

VOLUME 2, ISSUE 9 SEPTEMBER 2008

Dayton Valley Community Association Newsletter

President's Message

We are in a catch 22 situation with issues resolving around the HOA and the Developer which should work itself out next month. I wish I could report more on the situation, but it would not be factual so I won't.

The CC&R's are moving forward and we should be able to resolve this by Spring. We need to make the changes to reflect 2008 and not 1991.

I am sure most of you are aware of the housing issue and like everyone in the country it has effected us as well. It is similar to 1995 when we bought our property. It will turn around but it is anyone's guess when. Hang in there. It will get better.

In the Nevada Appeal there was an article about the second bridge over the Carson River. It is interesting prior to the primary election Commissioner Tibbals stated he was in favor of the bridge. After the election, he stated it would be 10 to 15 years before we would have a second bridge. The four presiding Lyon County Commissioner's (Mr. Goodman was absent from the vote) voted to deny "moving forward with the investigation of this location or other locations", due to the apparent lack of support by the Dayton town represented at the meeting and the associated cost of further studies (of differing routes) that were offered by the reviewing Civil Engineer. Over 95% of the large audience was there to dispute that the Cardelli/Sutro road location was the best route; thus, our Commissioner's most likely settled upon agreement that the current audience's voice & biases were enough to sway them to believe that studying any other route was a waste of time and resources today for Lyon County and the Dayton population. Therefore, the real problem is that our County & Commissioner's only looked at one site proposal, one that us the most expensive (to build a bridge due to floodway concerns), but has been argued for years that this is one of the best locations for a bridge due to its proximity to Occidental commercial, usefulness in going east to outlying communities, and is near the center mileage of the back half of the Dayton Valley Road population, and far enough away from the other bridge to make sense. Anyways, the attendees of the meeting, most of them probably residents that live near that Cardelli/Sutro roads area (on both side's of the river) showed enough "NOs" to give the political machine in Lyon County a way out. Tibbals is one of the good old boys from Yerington that could care less about Dayton and our safety. If any of you have ever been to Yerington and Smith Valley, there are numerous bridges over the Walker River and they have only a third of our population. It is a safety response issue. The bridge needs to come in where the fire station is and this will significantly cut response time in emergencies and give us a second way out in case of an emergency. I would request that you call him and tell him to get off his ass and take care of Dayton and do not let him tell you it is a money issue, Yerington always finds the money to support their projects. It has always confused me why the folks north of Fort Churchill refuse to come out and vote for what is important to us and allow Mason and Smith, who vote at 80%, dictate what is good for us. If you do not vote you can not complain. Maybe some day the folks will wake up and see how we are being shafted.



Enjoy the rest of the summer.

By Charlie Duke, President

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Board of Directors

Charlie Duke - President
Gordon Huntley - Vice Pres.
Steve Markoe - Treasurer
Lori McLean - Secretary
Eddie Hult - Director
Rich Martinez - Director

Next Board Meeting

Wednesday
September 24,2008
6:00pm
DV Golf & Country Club
101 Palmer Dr, Dayton

COMMITTEES & MEMBERS:

Architectural Committee
Joe Wilson – Chairman
Eugenio Antonelli, Eddie Hult, Ed Messineo, Leo DeLapp
Contact # (888) 615-5216 ext. 7

Association Management Committee
Richard Klippert – Chairman
Eugenio Antonelli, Lori McLean, Paul Bess and Shirley Roth

Budget & Finance Committee
Steve Markoe, Ed Scott, Gordon Huntley

Gate & Roads Committee
Ed Messineo – Chairman
Ron Krug,

Governing Doc. Committee
Ed Messineo – Chairman
Ron Krug, Joe Wilson, George Kinghorn, Paula Darragh, and Fred Rudek

Newsletter & Communications Committee
Barbara Manna

Rules & Regulations Committee
Mike Timmerman – Chairperson
Barbara Manna – Board Member
Lori McLean, Tom De Uriarte, George Ortega, Richard & Francis Krupa, Sandi Teeter, Colin & Karen Herbert, Ron Gray
Contact # (888) 615-5216 ext. 5

Security & Safety Committee
George Kinghorn – Chairman
Charlie Duke, Lori McLean, Greg Raleigh, Skip Monge, Rich Martinez
Contact # (888) 615-5216 ext. 6

Social & Recreation Committee
Dorothy Wingard – Chairperson
Sherri Marsh, Janis Bricker, Geri Heebner, Barbara Manna, Samantha Kurashewich, Gale Chulick, Barbara Loughead, Mary Wilson, Harriett Pfrenzinger, Sue Andrews, Floye Baxter

Nominating Committee
Barbara Manna, Floye Baxter

If you are interested in joining a committee, please contact IPM at (888) 615-5216 ext.

Financial Report - as of July 31, 2008

Operating Account:
YTD Revenues - $195.4K
YTD Budgeted Revenues - $193.4K
Revenues Allocated to Reserves - $132.3K

YTD Operating Expenses - $100.1K
YTD Budgeted Operating Expenses - $136.7K

Operating Bank Account:
Balance as 7/31/08 - $85.9K
YTD Interest Earned - $1.6K

Reserve Account:
YTD Allocated from Operating Acct. - $132.3K
Reserve Balance - $632.4K
Reserve Expenses - $7.6K

By Steve Markoe.
Treasurer



Lawn Maintenance Issues

Many of you have noticed that lawn maintenance has been a problem for a lot Homeowners this year. One Homeowner from DVCA took a sample of his soil to Ms. Windy Hanson, at the UNR Agriculture Extension Service in Carson City. According to Ms. Windy Hanson, the soil is a gravel/sandy soil with no clay in it. This means that the soil has no nutrients for the grass to grow, and is not retaining water.

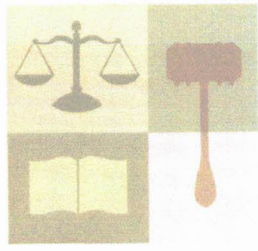
Ms. Hanson suggested letting the grass grow as tall as possible until it develops a seed head, then cut the lawn at a higher cut. Ms. Hanson also suggests reducing the area of your lawn in order to cut the water use, then next spring, heavily aerate the lawn 5-6 times across, spread a blood meal into the holes, and then spread an organic fertilizer dressing across the lawn to add more nutrients to the soil.

The Board would like to thank the Homeowner who took the time to research this issue and encourages all other Homeowners with landscaping issues to do the same.

Rules & Regulations Report

We live in a beautiful area. Numerous visitors and golfers will be in our community throughout the summer. Therefore, let's take pride by doing the following things:

- No overnight parking is allowed in the street.
- Anyone who parks on vacant lots, next to fences, or wherever there is no address will be towed.
- Mow, water and weed your front & back yards.
- As a reminder, large inflatable pools are not allowed.



Thank you for your continued cooperation.

Mike Timmerman,

Rules & Regulations Committee

Security & Safety Report

I wish to thank all those who attended the Neighborhood Watch meeting with Sheriff Deputy Julie Redmond, Lieutenant Cupp, and Captain Soukup. Deputy Redmond gave a great presentation. She suggested that the next step would be to set up a network of Block Captains to facilitate communications between our local communities and the Sheriff's department.

We have created an initial list of volunteers. We still need volunteers on many blocks. If you would like to assist, please contact Richard Martinez, 246-7430 email martl@aol.com, or George Kinghorn, 246-4790 email geoofdayton@yahoo.com. Your support of the Neighborhood Watch is the best way to keep our community safe.

I would like to remind everyone of the importance to drive at the proper speed and watch out for suspicious visitors.

By George Kinghorn,

Chairman

Security & Safety Committee



Social & Recreation Report

Don't Forget!



Homeowners Summer Picnic!

Sunday September 14th, 4:00-6:00pm

Lakeview Dr at St. Andrews

PLEASE RSVP NO LATER THAN

SEPTEMBER 9, 2008!

Dorothy Wingard - 246-2499, Janis Bricker - 246-8797, Barbara Loughead - 246-5293

COUNTRY CLUB RESTAURANT

- Sunday Bruch – 9am to 1pm - $12.95 for Adults $7.95 for kids 6 to 12
- Fresh Seafood on Fridays. Comfort food specials on Wednesdays.
- New Hours for the restaurant & Arnies's Sports Bar-Please see attached ad in HOA newsletter.

GOLF HEADQUARTERS

- Ladies golf clinics -Thursdays 6:30pm. Register in golf shop.
- Great group rates on tournament 8 or more play. Call for rates.
- Head Professional, Rick Vaughan offers lessons to improve your game.
- Thursday is Senior Day - $40 per person green fees.
- Play 9 holes and receive a free breakfast or play 9 holes after 3pm and receive a complimentary glass of beer or house wine.
- Golf and Sport/Social Memberships available at a great price -No Initiation.

CLUB ENTERTAINMENT

- HOA quarterly meeting September 24th - 6:30pm Banquet Room
- DVCC Patio Party - September 19th 5pm to 10pm – Snow Crab Feed Adults - $19.95 -Kids 6 to 12 - $10.95 -Live band featuring "The Retreads".
- Shuttle to the Candy Dance Arts & Crafts Faire in Genoa - September 27th - Leave DVCC parking lot at 7am - $10 per person
- DVCC Photo Club - September 29th, 5:30pm - Lakeview Room.
- Apple Hill Trip -October 18th Deadline to sign-up and pay is October 3rd -Call Debbie at 246-7888 Ext. 708 for details
- Next MFH Play Production October 30th & 31st - "Fright Night" -Watch for details

FAMILY FITNESS CENTER

- Check out the new horseshoe pits
- Line Dancing - Tues. - 6 to 8pm
- Ballroom Dancing - 1st Sunday of the month - 3 to 6pm
- Weight Watchers - Wednesdays 5:30pm
- More Yoga classes offered Tuesdays 3 to 4pm - Thursdays, 3 to 4pm - Fridays, 6 to 7pm, and Saturdays, 9 to 10am.

Please visit us at:

www.daytonvalley.com

Five Major Challenges to Retirees

With so much at stake when planning a retirement income stream, it pays to step back and see whether your plan takes into account the major obstacles to having enough retirement income.

Consider the five major challenges most retirees face:

- The potential for outliving your assets.
- The threat of rising living costs.
- The impact of increasing health-care costs.
- Uncertainty about the future level of Social Security benefits.
- The damage to long-term financial security that can be caused by excessive withdrawals in the early years of retirement.

A sound retirement income plan that addresses these specific risks can help you to be more confident in your preparations for retirement income.

Examining the Issues

Longevity. While most people look forward to living a long life, they also want to make sure their longevity is supported by a comfortable financial cushion. As the average lifespan has steadily lengthened due to advances in medicine, the chance of prematurely running out of money has become a matter of great concern.

According to the latest government data, average life expectancy in the U.S. climbed to 77.6 years for a child born in 2003, compared to 47.3 years in 1900. But most people don't live an average number of years. In fact, there's a 50% chance that at least one spouse of a healthy couple aged 65 will reach age 92, according to data from the Society of Actuaries.

Inflation, or the tendency of prices to increase, varies over time, as well as from region to region and according to personal lifestyle. U.S. consumer inflation has averaged around 4% over the 50 years ended Dec. 31, 2006. If that rate were to continue, a dollar today would be worth 44¢ in just 20 years. Conversely, the price of an automobile that costs $23,000 today would rise to more than $50,000.

When you no longer fund your living expenses out of wages, inflation affects you in two ways: It increases the future cost of goods and services, and can erode the value of assets set aside to meet those costs - if those assets earn less than the rate of inflation.

Health Care. The cost of medical care has become a major element of retirement planning in recent years.

That's primarily due to three things:

- Health-care expenses have increased at a faster pace than inflation.
- Many employers have cut medical coverage for retired employees.
- Life expectancy has increased.

Also, the nation's aging population has placed a heavier burden on Medicare, the federal medical insurance program for those aged 65 and older, forcing Medicare recipients to pay more for their benefits and to buy supplemental insurance.

The Employee Benefit Research Institute has estimated that if recent trends continue, a typical retiree aged 65 now who lives to age 90 will have to allocate about $180,000 of their nest egg just for medical costs, including premiums for Medicare and Medicare Supplement insurance.

The same retiree relying on coverage from a former employer will have to allot nearly $300,000 to pay health insurance and Medicare premiums, as well as out-of pocket medical bills.

Social Security. The demographics that have led to an increasingly older population are expected to continue, putting more pressure on the Social Security system - the system that currently provides more than half of the income for 7 out of 10 Americans aged 65 or older.

The number of workers supporting each Social Security beneficiary through payroll taxes is projected to decline from 3.3 to 2.1 by 2031. At that ratio there would not be enough workers to pay scheduled benefits at current payroll tax rates. If no action is taken to fix Social Security's financial problems, the system's trust funds may be exhausted by 2040, according to the Social Security Administration. These trends have raised uncertainty about how Social Security can be financed in future years and whether benefit levels and eligibility requirements may have to be changed as the population continues to age.

Excess Withdrawals The decision about how much money may be safely withdrawn each year from a retirement nest egg should take into consideration all the risks mentioned above. But retirees also must consider the fluctuating returns that their savings and investments are likely to produce over time, as well as the overall health of the financial markets and the economy during their withdrawal period.

The stock market's sudden switch in 2000 from a prolonged bull market to a three-year bear market illustrated the dangers of withdrawing too much too soon.

Withdrawing 7% or even more per year from a retirement portfolio during the bull market years might have seemed a reasonable rate. But the ensuing bear market raised the possibility that the value of a retiree's portfolio might be reduced as a result of stock market losses, increasing the chance that the he would outlive his assets. According to one analysis, the maximum sustainable withdrawal rate for a balanced portfolio of stocks and bonds was 5.58% after adjusting for inflation. One strategy that may potentially avoid premature exhaustion of assets is to adopt a relatively conservative withdrawal rate of 4% to 5% a year.

(This example is a compilation of all 30-year holding periods from 1926 to 2006, based on a portfolio of 60% U.S. stocks as measured by the S&P500 and 40% long-term Treasury bonds, with annual withdrawals adjusted for actual changes in the Consumer Price Index. It is not intended as investment advice. Past performance is no guarantee of future results. Indexes cannot be invested in directly.)

Addressing the Risks

While the risks discussed above are common, their impact on retirement income varies from person to person. Before you can develop a realistic plan aimed at providing a sustainable income stream for your retirement, you must relate each risk to your situation. For example, if you are in good health and intend to retire in your mid sixties, you may want to plan for a retirement lasting 30 years or longer. And when you estimate the effects of inflation, you may decide that after you retire you should continue to invest a portion of your assets in investments with the potential to outpace inflation.

Developing a realistic plan to address the financial risks you face in retirement may seem difficult. But you don't have to go it alone. A financial professional can provide both useful information and valuable perspectives on your options for managing what may stand in the way of your long-term financial security.



Dick Drake
Cambridge Financial Partners
Financial Advisor, LPL Financial
Phone: 223-5111
e-mail: dick.drake@lpl.com

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