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Happy New Year!

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January 2024

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Community Association Newsletter

onlocation

Message from the DVCA President >>> Carla Cole

Greetings:

As we bid farewell to the old and welcome the new, the DVCA Board extends its heartfelt wishes for a Happy New Year.

The past year has shown our resilience and commitment as we have overcome many challenges, celebrated achievements, and continually strived to build a better community. Your active participation and positive engagement in the affairs of the DVCA are invaluable. Your feedback and contributions make our community thrive. I encourage more members to attend board meetings and ask questions rather than relying on social media thinking the posts are accurate, when in fact they cause hate and discontentment.

The Board recently authorized a proposal from Sierra Gate for the re-manufacturing of the Bayhill Gate for $22,266.94. It seems to be an annual event, someone hitting one of the gates. DVCA has paid Sierra Gate in 2023 $42,226.55. Sadly, due to the number of claims filed with Farmers Insurance, our current deductible of $2500.00 in February will increase to $10,000.00.

A couple updates on property damages: If you remember the Palmer Gate hit in July, that case has been forwarded to Lyon County, D.A. The brick wall on Dayton Valley Road that was damaged in August of 2022, the cost of replacement was $10,720.00, less depreciation of $1,929.60 leaving a cash value of $8,790.40, less the policy deductible of $2500.00, the settlement amount was $6290.40. DVCA absorbed a $4400.00 loss. DVCA will try to recover monies through Small Claims Court.

Stephanie Viau, Regional Director of First Service Residential, currently manages the community until a replacement Community Manager can get on Board.
In this particular newsletter edition, ***"A Year in Review,"*** the Board would like to share the accomplishments, an overview of our expenses, the events we faced and will continue to face going forward.

It has been brought up many times since I started on the Board, why isn't Legado and Air Park paying for gate and road maintenance and now landscaping that Silverado was paying for and going forward will not be paying. This is a task the Board will pursue this year.

May this New Year bring your family joy and good health. Let's advance with optimism and a shared commitment to making the Dayton Valley Homeowners' Community an even better place to call home.

Carla Cole
DVCA President

DVCA Home Owner Association Information >>>

DVCA Community Management >>>

First Service Residential
639 Isbel Rd, Suite 320
Reno, NV 89509
Customer Care
(775) 624-8805
For After Hours & Weekends

Regional Director
Interim: Stephanie Viau
Email & Phone
daytonvalley@fsrnevada.com
(775) 624-8805

FSR Resident Portal
daytonvalley.connectresident.com

FSR Website:
http://www.fsresidential.com

Next DVCA BOD Meeting >>>

January 24th at 5pm
HOA Board of Directors' Meeting
101 Palmer Dr.
Dayton Valley Golf Course Clubhouse
For the meeting agenda go to:
www.dvcahomeowners.com
or
daytonvalley.connectresident.com

BOD Meeting Agendas >>>

Agendas for BOD meeting can be found on the FSR website Resident Portal. The DVCA website may also post and email the BOD agenda as a courtesy to homeowners. BOD agendas may change up to 24 hours prior to the meeting and will be made reasonably available to homeowners. Be sure to update your communication preferences with FSR. You also can register to the DVCA website to be on the email distribution list for courtesy email notifications.

2024 HOA Monthly Board of Director's Meeting, Election & Budget Ratification Dates >>>

- **January 24th**
- **February 28th**
- **March 27th**
  - **April 24th**
- **May 22nd**
- **June 26th**
- **July 24th**
- **August 28th**
- **September 25th**
- **October 23rd**
  - **November 26th**
- **December- No Meeting**

*** April 24th- Board Election/ ** November 26th - Budget Ratification**

2023-24 DVCA Board of Directors >>>

Director Gene Cowles
Liaison: Rules & Regs Committee
gcowles@dvcahomeowners.com

Director Doug Kreie
Arc Committee Chair
dkreie@dvcahomeowners.com

Treasurer Katie Mitchell
Liaison: Newsletter Committee, Budget Committee
kmitchell@dvcahomeowners.com

President Carla Cole
De Facto Member: All Committees
Liaison: Landscaping Committee
ccole@dvcahomeowners.com

Vice President Dennis Drury
Liaison: Gates & Monitoring Committee, Infrastructure Committee
ddrury@dvcahomeowners.com

Director Jim Kepler
Liaison: Arc Committee
jkepler@dvcahomeowners.com

Secretary Sandy Mass
Liaison: IT Committee
DVCA Webmaster
smass@dvcahomeowners.com

2023 DVCA Year in Review >>>

2023 Highlights:

- **Finalized and updated Committee Charters:** Infrastructure, IT, Newsletter, Architecture, Rules & Regulations, Budget and Landscaping
- **Policies Adopted:** RV Parking Policy
- **Updated website:** Logo, brand colors, website design refresh, website images
- **Updated Website and newsletter Design:** Brand colors, DVCA logo, website refresh for improved user navigation
- **Online Parking Passes:** The parking pass procedure has been automated to be an online process
- **New Vendor & Monitoring System:** A new camera system at the entrance and exit gates at Bayhill Dr. and Palmer Dr. were installed and will be serviced by a new vendor
- **New Vendor for Gate Remote/Dorking:** FSR now issues gate remotes for the DVCA, Savings of $2,500 annually.

Major Events

- **Sinkhole:** The sinkhole that occurred on Lakes Blvd in October of 2023 has been fixed. Expenses incurred are being pursued.
- **Crack-seal:** The DVCA community roads were swept in October, weeds were lanced in November and the crack seal was performed in early December. The cost of the Crack Seal is $115,750.00
- **New NRS Laws:** New Nevada State Laws were adopted affecting NRS regulations for NV Common Interest Communities.
- **Gates:** There were (6) gate claims for accidents in 2023.
- **Champion Drive:** The drain was scoped and overgrown tree roots are blocking the drain. The cost of the scope is $4,250. The Board is waiting for recommendations from EPS

Legal Opinions & Services:

- **Neighborhood Watch:** DVCA legal counsel was asked to provide a public legal opinion for the community regarding community members forming a neighborhood watch. The opinion advised the Association to not endorse or coordinate any neighborhood watch efforts, as providing security is outside of the scope of responsibilities of the Association.
- **Parking and CC&R Enforcement:** DVCA legal counsel was asked to provide clarification around parking rules and regulations, and enforcement. This opinion was shared with the HOA board.
- **Speed:** DVCA Legal Counsel, Gayle Kern was asked to be at the August Board meeting to discuss various issues including speed regulation with the Board and community. The meeting audio and minutes are available through FSR. ‘
- **Legal Services:** DVCA Legal Counsel, Gayle Kern assisted the Board with various legal matters that had to do with the community at large and individual homeowners. Not all legal services can be discussed to maintain the confidentiality of homeowners.

Future Goals:

- Meet with Legacy 49/ Red Inc. developers to discuss future building plans, as an adjacent neighborhood.
- Start the process for pursuing a special Assessment from Legado and Air Park for shared roads, landscaping and gate maintenances.

November 2023 Financial Highlights>>>

Below is a chart of transactions that occurred in November 2023. The DVCA Board will review the October & November financials at the Jan 2024 BOD meeting. December 2023/year end will be available after the February 2024 BOD meeting. Please note that financials are available 45- 60 days after the previous month and the BOD reviews at the next scheduled BOD meeting.

Expense Type	Expense	November Expense	YTD Amount	2023 Budget	Details
First Service Residential	Management Fee	**$5,795**	**$63,745**	**$69,540**	Community Management
Landscaping	Annual Contract	**$4,555**	**$44,702**	**$55,000**	Annual Contract. Doesn't include Reserve Expenditures
Repairs & Maintenance	General Repairs	**$4,250**	**$5,666**	**$0**	Drain Scoping
	Pest Control	**$75**	**$1,230**	**$1,725**	November/Monthly Service
	Street Sweeping	**$4,160**	**$4,160**	**$5,000**	Fall Street Sweeping
Utilities	Electric	**$1,411**	**$22,009**	**$22,000**	Electric for Common Areas
	Water	**($283)**	**$10,236**	**$15,000**	Water for Common Areas
	Cable/Internet	**$200**	**$2,200**	**$3,450**	Internet to Gatehouses for Gates
Community Monitoring	Camera Monitoring & Repairs	**$92**	**$4,192**	**$4,000**	Charge for servicing stalled gate
Admin Costs	Fees & Permits	**$371**	**$4,562**	**$50**	Monthly Digital Platform Fee to FSR
	Newsletter	**$767**	**$6,447**	**$12,000**	Monthly Newsletter
	Legal Fees	**$3,972**	**$19,440**	**$20,000**	Monthly Legal Fees
Taxes & Insurance	Liability & Property Ins	**$2,314**	**$25,302**	**$15,000**	Monthly Policy Payment. Shared Wall Insurance is assessed back to those properties.
	Crime Ins	**$192**	**$1,533**	**$0**	Monthly Insurance Payment
	Workmens Comp Ins	**$51**	**$843**	**$0**	Monthly Insurance Payment
November 2023 Total Expenses	**Operating Expenses Total**	**$27,922**	**$240,795**	**$302,970**	**Total Operating Expenses**
		Nov Expense	**YTD Actual**	**Budget**	
Reserve Transfer	**Reserve Transfer from Operating**	**$21,701**	**$238,709**	**$260,410**	**November/Monthly Reserve transfer**
Nov Reserve Expenses	Landscaping- Weed Removal	**$2,995**	**$3,781**		Weed Removal
	Gen Repairs & Maint	**$830**	**$830**		Steel Plate for Sinkhole
	Gate Maintenance	**$5,921**	**$6,798**		Cell tower installation at gates
	Camera Service	**$17,842**	**$17,842**		New Equipment Installation with New Vendor
	Bank Service Charges	**$125**	**$125**		Bank Fees

DVCA Homeowners Financial Information Resources >>>

HOA Budgets, Statements, Reserve Studies >>>

Fsr.residentportal.com
www.dvcahomeowners.com

- **Monthly HOA Financial Statements**
- **2024 Budget Mailer**
- **2024 HOA Budget**
- **2023 Updated Reserve Study**
- **Budgets (2012- 2024)**
- **More**

*FSR is the official records custodian of the DVCA. All records requests should go to FSR directly.

2024 Assessment Due Dates >>>

Please note that assessments are due at the 1st of the month. Please refer to your billing statement for instructions on how to pay or contact FSR with questions.

- **January 1st**
- **April 1st**
- **July 1st**
- **October 1st**

Paying HOA Assessments >>>

FSR Resident Portal
daytonvalley.connectresident.com
Pay in Person at FSR- Reno
639 Isbell Rd, Suite 320
Reno, NV 89509
(775) 624-8805
Mail Check To:
639 Isbell Rd, Suite 320
Florida

Political Signs >>>

Coming into an election season, several inquiries were made regarding political signs. Please note that NRS and County Code supersede our Governing Documents.

Dayton Valley Community Association CC&R Section 4.11 states:

"No sign of any kind shall be displayed to the public view without the approval of the Architectural Control Committee or the Board, **EXCEPT such signs as may be required by legal proceedings or political signs.** All signage shall be of architectural style in harmony with the overall Community. To the extent permitted by law, the Architectural Control Committee and or, the Board may adopt limitations on signs including without limitation, restrictions on the size of the signs, the duration of their posting, content, and their location.

(a) No flashing or moving signs shall be permitted in the Development.
(b) Real Estate (for sale/rental) Signs are limited in size to 18"x18". Signs must be displayed from a 4" x 4" post mounted on the front of the lot, one real estate sign per lot."

Nevada Law: Right to Exhibit Political Signs NRS 116-325

The executive board and governing documents must not prohibit a unit's owner or an occupant from exhibiting one or more political signs, subject to the following conditions:

- All political signs exhibited must not be larger than 24 inches by 36 inches.
- If the unit is occupied by a tenant, the unit's owner may not exhibit any political sign unless the tenant consents, in writing, to the exhibition of the political sign.
- All political signs exhibited are subject to any applicable provisions of law governing the posting of political signs.
- A unit's owner or an occupant of a unit may exhibit as many political signs as desired but may not exhibit more than one political sign for each candidate, political party or ballot question.

…"political sign" means a sign that expresses support for or opposition to a candidate, political party or ballot question in any federal, state or local election or any election of an association.

Lyon County Code7.02.04: POLITICAL SIGNS:

1. **Time Limits:** Political signs may be erected no more than sixty **(60) days before** a primary election and shall be removed by the candidate within thirty **(30) days after** the applicable election.

DVCA Home Owner Association Information >>>

Parking Passes >>>

Go to www.dvcahomeowners.com

1. You do need a profile on the dvcahomeowners.com website and log in.
2. Go to "Request a Parking Pass"
3. Click on "Submit a Parking Request"
4. Fill out the requested information and Submit
5. An email with the pass will be sent to the email provided.
6. If you do not have a computer or printer, contact FSR.

Thank you for following the community rules & regulations.

Snow Plowing Reminders>>>

A reminder that when it snows to remove all cars off the road. Snow plowing is scheduled to happen when the threshold reaches 6''. Sidewalks are each resident's responsibility whose property has sidewalks. Please be mindful of neighbors and attend to your property. If you have snow plowing questions contact FSR directly.

Holiday Decorations >>>

The holiday decorations make our community so festive all year long!

Please remember that, holiday decorations are permitted 45 days prior to the holiday and 30 days after.
Decorations outside of the timeframe are subject to a violation.

Paint Trim & Driveways >>>

If you need paint or driveway work on your house, please consider calling contractors as soon as possible.

If you need to fix your driveway, contact the Architecture Committee via 'Contact Us' on the DVCA website, and discuss options ahead of any work. They'll talk through options to possibly consider.

DVCA Website Business Directory >>>

The DVCA website's business directory has been re-activated. If you have a business or know of a business that you'd like listed please go to the DVCA website Business directory page for more information on how to submit.

Disclaimer: The Homeowners Association (HOA) explicitly states that the inclusion of any business in our directory does not constitute an endorsement, sponsorship, or partnership. The information provided is solely for informational purposes, and individuals are encouraged to exercise their own discretion and conduct independent research before engaging with any listed business. The HOA assumes no responsibility for the services, products, or interactions resulting from the use of the directory.

DVCA Website & FSR's Resident Portal Log in Issues >>>

If you are experiencing difficulties with logging onto the ***DVCA website***, please contact:
admin@dvcahomeowners.com

If you are experiencing difficulties with logging onto ***the First Service Residential Portal***, please contact:
daytonvalley@fsrnevada.com

Cold Weather Warning>>>

Please check in with your neighbors, especially during the winter colder months. Temperatures dropping can cause hardships, and our elderly neighbors may need some assistance with snow removal or other tasks. Contact FSR or local authorities if you are concerned for a neighbor.

Homeowner Compliance >>>

Thank you to homeowners who are working on resolving their violations from a result of compliance checks. For paint and landscaping maintenance needs, consider getting in touch with vendors now to schedule for the Spring. If you have any questions, reach out to management or the DVCA website via 'Contact Us."

Gate Hours >>>

Bayhill opens at 6am to 9am and 3pm to 6pm.

Palmer Gate open at 5:30 am and closes at 8:30 pm. Subject to change in the summer time.

Gate Remotes >>>

The DVCA transitioned to a new gate remote system and now our management company, FSR, will manage the system and issue remotes.

If you need a gate remote or have questions or regarding your current remote, please reach out to FSR.

daytonvalley@fsrnevada.com
(775) 624-8805
daytonvalley.connectresident.com

Community Events & Information >>>

** Local community information & events are for informational purposes only & are not sponsored or hosted by the DVCA.*

Dayton Valley Golf Course >>>

DAYTON VALLEY





Please Dayton Valley Golf Course call for event reservations, 775-246-7888.

Check out the DV Golf Course Website for menus and more information or **CLICK HERE**
www.daytonvalleygolf.com

Dayton Community Events >>>

Continue to check out the DVCA website calendar for local events. For all new events, we invite you to submit them to the DVCA website calendar. You can do so on the calendar page at www.dvcahomeowners.com .Thank you for sharing your event with the

Healthy Communities Coalition
LYON & STOREY COUNTIES

DAYTON
209 Dayton Valley Rd.
775-246-7834

Cold Weather Donations Needed: Accepting tents and sleeping bags for our community members to help them stay warm this winter.

Naloxone is now available to anyone who wants to keep on hand for an emergency narcotic overdose.

New Food Pantry Hours: HCC has new food pantry hours, to better accommodate seniors and those working typical 9-5 jobs.

Food Pantry Donations Needed: Proteins like peanut butter, canned meats or fish. Canned spaghetti sauces and dried pasta.

