Next Budget Ratification Meeting: November 26th @ 10am via Zoom



Dayton Valley Community Association

Newsletter

OCTOBER/NOVEMBER 2024

DAYTON VALLEY COMMUNITY ASSOCIATION

ESTABLISHED IN 1990

Message From DVCA President

Dear Homeowners:

As we approach the end of the year, I want to provide an update on our budget planning process and preview some proposed changes to the CC&Rs (Covenants, Conditions, and Restrictions). In response to rising operating costs, the Budget Committee has recommended a modest assessment increase of $10.00 per month. We understand that this adjustment may cause some concern; however, it is essential to maintain the community's financial health and continue providing the services we rely on.

Highlighted Cost Increases:

- **Management Services:** 5% increase to $76,671.00
- **Management Compliance Fee:** 11% increase to $27,892.00 (covers printing, supplies, pass-through charges, and postage)
- **Landscaping:** 15% increase to $76,308.00
- **Property Liability Insurance Deductible:** Increased from $2,500 to $10,000 due to five gate-related claims
- **Attorney Fees:** Increased to $30,000
- **Reserve Fund Contributions**: Increased by $40,000

While we recognize the impact of these changes, they are necessary to ensure we can meet obligations and uphold our community's standards. Many of these cost increases reflect broader trends, and our goal remains to make prudent financial decisions that safeguard our shared investment. For additional details, please review the Treasurer's Report below.

If you have not already, you will soon receive a Budget Ratification Summary Sheet from from FSR, which includes a detailed budget breakdown and other

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THIS EDITION

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Call: 775-624-8805

EMAIL: DAYTONVALLEY@FSRNEVADA.COM

disclosures. We encourage you to review this important information. Please reach out to us with any questions or concerns you may have.

Upcoming Proposed CC&R Changes: The CC&R Committee has been diligently working on updates to several community guidelines, covering areas such as garage sales, allowing VRBOs, and regulations regarding the display of flags and signs. These proposed changes will undergo a legal review and be presented for a community vote in the spring, requiring a majority approval of 51% (CC&Rs Article 15.1). Further details will be shared in upcoming newsletters, and we will be seeking volunteers to help engage with homeowners in preparation for the vote.

The Board will provide updates to the Legacy 49 Development at the January 2025 meeting. Please mark your calendar and attend this important meeting that affects our community.

To stay updated and receive timely notices, please sign up for email notifications through DVCA and FSR.

Thank you for your understanding and cooperation as we strengthen and enhance our community.

Sincerely,

Carla Cole, President, Dayton Valley Community Association

Treasurer's Report

As we wrap up our budgeting process for 2025, I want to take a moment to explain the recent increase in our monthly assessments. Starting January 2025, the assessment will rise by $10 a month, bringing it to a total of $65 per month.

This decision was not made lightly. The Budget Committee reviewed our financial landscape and found that operating expenses have risen significantly, reflecting the trends we see in prices across the board. Two of our largest monthly expenses are our landscaping and management contracts, both of which include automatic annual increases.

Additionally, our recent reserve study indicated the need for an increase of $40,000 annually to our reserve account. This adjustment is important for maintaining the long-term health of our community and ensuring we can cover future repairs, replacements and maintenance of major components and common areas.

We appreciate your understanding and support as we implement these necessary adjustments. Our commitment is to maintain the quality of our community while ensuring its financial stability. Thank you for your continued involvement!

Warm Regards,

Katie Mitchell, Treasurer, Dayton Valley Community Association.

2024- 2025 DVCA HOA BOARD

President
Carla Cole
De Facto Member :All Committees, Liaison: Landscaping Committee

Vice President
Dennis Drury
Liaison: Infrastructure, Gates & Monitoring Committees

Secretary
Sandy Mass
Liaison: Community Outreach, IT and Newsletter Committees, Webmaster

Treasurer
Katie Mitchell
Liaison: Budget Committee

Director
Ron McRae

Director
Mitch Feather
Liaison: CC&Rs Committee

Director
Doug Kreie
Liaison: Architecture Committee

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COMMUNITY ASSOCIATION INFORMATION

Gate ISSUES?

If you experience an issue with either the Palmer or Bayhill Gats, please call FSR Customer Care line at 775-624-8805 first! Otherwise, use the Contact Us feature at https://www.dvcahomeowners.com website and selecting the "Gates and Monitoring Committee" in the "Send To" dropdown.



Please help.

If a solicitor shows up at your door, ask for their business card before you send them on their way. Contact FSF with the information on the card so FSR can send a cease-and-desist solicitations letter to that vendor



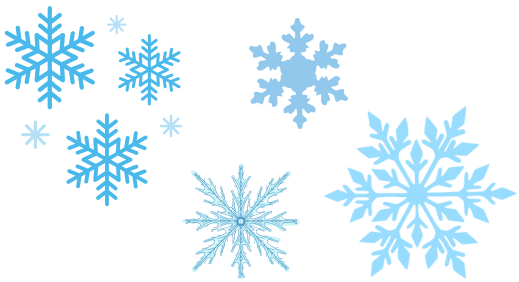
HOLIDAY DECORATIONS

Holiday deorations can be put up 45 days before the holiday and must be taken down within 30 days after.

Community Calendar

Do you have an event you want to promote? You can "Submit a New Calendar Entry" by going to the "Community Calendar" option on the https://www.dvcahomeowners.com website. You can create single events or recurring bridge games or yoga lessons.

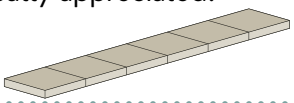
We can help promote your community events by sending an email blast. Contact admin@dvcahomeowners.com with a flyer, and we will see what we can do.



Please remember to keep your sidewalks clear of snow. Homeowners are responsible for the sidewalks on their property. Please stay safe this holiday season



To ensure the safety and esthetics of our community, we ask all homeowners to trim trees and shrubs that overhang or invade into the street or walkways. Overgrown vegetation can obstruct visability, create hazards for vehicles, and block emergency access. Your cooperation is greatly appreciated.



FSR Resident Portal

portal.connectresident.com

Pay in Person at FSR- Reno

639 Isbel Rd, Suite 320
Reno, NV 89509
(775) 624-8805

Mail Check To:

PO Box 30422,
Tampa, FL 33630-3422

Financial Documents

portal.connectresident.com
dvcahomeowners.com

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

Visit dvcahomeowners.com
to apply for a parking pass, read copies of minutes, agendas, financials and up to date information

DAYTON VALLEY GOLF COURSE EVENTS

DAYTON VALLEY







Would you be interested in playing in a Women's Fun Winter Golf Group?

We play on Tuesdays November-March at Dayton Valley Golf Course. It's just for fun, you don't need a handicap, but you do need to know how to play ready golf. If you are interested in learning more please contact Connie Vavricek at (916)730-4132 or connie@miconvisions.com or Patti Rocha at (209)712-2558.

SAVE THE DATE!



December 12, 2024

The Golf Cart Parade sign-up sheets and a parade map will be available soon on the dvcahomeowners.com website and posted in the Dayton Valley Golf Clubhouse. We all look forward to this event!

DAYTON VALLEY GOLF COURSE
101 Palmer Drive, Dayton NV 89403
Check website for menus and more information daytonvalleygolf.com

DVCA EXPENSES JAN TO SEPTEMBER 2024

Operating Expenses Paid	1/2024	2/2024	3/2024	4/2024	5/2024	6/2024	7/2024	8/2024	9/2024
Landscape Contract Fee	4,555	4,555	4,384	4,384	4,384	4,384	4,603	4,603	4,603
Landscape Common Area Improvements			774						
Landscape Backflow Maintenance					1,200				
Weed Removal								3,547	
Landscape Irrigation Repair/Maintenance				1,003					
General Repairs & Maintenance	877						13,220	9,843	
Gate Transmitters							2,003		
Gate Maintenance Contract	88	88	88		(372)	600	200	200	200
Pest Control	75	75	75	195	75	75	115	115	115
Gate Repairs			1,212	(1,212)				300	
Gate Remotes									
Gate Programing-Dorking			108	108	392	98	88	108	98
Camera Monitoring Repairs					(2,420)				
Light Post Repairs							467		
Snow Removal	10,274								
Electricity - Common Area	1,585	1,755	1,939	1,726	1,855	1,667	1,602	1,800	1,736
Water	1,183	428	185	300	1,681	1,605	1,768	1,649	1,662
Cable/Internet/VOIP	200	200	200	200	200	300	100	300	200
Monitoring Cameras Maint. Contra	640	580	600	600	3,020	600	600	600	600
Ombudsmans Expense	3,502								
Technology Committee								1,110	
Management Fees	6,085	6,085	6,085	6,085	6,085	6,085	6,085	6,085	6,082
Administrative Compliance Fee	371	371	3,863	1,832	9,749	2,479	2,496	4,810	5,454
Office Supplies, Copies and Postage								(2,215)	
Additional Meeting Expense							300		
Fees and Permits								(175)	
Storage Unit Fee	72	78			234	78	78	78	78
Newsletter					300				
Audit and Tax Service				1,475					1,475
Tax Payment			476						
Legal Fees	1,652		1,399	1,817	9,580	1,757	4,053	5,637	3,911
Insurance Main Package	2,345	2,288	2,178	2,223	2,223	2,223	2,223	2,223	2,223
Insurance - Crime		192	192	192	115	115	115	115	115
Insurance- Workers Comp		51	51	51	48	48	48	48	48
Insurance Cyber Coverage	192								
Insurance The Gallery									
Tax Prep									
TOTAL Operating Expenses	**33,696**	**16,746**	**23,809**	**20,979**	**38,349**	**22,114**	**40,164**	**40,781**	**28,600**
Reserve Transfer	21,701	21,701	21,701	21,701	21,701	21,701	21,701	21,701	21,701
TOTAL Monthly Expenses	**55,397**	**38,447**	**45,510**	**42,680**	**60,050**	**43,815**	**61,865**	**62,482**	**50,301**

Central Lyon County Fire Protection District Adds Pet Microchip Readers to Dayton Fire Stations

The Central Lyon County Fire Protection District has added pet microchip readers to Fire Station 35 and Fire Station 39 to be able to help reunite lost pets with their owners.

If you find a lost pet day or night, you can bring that pet to the fire station and then a firefighter will scan that pet, go to a website and look and see who the chip manufacturer is and then that chip manufacturer will reach out to the registered owner of that pet and let them know where their lost pet is.

Microchipping your own pet gives you a better chance to find them if they run away.

Fire Station 35 is located at 231 Corral Drive in Dayton and Fire Station 3 is located at 460 Dayton Valley Road in Dayton.

For more information, contact Central Lyon County Fire Protection District Administrative Office at 775.246.6209.



Dayton Valley Women's Golf Club (DVWGC) has concluded its official golf season. It was a fun year for 60 players with a wide range of handicaps & abilities. The annual KISS (Keep It Simple Sister) Tournament was wonderful fun with several players from other golf clubs which raised $313 for Merriner Cottages and the luncheon was chock full of 95+ donated raffle items. Then, on our final play day, the Pink Ball Scramble Tournament raised $538, also for Merriner Cottages, which The Club matched up to $500. We are thrilled to send this vital organization $1,351.

We are continuing an unofficial winter league keeping our Tuesday play day. There is a separate invitation in the newsletter if you are interested in participating. The official league will begin again April 2025 with a new program for beginning golfers, plus a new nine-hole option for experienced only golfers. If you have any questions or interest in joining The Club, please contact me at the above email.

Swing-cerely,

Lonnie Shodeen, DVWGC President

Holiday parking passes

We understand that holidays mean family and friends spending time with each other. That means more cars than your driveway can handle for your overnight guests. PLEASE request parking passes. We also understand that some family members could be staying with you for a couple of weeks. We do issue extended parking passes for extenuating circumstances. College students, parents from out of town, old friend you have not seen in 20 years, and more... So, if you want your friend or family members to stay with you for longer than our CC&Rs mandate, tell us why in the "Description of how we can help you" box, and we will accommodate you.

And we can handle parking passes if your visiting friend has a rental car. Of course, you will not know the vehicle specifics until they arrive. However, you can request a pass, we can start the approval process and issue you a printed pass, and you go back online to update the pass request with the specifics after your friend has arrived with the vehicle. If this sounds difficult? Email admin@dvcahomeowners.com with your phone number and someone will help walk you through the process.

We want you to have a merry, stress-free holiday season. We want one too! If you need a parking pass, go to dvcahomeowners.com and select the "Request Parking Pass" option on the main menu.