October 2023

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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Community Association Newsletter

on location

Questions & Answers >>>

Q: How many days before a holiday can I hang decorations and when do I have to take them down?

A: The DVCA Board just voted at the September BOD meeting, that decorations can go up 45 days prior to the holiday and must be taken down no later than 30 days after the holiday.

Q: I'm having a hard time getting ahold of the management company, who do I talk to?

A: You can get ahold of our management company by email (daytonvalley@fsrnevada.com) or phone (775- 624-8805). You can use the FSR resident portal when corresponding about violations (**daytonvalley.connectresident.com).** If necessary, you can go to DVCA's website 'Contact Us' if you continue to have issues with getting ahold of management.

Q: When will the 2024 Budget and updated reserve study be ready?

A: The Budget Committee is finalizing their recommendations for the 2024 Budget and will be ready for approval at the October BOD meeting. The 2024 Reserve study update will also be ready for Board approval in October.

Message from the DVCA President >>> Carla Cole

Homeowners:

This month, I want to recognize and say "thank you" to all the volunteers in our association who serve on committees. Volunteers are crucial to any organization and deserve recognition for their service. Our volunteers are very professional and knowledgeable and give their time and expertise to make this a better community. No, it is inaccurate that we have no volunteers; they are poorly treated and have no voice. One does not have to be a volunteer to ask questions to the Board or management. This Board encourages your questions, comments, and suggestions.

Thank you, Jane Rothman, Susan Cooper, Lisa Miller-Hobbs, Tom De Uriarte, Bruce Thiel, Lamar Bailey, Patty and Roger Rocha, Susan Sheehan, Earlene Jachimowicz, Deb Henshell and those who offered help in any way as needed.

The Budget Committee is working hard to finalize the 2024 Budget for approval at the next Board meeting. The Reserve Study Update is completed, and there is ***no recommendation for increasing assessments.*** That is always good to hear.

The crack seal is scheduled for the end of October. Management will notify homeowners in advance with instructions on street parking.

The Board authorized a proposal to scope the Champion Drain before winter to determine the cause of the intermittent flooding.

I received several emails about the "garage sales" in the development. Legado area is not part of the Dayton Valley Community Association. Their association allows for two garage sales per year; we do not. It was voted on several years ago and did not pass.

The Board will be finalizing an agreement with a local tow company to come into the development and tow vehicles parked on the street between midnight and 6 a.m. Tow bills are costly! Once the car has been towed, the Lyon County Sheriff's Office is notified of the tow.

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Please be sure that if you have a fire hydrant on your property, there is a 3-foot clearance around the hydrant. The 3-foot clearance is a County Fire Code, and violations will be issued to homeowners whose hydrants are not accessible to the fire department if needed.

The Budget Ratification Meeting will be on Zoom in November. The next scheduled Board of Directors Meeting will be in January 2024. Please keep checking the DVCA Website for project updates throughout the holiday season.

On a personal note, October is Breast Cancer Awareness Month. In Nevada, Breast Cancer is the second leading cause of death. Please take care of yourself; men, too, can get breast cancer!

Carla Cole, President,
Dayton Valley Home Owners Association

How Do HOA Committees Work? >>>

Q: How many committees does DVCA have?
A: 8 Committees total

Architecture: 5 Members
Common Area Landscaping: 4 Members
Infrastructure: 5 Members
Rules & Regulations: 4 Members
Budget: 4 Members + Management
Newsletter Committee: 5 Members
IT & Website: 4 Members

- **Formation:** Committees are formed by the HOA Board of Directors. Members interested in serving on a committee can express their interest to the Board or via the DVCA website at www.dvcahomeowners.com
- **Membership:** Committee members are homeowners who volunteer for the role. Committee members serve at the pleasure of the Board. The number of members and the committee's responsibilities varies with community needs and are outlined in the committee charters.
- **Meetings:** Committees hold regular meetings to discuss their specific responsibilities and address relevant issues.
- **Recommendations:** Committees review and make recommendations to the HOA Board on matters within their purview.
- **Board Liaison:** Each Committee has a liaison from the HOA board who works closely with the committee, attends meetings, and provides guidance or support.
- **Reporting:** Committees report their activities, recommendations, and any significant developments to the HOA Board and management.

DVCA committees help distribute the workload of governing a community and engage homeowners in decision-making processes. They can enhance the overall quality of life within the community by addressing specific issues and ensuring the community's smooth operation.

Thank you to all our volunteers!!

DVCA September 27, 2023 Board of Directors Meeting Highlights >>>

DVCA Board of Directors Meeting Highlights >>> September 27, 2023

Director(s) Present: C. Cole, D. Drury, S. Mass, K. Mitchell, D. Kreie & G. Cowles **Absent:** J. Kepler

- **July 2023 Financials:** The review of the DVCA's July 2023 financial summary was read aloud and records are now available on the FSR Resident Connect Portal and the DVCA website for homeowners to access and review.

- **Management Report:** Management reported 125 homeowner calls. Summary of top correspondence reasons: 19 balance inquires, 18 Violation inquiries, 15 management team inquiries, 15 account set ups, 12 general inquiries, 9 website access inquiries and 7 payment disputes.

- **Acknowledgement of Action Outside of Meeting**
  - The Board approved Sierra Gate & Control to install one cellular unit per gate to operate the Doorking system in the amount of $5,921.16
  - The Board approved Cyber Insurance from LaBarre & Osknee for $1,725.00 to meet new NRS statutes passed in the 2023 legislative session.
  - The Board approved the 2021 and 2022 audit review

- **Champions Drain Clearing:** The Board approved the proposal from EPS to scope and clean the drains on Champions. This also included the exploration of locating where the drain outlets are to ensure proper drainage.

- **Landscape Proposals:** The Board decided to postpone discussion until the October Board Meeting.

- **Review Holiday Decorations Timelines:** The Board approved a policy for holiday decorations to be able to go up 45 days prior to a holiday and to be removed 30 days after the holiday.

- **Review Parking Policy:** The Board approved the CC&R's RV Parking Policy. RV's will now require a parking pass prior to parking in the community. Passes are typically 48 hours and only for loading/unloading. Overnight sleeping in RV's is not permitted. Slide outs and cords plugged in are discouraged and may be subject to violations.

- **Snow Removal Contract:** The Board decided to postpone discussion until the October Board Meeting.

- **CAD Pest Control Contract:** The Board approved the contract renewal, rates were unchanged.

- **Landscape Committee:** The committee reported updates to the landscaping renovations approved in August.

- **Architecture Committee Update:** Contact the Arc Committee via the DVCA website, Arc@dvcahomeowners.com or email dkreie@dvcahomeowners.com to discuss your projects.

- **Infrastructure Committee:** The committee will continue to monitor the progress of the upcoming crack seal roadwork, fire hydrant maintenance, weed removal prior to roadwork.

- **Rules & Regulations Committee Update:** The Committee proposed an RV Parking Policy which the Board approved.

- **IT Committee Update:** The website automated parking passes are live, and updates to the website continue.

- **Budget Committee Update:** The committee will meet in the beginning of October to start on budgets and review the updated 2024 Reserve Study. The committee will propose a 2024 Budget and 2024 updated Reserve Study at the October BOD meeting. The Budget ratification will be November 15th.

Why does an HOA have Rules & Regulations?

Homeowners' Associations (HOAs) have rules and regulations for several reasons, which are typically outlined in the Association's Governing Documents, including the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the Association's Bylaws. Some of the primary reasons why HOAs implement rules and regulations are:

- **Protect Property Values:** One of the main purposes of HOAs is to maintain and increase property values within the community. By enforcing rules that promote a well-maintained and aesthetically pleasing neighborhood, HOAs help ensure that all homeowners' investments remain valuable.
- **Maintain Aesthetic Standards**: HOAs often establish guidelines for property appearance, landscaping, and exterior maintenance. These rules help create a uniform and attractive neighborhood, reducing the risk of individual homeowners allowing their properties to deteriorate or become unsightly.
- **Preserve Community Cohesion**: HOAs can help foster a sense of community by setting rules that encourage neighborly behavior and interactions. This can include rules on noise levels, pet ownership, and common area usage.
- **Ensure Financial Stability**: HOAs often collect fees and assessments from homeowners to cover common expenses, such as maintenance, insurance, and amenities.
- **Legal and Insurance Requirements**: Some rules may be required by state or local laws, or by the Association's Insurance provider, to mitigate risks and liabilities.

It is the homeowner's responsibility to review and understand the our Governing Documents which you should have received when purchasing your property, but also can be found on the DVCA website and FSR, management's resident portal, alongside financials and other community information. Homeowners also have the opportunity to participate in the HOA decision-making process and amend rules through a democratic process involving homeowner meetings, elections and voting.

DVCA Home Owner Association Information >>>

DVCA Community Management >>>

FirstService RESIDENTIAL

Community Manager
MikKenzy Lipkowitz
Email & Phone
daytonvalley@fsrnevada.com
(775) 624-8805

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

FSR Resident Portal
daytonvalley.connectresident.com

FSR Website:
http://www.fsresidential.com /nevada/offices/reno-office

2023 DVCA BOD Meetings >>>

October 25th at 5pm
HOA Board of Director's Meeting & Budget Approval
101 Palmer Dr.
Dayton Valley Golf Course Clubhouse
For the meeting agenda go to:
www.dvcahomeowners.com
or
daytonvalley.connectresident.com

Last Meeting of 2023:
Nov 15th**
** Budget Ratification 10am

BOD Meeting Agendas >>>

Agendas for BOD meeting can be found on the FSR Website Resident Portal. The DVCA Website will 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 on the DVCA website to be on the email distribution list for courtesy email notifications.

Automated Parking Passes >>>

What you need to know about the Request Parking Pass application:

1. You do need a profile on the dvcahomeowners.com website. If you do not have one, you can register for an account; the link is on the upper left side on the website's home page where it says 'Register' next to the "Log in" feature. When you register, the DVCA Admin will create an account for you and your login credentials will be emailed to you.
2. You do need to supply the information requested; if you don't have it, explain in the comments section
3. Please be courteous and don't wait until the last minute to make a parking pass request. Less than 48 hours could mean you don't get your pass in time, especially if the request is non-standard.
4. If the time limit per the governing documents is exceeded, explain why in the comments so the Committee and the Board can make a reasoned decision for approval.
5. New policy change. If you are parking an RV/5th wheel/trailer overnight, you will need to Request a Parking Pass. Your parking pass ensures our compliance team knows that your RV is parked per our governing documents.
6. You do not get a parking pass as soon as you click on the submit button. Your request will be reviewed by the Parking Pass Committee member(s) and will be emailed to you.
7. When you click on the "Request Parking Pass" menu item, you will have the option to see Closed (past history) and Open parking passes.

We are pleased to offer this functionality to our DVCA Residents, including renters. DVCA Homeowners that have rentals here, please forward this information. We believe it will make the entire parking pass process easier for all. If you have any questions, please use the Contact Us feature and submit a question to the "Rules and Regulations Committee" in the "Subject" drop down menu.

Q: What if I do not have an email or access to a printer or computer?
A: You can call FSR at (775) 624-8805 (M-F) and give them your contact information, and they will inform a Rules & Regulations Committee Volunteer to get in contact with you. Please allow extra time for your request to be processed.

2023 Board of Directors and Board Committee Liasions >>>

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

DVCA Home Owner Association Information >>>

Automated Parking Passes >>>

The process for requesting a parking pass has changed. Please refer to the DVCA website FAQ's. This automated parking pass change, aims to streamline the process for homeowners and volunteers. If you have any questions please reach out to the Rules and Regulations Committee via the 'Contact Us'.

We hope you enjoy this new feature!

DVCA Website Refresh >>>

Check out the DVCA website refresh. The website information is still the same but the layout is completely different. The website was also updated with the Associations new brand colors and logo.

Over the last few months local photographers in our community donated the use of the images that are featured throughout the website.

Thank you to the photographers!!

dvcahomeowners.com

Holiday Decorations>>>

Holiday Decorations are permitted **45 days prior to the holiday and 30 days after, then decorations must come down**. Decorations outside of the timeframe are subject to a violation.

August Newsletter Correction >>>

Correction to the August 2023 newsletter: Landscaping proposal #8153535 for $513.81 was for new plants and rocks in Cruden Bay. Proposal # 8153549 for $2,223.30 was for new trees and shrubs in the Glen Eagles Island.

Maintenance of Paint & Trim and 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 will suggest options to possibly consider.

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

NEW RV Parking Policy>>>

Attention homeowners, the Board approved the CC&R's RV Parking Policy. **RV's will now require a parking pass prior to parking in the community. Passes are typically 48 hours and only for loading/unloading.**

Overnight sleeping is not permitted. Slide out and obstructing cords are discouraged and may be subject to violations.

Please be a good neighbor and be mindful of parking on streets which are narrow and may be difficult or dangerous for others to navigate around.

There are multiple RV resorts and areas around Dayton and Carson City for guests with RV's. As well as storage facilities for all types of recreation vehicle(s) long term storage.

Thank you for your cooperation!

DVCA Compliance Checks >>>

For any violation questions or concerns, contact our management company, FSR directly.

Top 5 DVCA Non-Compliance Issues 8/23- 9/27/2023:

1. Landscaping- Yard Maintenance
2. Trailer in View
3. Weeds- All Areas
4. Fencing- Stain/Paint
5. Unsightly Items in Common Area View

DVCA Compliance Checks >>>

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."

Violation Letters >>>

Please reach out to FSR if you have received a violation as soon as possible to talk through options on how to cure your violation. Speaking with management immediately is advised, before the violation turns into a fine.

Gate Remotes >>>

The DVCA is transitioning to a new gate remote system and will have our management company, FSR, manage the system and issue remotes. The upgraded system also allows for easier transferability, if the DVCA were to ever switch management companies or vendors.

If you need a gate remote or have questions or issues with 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.*

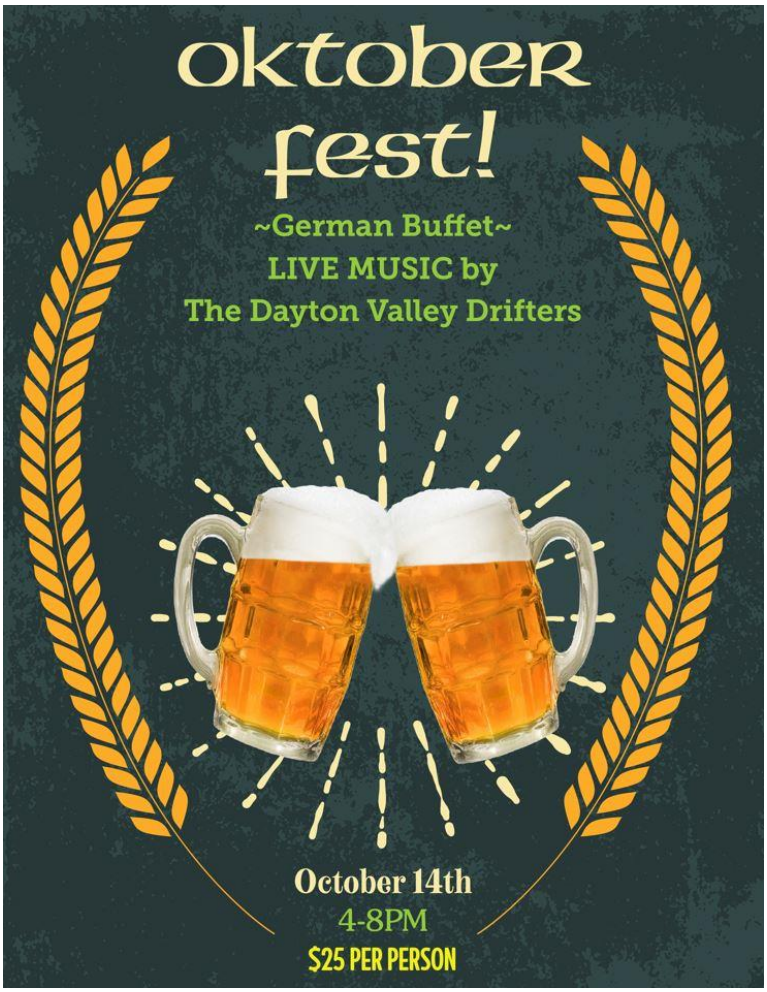
DAYTON VALLEY

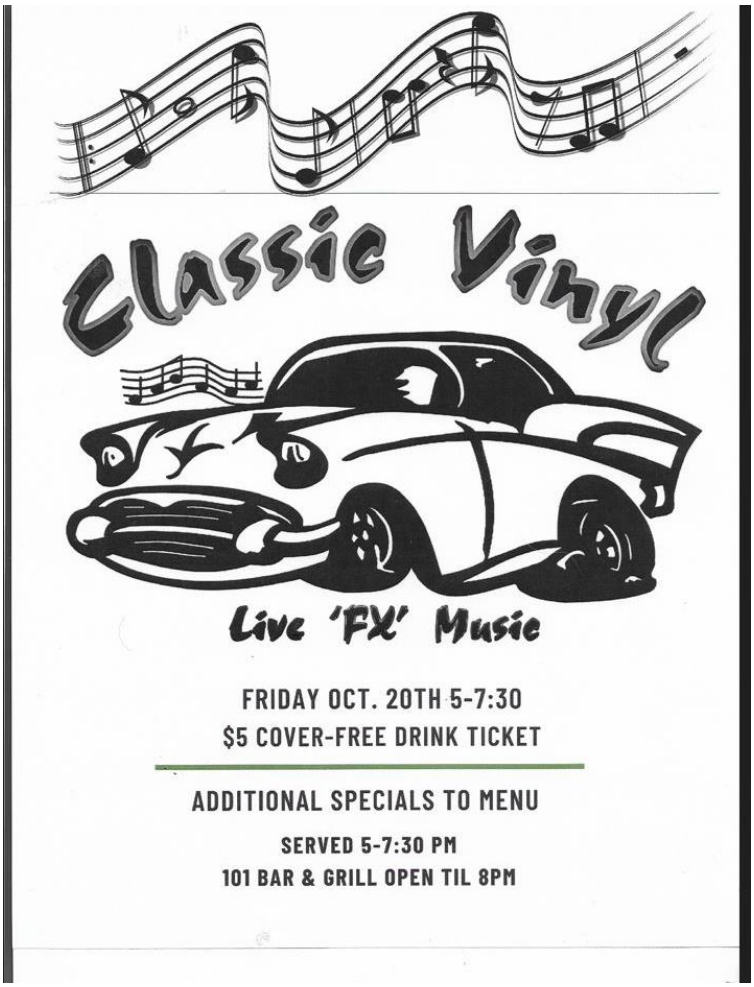
Dayton Valley Golf Course >>>

Please call for 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 community!

Healthy Communities Coalition
LYON & STOREY COUNTIES

Food Pantry Donations Needed: Proteins like Peanut Butter, canned meats or fish. Canned Spaghetti sauces and dried pasta.

Naloxone is now available to anyone who ants to keep on hand for an emergency arcotic overdose.

DAYTON
209 Dayton Valley Rd.
775-246-7834

Donations Needed, Collected by Dayton Urgent Care >>>

The Dayton Urgent Care is collecting donations for **cold weather items** like coats, pants, sweatshirts, gloves and hats for children and adults.

You can drop off directly to the **Dayton Urgent Care at 901 Medical Center Dr #203, Dayton, NV 89403**

They also will be coordinating an Angel Tree for local children in Lyon County in December for the holiday season.