Dayton Valley Community Association **Newsletter** **Vol. 10 Issue 9 September 2005**

Website address: www.daytonvalleyassociation.com



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President's Message

The roadwork within the Association has been completed and should hold for at least five years. Lakemont agreed to help us with the cost, which was a good thing.

The construction along Dayton Valley Road has caused some concern with the folks that live close to the road. The Association has no control over that construction and a call to the County road department may help. There number is 775-577-5011.

We Support Our Troops! I met Leah Compston at the county fair and she has been sending packages to our troops in Afghanistan and Iraq for almost a year. I would like to make the month of October "Support Our Troops" month. I have spoken with Jim Kempler at the clubhouse and he has agreed to have a barrel where we can place our items. We will then take them to Mason Valley for distribution. I will have a list of items they need in the next newsletter.

Any Homeowner that would like to write articles in the newsletter is free to do so. Simply write to IPM. As long as it is not political or religious it will be published upon approval.

Hope you all are having a great summer! – *Charlie Duke*

Next Board Meeting

Monday, October 10, 2005, at 6:00 PM
Lyon County Complex Conference Room
34 Lakes Blvd., Dayton, Nevada

DVCA Financial Report for June 2005 Year-To-Date:

Operating/Reserve Activity: We are on target when comparing actual to budget as of **June YTD**. Surplus (Dues less Expenses) amounted to $2,500 for the month or $17,000 YTD. The Reserve Bank Accounts were increased by $9,700 for the month or $55,600 YTD.

DVCA bank accounts total $297,000, of which $234,000 belongs to the Reserve. However, the Association is faced with an unrecorded $130,000 cost for road maintenance.

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Architectural Committee Report

The following article deals with accessory buildings or sheds. Those of us on the Architectural Review Committee strive to meet the needs of the Homeowners, as well as consider the impact a shed will have on the overall esthetics of the development. The required ARC forms are in every Homeowner's Welcome packet, which they receive from Incline Property Management when they move into their new home. If you do not have the forms, you can download them from the Association website (daytonvalleyassociation.com).

As the ARC looks at the requests for approval for construction, landscaping, painting, etc., we strive to make the projects as easy and fluid for the Homeowners as possible. However, there are rules that we must all follow relative to the CC&R's and the Lyon County Building Code.

As such, the following is an excerpt from the form that is used to inform the Homeowner of those requirements. It is our hope that by providing this information, each Homeowner will be able to make a decision whether to pursue or not to pursue approval for a shed.

1. Sheds will be approved if they are made of wood (not plastic, vinyl or metal) in the style of the house with colors to match the colors of the residence. The roof is to have dimensional shingling matching the color residence roof, the peak of which is not to exceed eight (8') feet. Sheds must be vented per building code.
2. The shed is to be located so that it is out of sight from the golf course or the street and it must be mounted on a concrete slab. Further, it must meet the following:

Lyon County, Nevada County Code Sections 10.3101: General Provisions:

The provisions of this Section apply in all residentially zoned districts.

A. Accessory Buildings:

1. It is unlawful to construct, erect or locate private garages or other accessory buildings without a permissible main building.
2. A detached accessory building, not exceeding a mean height of fifteen feet (15'), may occupy not more than one-half (1/2) of the total area of the rear yards; providing, no such accessory building shall be nearer than five feet (5') to the rear and side property line nor closer than is provided herein to main buildings on the same or adjacent lots, providing there is sufficient area to comply with State regulations regarding individual septic disposal systems. (DVHA CC&R's allows for an 8' height only)
3. A detached accessory or additional main building shall be located no closer than ten feet (10') to any other building on the same lot.
4. An accessory building may be connected to the main building, either directly or by a breezeway; in which case, it is considered attached and full yards as might otherwise be required will apply. If the accessory building is attached, a Lyon County Building Permit is required. (If the "accessory building" (shed) is attached, a one hour fire wall must be built, 5/8" sheetrock, on the interior of the accessory building. Further, the Lyon County property line set back must be met (5' from the side property line and 10' from the rear property line.)

In addition to the above Lyon County Code requirements, any shed over ten (10) by twelve (12) feet in dimensions, requires a building permit.

There may be additional building and fire code requirements, which you are responsible for. Each Homeowner should check with their respective insurance company to ensure that they are covered.

3. The Homeowner must submit plans including size and location of the shed and MUST receive approval from the Architectural Review Committee prior to installing the shed.

4. In the judgment of the Architectural Review Committee a Neighbor Impact Form may need to be filled out and submitted.

There area some lots in this development that are not going to be conductive to building a shed. Please consider the above requirements by looking closely at your lot and determining if in fact your lot will allow you to place an accessory building on it.

Special notice for Landmark Homeowners

There has been a problem identified by a Landmark homeowner relative to the attic ventilation of homes. If any person who is an Owner of a Landmark home has not received a letter from Landmark and has a question about their roof ventilation, they should contact Landmark Homes directly. The Customer Service number is: 775-412-5000.

Landscaping Tips

As our summer winds down to a close, many of us tend to spend more time indoors, however, fall can be one of the most brilliant seasons we have. Careful planning of your landscape should include autumn and winter interest as well as those much anticipated spring and summer seasons.

Plants that really show off this time of year include shrubs like those in the Euonymous family. There is the 'Burning Bush (Euonymous alata compacta) displaying deep orange to red hues: Euonymous 'Emerald Gaity', turns slightly purple, as does Euonymous 'Emerald & Gold'. Then the 'Purple leaf Winter Creeper' (Euonymous fortunei) does just that, creeps and is a deep reddish purple in the fall. Another evergreen would include Oregon Grape (Mahonia), the leaves turn a bit purple, plus there are purple berries to boot. My favorite would have to be Cotoneaster, simply because most of them produce bright red berries in the fall. If berries interest you, you could go with Pyracantha, their orange berries hang on for months.

As for a really great fall interest vine, go with Virginia Creeper (Parthenocissus quinquefolia), an aggressive vine that is a fantastic red color with screams "Autumn"!

Of course, what would fall be without the leaves turning, so quickly here is the breakdown. For red leaves choose Maples, Flowering Pears, Sweetgun (Liquidambur), Flowering Cherries, some Oaks and Ashes. Yellow leaves can be found in Mulberries, some Ashes, Birches, Aspens, Locusts, Lindens and Ginko Biloba.

Whatever your landscape ideas include, make sure you try to get a full seasonal display of colors. Dayton Valley Floral & Nursery has a variety of plants that will really show you their stuff as the warm season comes to a close.

Bulletin Board

Welcome new Residents of Dayton Valley Community. Please make yourself familiar with the governing documents of this Association, which include the C.C.&R.'s, ByLaws and Rules & Regulations. You should have received these documents in escrow.

Here are some helpful Phone Numbers you may need.

Sierra Pacific Power	775-834-2900
SBC Telephone	775-333-4811
Lyon Co. Utilities	775-246-6220
Water & Sewer	775-246-6221
Charter Cable	1-866-731-5420
Sheriff Substation Dayton	775-246-6201
Public Utilities Comm.	775-882-2126.

As of now, if you are calling here in Dayton, you don't need to dial the Area Code (775), as all the numbers start with the prefix 246.

Cooking Recipes

BROCCOLI, Crunchy Munchy Salad

4 C chopped broccoli
1 C chopped celery
1/4 C chopped green onion
1/4 C crumbled bacon
1/2 C raisins
1/2 C roasted sunflower seeds
1/2 C cashews
1/2 C chopped apple

Dressing:
1 C plain yogurt (I mix 1/2 c yogurt and 1/2 c of sour cream)
1/2 C sugar (I used Splenda)
3 T white vinegar

Mix dressing separately and add to combined salad ingredients prior to serving. – by Sandra Markoe

CLASSIFIED ADS

Dayton Valley Floral & Nursery Presents:
FARMERS MARKET every Thursday 3:00 – 7:00 PM
209 Dayton Valley Rd.
Local Nevada growers, Local crafters, Commercial vendors, Beverages & snacks available for purchase. Local musicians occasionally.

TO PLACE OR CANCEL YOUR CLASSIFIED AD, BE SURE TO CALL IPM @ 775-832-0284

Become a Book Club Member!

The Dayton Valley Library Book Club would like to invite new members to join. There is no cost, and the books that are read are available to check out at the library.

The Club meets at Dayton Valley Library,
last Tuesday of each month at 10:00 AM.
NEW MEMBERS WELCOME
For more information call
Marty 246-5266 or Gail 246-3167



Golf Course

Please remember that the Golf Course is PRIVATE PROPERTY and is to be used for Golfer's ONLY at all times. Please do not play, ride bikes, skateboard or use it as a walking trail... Thank you for your cooperation.

To all homeowners **8-29-05**

I had a meeting this morning with Don Glenn (I.P.M.), Charlie Duke, Ron Krug and Richard Klippert. The purpose was to try and resolve the recent problems related to the Board taking over the Newsletter. I was not aware of the Nevada State Law NRS 116, which in effect gives the Board the right to take over the Newsletter. I was not made aware of this until Aug. 25th, by the Association's attorney, Bill Baker. Obviously I'm not going to contest a State Law, regardless if I agree or disagree with it. So starting with the September, 2005 I will no longer be the Editor of the Newsletter. I want to thank the many volunteers who have helped me over the years, for their support and contributions. It is my hope that the current Board follow the same guidelines that have been in existence since its original issue eight years ago. And that is it that be Non-Political, Non-Religious, and Non-Bias. This whole problem could have and should have been handled in a more Professional and Courteous manner.

Sincerely, Rick Mohr.

JOHNNYLOOPHOLE'S TAX TIPS AND TRICKS

What are medical deductions?

Medical care deductions are expenses you paid for diagnosis, cure, mitigation, treatment or prevention of disease, or for the purpose of affecting any structure or function of the body. This includes amounts paid for doctors and dentists, care provided in a hospital or nursing home, prescription drugs and medicine, health and long term care insurance and a variety of related expenses. The expenses must be primarily to treat or prevent a physical or mental defect or illness.

Deductions may be taken for improvements made to your home such as building a ramp, widening doorways to accommodate a wheelchair, installing grab bars and railings where needed to make it easier to get around and even redoing the kitchen by lowering cabinets and workspaces to wheelchair height. It may also include modifying automobile controls for people without feet or legs or making a van wheelchair accessible.

Nursing services provided in the home qualify for medical deductions. Generally, these are services connected with caring for a patient and providing personal services the individual cannot perform. This may include giving medicines or injections, changing dressings, bathing and dressing assistance. It usually does not include time spent in cleaning a house, preparing food for other than the patient or for other household services. For example, you hire a personal attendant to take care of an invalid spouse or dependent. Part of the time, the personal attendant cares for the invalid: bathing, grooming, and related nursing type activities. The remainder of the time is spent performing general household related duties. The taxpayer should prorate the time and expense of the personal attendant between nursing services and household domestic services.

Education expenses paid for special schooling for a physically or mentally impaired individual, or one needing psychiatric treatment qualifies. Artificial limbs, eyeglasses, orthodontics, crutches, wheelchairs, and other items, which make an individual mobile, qualify.

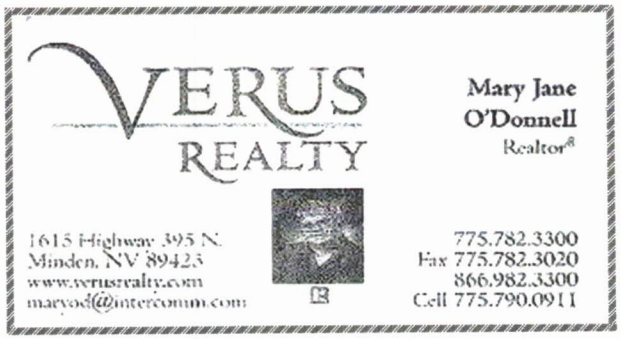
Don't forget medical mileage. Transportation costs of a trip primarily for and essential to medical care qualified as a medical deduction. In some cases, you can include lodging, if outside of your normal home area, but not meals unless part of inpatient care.

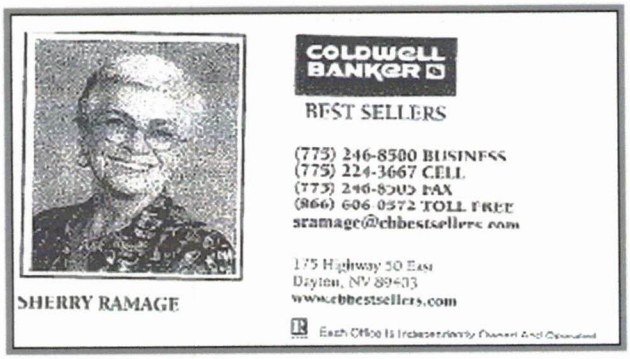
This is a partial list. If an expense is incurred for the health of an individual, some or all of the expense may be deductible.

Disclaimer: This article is for general information purposes only, and is not intended to provide professional tax, legal, or financial advice. To determine how this or other information on this site might apply to your specific situation, contact the office for more details and counsel.

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EA(www.johnnyloophole.com)







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