Next Board of Directors Meeting: July 23, 2025, 5pm



Dayton Valley Community Association

Newsletter

July 2025

DAYTON VALLEY COMMUNITY ASSOCIATION

ESTABLISHED IN 1990

THIS EDITION

Message From DVCA President

Dear Homeowner,

Several important issues have come to the Board's attention recently, and it is critical that we address them.

ATV Use

Riding ATVs is strictly prohibited within our community. Several weeks ago, a 7-year-old and a 10-year-old were observed riding ATVs up and down Lakeview without wearing safety equipment and without adult supervision. Unfortunately, one of the boys lost control and crashed into a bed of rocks at Lakeview and Cypress Point. He was transported to the hospital and admitted for a couple of days. Since then, we have received multiple complaints about young riders. Just recently, a homeowner narrowly avoided hitting these boys as they turned onto Cypress Point without looking. This is not acceptable and presents a serious safety hazard.

Golf Cart Use

We are also seeing small children being allowed to drive golf carts in the community. Please remember: You must be at least 16 years old and hold a valid driver's license to operate a golf cart. Both of these situations are violations of our governing documents and present significant safety concerns.

The Board will be working with the Sheriff's Office to address these issues.

Community Maintenance

On a positive note, SNC recently completed the slurry seal project with minimal complaints. The total cost of this project was $483,830.00, $23,000 under budget.

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

Legal Fees and Violations:
Legal fees continue to increase. The budget for legal expenses for 2025-2026 is $30,000.00. To date, we have spent $21,467.00. Some of these costs—specifically $10,839.00 related to the RED Development—are expected to be reimbursed.

Regarding violations: homeowners who receive notices often point out other nearby properties they believe are also in violation and ask why action hasn't been taken. Please understand that violations are confidential. If a homeowner does not correct a violation, they will begin receiving weekly fines. If fines accumulate, the matter may be turned over to collections. If you receive a violation notice, please contact FSR through their portal as soon as possible.

Board Email Policy
The DVCA email policy has been rescinded. Board members now use dedicated personal email addresses for Board business. Previously, many Board members—including myself—used DVCA email through Rackspace. Three board members last year chose not to. All Board emails are the property of the Association and must be archived when a board member resigns or leaves office. Unfortunately, these three board members provided no emails to be archived!

Website
The Board has voted to use only one website for the community: the FSR portal. FSR is the official custodian of our records. We currently pay FSR a Digital Platform Fee of $0.47 per home per month, which includes use of their website. In addition, we pay Net-Wire $1,143.00 per year for the DVCA website. This means we are spending a total of $5,789.88 per year on both platforms.
When I obtained the passwords for the DVCA website, I found 897 users. In reviewing these accounts, I discovered numerous homeowners who had moved away as far back as 2017, many who have passed away, and individuals from surrounding neighborhoods who had public-view-only access. We are effectively paying for services intended for DVCA members while allowing outsiders to access our website.
Our legal counsel noted: "Some Associations choose to pay a third-party vendor to administer their website, or they use a website offered solely through their management company. With the new laws regarding websites, we encourage the Board to consider a third party or a web portal/site offered through the management company." The Board has acted on this advice.

The Board is actively working on the issue of parking passes. This system works well and we want to keep issuing permits the same way. ATV's must be parked inside your garage and not in the driveway.

Carla Cole
Board President

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2025-2026 Board Members

Carla Cole, President

Craig Robinson, Vice President

Evelyn Allred, Secretary.

Brenda Thomas, Treasurer

Dennis Drury, Director

Janice Hoquette, Director

Doug Kreie, Director

HIGHLIGHTS FROM THE June 18th 2025 BOD MEETING



Cash in Operating Account $222,781.58
Cash in Reserve Accounts $2,423,304.23
Expenses for the month are $6,747.00 under budget
Expenses for the year are $17,419.00 under budget.
Code of Conduct was approved unanimously by the Board with the change of removing “Committee Members.”
Moving forward with the changes to the CC&Rs. Stay tuned for ballot information.
Communications Committee Charter was removed from the agenda.
The Board unanimously approved the Management Contract with FSR; $6389.25 per month in addition to $2,323.68 per month for Administrative Compliance Fee and includes a 5% increase per year.
The Board unanimously approved to discontinue the DVCA Website.
Parking enforcement proposal has been referred to committee.
Parking Boss Proposal has been referred to committee.
Committee Member Policy has been approved with minor changes.
Audio recordings of the Board Meetings are now available on the FSR Portal.
The Board and Infrastructure Committee will be meeting with Jaimie of RED.
The Board did not approve the Structural Engineer Proposal $1600.00.
The Board approved a refresh at the Bayhill Gate for $5,416.08 (Reserve Expense)
The Board approved the repair of a valve for Palmer Island, $727.67

Budget Committee: BrendaThomas,Chair; Carla Cole and Craig Robinson
Architectural Committee: Doug Kreie, Liaison; Carla Cole, Karina Stevens, Debra Hensall, Patti Rocha, and Roger Rocha.
Landscape Committee: Carla Cole, Liaison; Tom de Uriarte, Chair; Bruce Thiel and Dennis Drury.
Infrastructure Committee: Dennis Drury, Liaison; Susan Cooper, Chair; Lamar Bailey, Jeanette Peck, and Craig Robinson.
Communications Committee: Carla Cole Liaison, Craig Robinson, Janice Hoquette, and Katie Mitchell.
Gates and Monitoring: Dennis Drury, Liaison; Craig Robineson and Janice Hoquette.
CC&R Committee: Craig Robinson, Liaison, Dennis Drury, Janice Hoquette, Evelyn Allred, Ted Bader (TB approved at next meeting)

Important Reminder: Weed Control and Fire Safety

As we enter the warmer months, we want to remind everyone of the importance of maintaining your property to help reduce fire danger.

Please take a moment to inspect your yard and landscaping for weeds and overgrown vegetation. Not only do these create an unsightly appearance, but dry weeds and brush significantly increase the risk of fire, especially during our dry season.

What You Can Do:

·Remove weeds and dry vegetation from your yard, around your home, and along your fence line.

·Keep trees and shrubs trimmed, especially near structures.

·Dispose of yard waste properly—do not leave piles that could become a fire hazard.

Your attention to this matter is greatly appreciated.



Don't forget to get your parking passes for your RVs, Campers, Boat and Trailers when parked on a DVCA Street.

Go to the "Request Parking Pass" menu option on the dvcahomeowners.com

Please give 24 hours to process your request

Please keep an eye out for the ballot to change the CC&Rs that will be coming out soon. If you want to see the Garage Sale change, please help get the word out. If you are interested in helping please contact FSR

FSR Resident Portal
Daytonvalley.connectresident.com

You can pay in person at FSR in Reno
639 Isbel Road Suite 320
Reno, Nevada 89509
775-624-8805
Mail your check to:
P.O. Box 30422
Tampa, Florida 33630-3422

Financial Documents are available at:
Daytonvalley.connectresident.com

Monthly Financials
2025 Budget, Reserve Studies, newsletters, surveys and minutes from 2012-present.

DVCA Website will be available until September 10th.

MANAGEMENT INFORMATION

FirstService Residential

Office Location and Hours
639 Isbell Road, Suite 320 Reno, Nevada 89509
Monday - Friday, 8-5

Brooke Gillman, Community Manager
Customer Service Information:

Phone - 775-624-8805

Online - nvsupport.fsresidential.com

Website - daytonvalley.connectresident.com

VIOLATION INFORMATION

Violations are sent via mail to the unit address in the community and also the mailing address. If your address is the same, only one letter will be sent to the home. Emailed violations are an options as well. If you would like an email copy of any violation letter you may receive please login to your RESIDENT website account and ensure your email information is up to date. daytonvalley.connectresident.com

FSR's Resident Support Team is available to answer your questions and requests such as;

Account/Contact Updates, Inquiries,
Resale Process Account Balances
Assessments, ARC Modifications,
Complaint Disputes, Gate Remotes,
Documents and Form Inquiries at:
nvsupport .fsresidential .com

DAYTON VALLEY GOLF CLUB







Exciting News ---Clubhouse Improvements Coming Soon!!

We are thrilled to share that some exciting upgrades are on the way to our clubhouse!
First and foremost, a new AC unit has been ordered. Over the next few weeks, we'll be working on improving the space to make it more comfortable, functional, and welcoming for everyone. Stay tuned for updates as we move forward - we can't wait for you to enjoy the new and improved clubhouse and we thank you for your support.



Draft - Operating Expenses Paid	1/2025	2/2025	302025	4/2025	5/2025
Landscape Contract Fee	4,603	4,603	4,603	4,603	4,603
Landscape Common Area Improvements					
Landscape Backflow Maintenance					1,664
Weed Removal					
Landscape Irrigation Repair/Maintenance					
General Repairs & Maintenance					
Gate Transmitters					
Gate Maintenance Contract				200	200
Pest Control	195	190	265	195	75
Gate Repairs	300	375	920	375	375
Gate Remotes			1,243		
Gate Programing-Dorking		108	116		599
Camera Monitoring Repairs					
Light Post Repairs					
Snow Removal		113			
Electricity - Common Area	2,369	4,377	-503	2,337	2,378
Water	594	654	695	1,421	1,119
Cable/Internet/VOIP	205	130	130	130	55
Monitoring Cameras Maint. Contract	600	600	600	600	600
Ombudsmans Expense	292	292	292	292	292
Technology Committee	98		560		
Management Fees	6,389	6,389	6,389	6,389	6,389
Administrative Compliance Fee	6,258	-3,547	2,324	2,324	976
Office Supplies, Copies and Postage					
Additional Meeting Expense		230	107	167	
Fees and Permits	607	-607	51		
Storage Unit Fee	78	78	78	78	78
Signage					764
Audit and Tax Service			175		
Tax Payment					
Legal Fees		5,708	13,828	1326	605
Insurance Main Package		2,229	2,755	2,679	2,679
Insurance - Crime	115	115	115	115	102
Insurance- Workers Comp	48	48	48	48	48
Insurance Cyber Coverage			118	115	115
Insurance The Gallery	2,223	-2,223			
Contingency-Gate Signs					
Operating Expenses	**24,974**	**19,862**	**34,909**	**23,394**	**23,716**
Reserve Transfer	25,000	25,000	25,000	25,000	25,000
Total Monthly Expenses	**49,974**	**44,862**	**59,909**	**48,394**	**48,716**

January-May
Operating Expenses