community Association are committed to keeping our community safe and looking nice so that property values continue to increase. We are governed by the CC&R's (Covenants, Conditions and Restrictions), the Rules and Regulations and the Architectural Rules. These three documents define what kind of community we want to live in. It is important that all homeowners review these documents to ensure that you stay in compliance. If your property is rented, it is your responsibility to make sure that your tenants have copies of these documents and comply with their requirements.

In April we started checking the landscaping and house exteriors as part of our regular inspections. The wet winter has created an abundance of weeds in the area. If you use rock in your landscape, don't forget to weed those areas too. We found several houses that at a minimum need the trim painted because bare wood is showing.

- Here are a few of the common violations that occur:
- Trash cans in front of the fence on Wednesday through Sunday.
- Parking on rocks next to your driveway.
- Bird dropping on the window sills.
- Broken fence or gates.
- Black weed cloth showing in the rock landscaping.
- Items stacked beside the garage in the side yard.
- Parking on the street or in visitor parking between midnight and 6 am.

- Paula Darragh

SOCIAL COMMITTEE

The Social Committee is still seeking volunteers. This can be both and fun and rewarding job. At this time, we are looking into holding a summer BBQ on the patio of the clubhouse. We expect this would happen as close to July 4th as possible. More details will follow in your June Newsletter, so look for it next month. Please sign up and volunteer.



ARCHITECTURAL COMMITTEE

With the warmer weather approaching it is important that our owners/ renters are aware of the restrictions on fire pits. Per the CCRS article 4.24, open fire pits are allowed only if they are gas fired. This restriction is reinforced by Lyons County Fire Department which states that;
1. Fire pits must be at least 30 feet from any flammable structure (residences, fences, storage sheds)
2. They must be a screen covered fire pit and
3. You cannot burn on a windy day (that alone eliminates most days in Dayton!)
So please respect this requirement and we will have a fire safe community.

P.S. Please pass this on to your renters if you are not residing in your home here. Thank You



Applications are available online at www.dvcahomeowners.com or at the Valley Management Office next to the storage complex on Dayton Valley Road.

FINANCIAL COMMITTEE

The Treasurer's position for the past year has been an interesting and challenging effort. For the first time, the Treasurer has not been a member of the board, and that has some limitations, but also relieves some of the encumbrances the board member/Treasurer might have. Managing the finances is quite enough without having to also worry about fences blown down, tool sheds that are painted the wrong color and all sorts of other necessary issues.

My primary focus has been the faithful stewardship of your money, and yes it is your money. The Association collects about $475,000. per year and transfers about $248,000. to Reserves. That provides About $227,000 to cover operating expenses. I have tried to keep you informed about the use of your money, and I hope you have found that information useful.

One of the issues that I have seen as point of culpability is our use of Transfer Fees. When you bought your home here, there were two charges to your escrow. One was a documentary fee to cover the costs of providing the title company paperwork for your property. That was $150. There was another fee for $150., and that was an Association fee of $150. Then when you moved in and were up to your ears in cardboard boxes you would receive a letter from the Management company requesting your personal information. You provided all of that and gave them $125. as an enrollment fee. In total, you paid $425 in Association/Management fees. Of that, the Association received $75. That management company kept the rest. During lengthy discussions with our former management company, we discovered there was no basis or authority to collect the "transfer fee". It is not in our CC&Rs, Bylaws, or Rules and Regulations. The documentary fees are probably reasonable for the escrow, but enrollment fees seem egregious to me. At the Board meeting on April 26th, I advised the Board that Transfer Fees were not permitted by any of our governing documents and that I advised them to instruct the management company to cease charging that fee on behalf of the Association.

Also, at the Board Meeting on April 26th, I advised the Board that I had not intended to be re-elected as Treasurer, and was not a candidate. As a non-Board position, as it has been this year, information concerning Board issues and decisions did not include me, quite properly. However, that affects financial decisions and management and so I am asking that the position be returned to a member of the Board. The Board needs to recruit a new Board Member to fulfill this position and I would encourage anyone with a financial sense to apply. There is an open Board position, and if you contact Mike Becker or Bruce Thiel, they can help you make the decision. This position, unlike others on the Board, however, requires a significant amount of time and commitment. Everyday financial transactions, management of the Reserve Fund, analysis of operations planning, budgeting and reporting. - Bob Grant

	March 2017	YTD-To-Date	Balance
Operating Account			
Income	**$0.00**	**$122.310.00**	
Reserve Transfer	**$14,126.00**		
Expenses	**$15,246.90**	**$51,135.33**	
Operating Balance:			**$135,157.46**
Reserve Account			
Transfer	**$14,126.00**	**$42,378.00**	
Interest Earned	**$4,165.01**	**$10,413.94**	
Expenses	**$0.00**	**$0.00**	
Reserve Balance:			**$2,350,840..40**

Past President's Review -Following is a transcription of President Dianne Lucious' remarks as she retired her gavel at the Board Meeting on April 26th

"To say this past year has been anything but an adventure would be an understatement. This board has accomplished a great deal, and I would like to take just a few minutes before I relin-quish my gavel to a new President to share with you what I view as our accomplishments.

First, I want to thank this entire Board for the many hours each of you has devoted to making this a better place to live. The accomplishments of the Directors, Committee chairs and volunteers should be obvious, but let me sight a few.

First, we began the year in May with a new board and we immediately terminated our management company of 18 years and then selected a new outside counsel and a new CPA. We hired a new Re-serve Study Specialist as well. I said that in one sentence, but in reality it would take a small book to properly detail that process. It was challenging at first, but we made progress and saved about 50% on our management fees and ancillary charges.

The Board is currently reviewing all of those decisions and will be providing a detailed report at the next Board Meeting.

Around the neighborhoods you have seen improvement in the appearance of the common areas, and I am happy to report the Landscaping Committee under the direct supervision of Tom DeUriarte has accomplished the previously unmanageable. All of the vacant lots were cleared and treated to pre-vent the overgrowth of weeds we have seen in the past. Already this year, every lot owner has been notified, contacted and entered into agreements to either treat and mow their own lots, or
have our contractor do it for them. Tom has worked on this tirelessly and I thank him for his ef-forts and accomplishments.

Along those same lines, Bruce Thiel and Tom met regularly with Duncan Golf Management and to-gether got some golf course areas cleaned up. One of the most striking was the corner of St. An-drews and Lakeview at the 11th tee on the golf course. It took our contractor almost three days to clean that corner and it looks so much better.

One of the things you might not see or notice is the work we have done with the gates at Palmer and Bayhill. Ron McRae is a resident who got involved in the Roads and Gates committee, and like Tom has spent countless hours rebuilding our security system and operations at the guard houses. We now have 20 very high tech cameras between the two gates and we record all of them on a mo-tion detection process and we keep a rolling 45 days of images. Ron has been able to provide images to the
Lyon County Sheriff that lead to apprehension of suspects in two on property crimes. The sher-iff's office has been given access to the cameras so they can see activity should they so desire.
Ron has also built a license plate capturing camera system, so for those who are concerned that we are or are not watching what goes in and out of our gates we can only suggest that you smile as you go in and out. We are paying attention.

One of the most significant areas of concern going into this past year was cost and revenue. As you will hear from the Financial Report, we are extremely healthy in the financial department. Much of that comes from reducing the costs on every facet of what we buy or pay for.

The Landscaping Committee is going to tell you later of their plans to upgrade the appearance of that entry which has been neglected for a long time. Construction and remodeling is expected the first part of May and completed within the month.

With our change in management, we took over the Newsletter and issued it every month on time and with useful information, and at a considerable cost reduction. And it looks great thanks to the contribution of the wonderful photographs taken by Mark Neubauer.

His photographs are also an integral part of the new web site (www.dvcahomeowners.com). Over 400 of our homeowners have been enrolled at the site and many visit it regularly. It is a great source for what is going on and has all of the regulatory documents, the Newsletter, calendar of events, and is one of the vehicles we use to notify homeowner of events, both social and necessary such as the storm warning that were sent out a couple of months ago. There is much more on the site and more to come. Stay tuned.

It may sound like Landscaping has been a focal point, and it has. While we are spending money to upgrade common areas and the gates, we have also saved a huge amount of money by managing our irrigation water. We also transferred ownership of one of the highest running meters to DGM. It is located on golf course property in front of the clubhouse. In 2015, that meter was running 90,000 gallons per month at a cost of between $1500 and $1700. Per month. We also arranged a shut off of our meters on November 1st. They will be turned on next Monday. That reduces our costs significantly.

I could go on, but suffice it to say that I am proud of the men and women in this community who have stepped up to work on ways to make our community a better, safer, and more pleasant place to live. "



High Desert Friends
FIRST THURSDAY

May 4 The Palmer Room 5-7 pm

Laura Tennant

Dayton: Where Nevada Began

Our May guest speaker is Dayton historian and author Laura Tennant, a Silver City, Nevada, native; graduate of Old Dayton High School; a journalist; and former editor of the *Dayton Courier*. She is also one of the founders of the Dayton Museum as well as the Historical Society of Dayton Valley. Her lecture, accompanied by photos of early Dayton is not to be missed. **This lecture is open to everyone that is interested in our history!**

HIGH DESERT FRIENDS Interest Groups

We have a lot of active groups and several in the process of being formed. Please contact the person listed for more information.

Acoustic Folk Group	Mark Hunt	775-301-6408 or 775-636-1045
Bridge	Jenny Croft	sheehans12e@gmail.com
Evening Book Club	Penny Meyers	775-246-0112
4 @ 4	Golf Pro Shop	775-246-7888 ext. 1
Hiking	Katrina Hedlesky	katyahed@yahoo.com 571-228-3094
High Desert Lunch Bunch	Dorothy Wingard	desertdot2dot@hotmail.com
Remote Control Airplanes	Kirk	juster1@ix.netcom.com 775-241-2712

PRESENTING

Cinema Under the Stars

775.246.7888 ext. 2 for tickets and show information

May 5th

Drinks served 7:00 pm

Dinner Served 7:30 pm

Feature Presentation 8:15 pm



$29.95 Dinner & the Show for two

$15.95 Dinner & the Show for one

June 2nd: The Bells of St. Marys

July 7th: The Graduate

August 4th: From Here to Eternity

September 1st: The Treasure of Sierra Madre