These documents were compiled by the Community Outreach Committee in July of 2024. They were intended to address issues in the DVCA community that are covered by the Facility Fee.

History



NOTES

- PALMER DRIVE BETWEEN GATES 3 AND 4 WILL BE DESIGNATED AS A NEIGHBORHOOD STREET

LEGEND

- PUD 2 VILLAGES RESIDENTIAL
- CASINO RESORT HOTEL
- PUD2 VILLAGES RESIDENTIAL (MOTOR COACH RESORT OVERLAY)
- CLUB LEGADO
- GOLF CLUB HOUSE
- ELEMENTARY SCHOOL NEIGHBORHOOD PARK
- PUD 2 DRIVING RANGE
- GOLF
- GATES (GATES 1, 2 AND 3 BUILT WITH HOTEL RESORT. GATE 4 BUILT WITH VILLAGE 12 OR 13)
- MIRA VIDA COMMUNITY CENTER
- PALMER DRIVE
- PUD 2 NORTHPOINTE RESIDENTIAL
- PUD 2 MIRA VIDA DAYTON VALLEY (AGE RESTRICTED RESIDENTIAL)
- PUD 1 EXISTING RESIDENTIAL
- PUD 2 RESORT CASITAS
- PUD 1 COMMERCIAL
- PUD 1 INDUSTRIAL
- DAYTON VALLEY AIR STRIP

DATE: JANUARY 25, 2005

LEGADO
Where Playtime Never Ends

THIS EXHIBIT IS PROVIDED TO ILLUSTRATE THE PROPOSED LAND USES. GOVERNMENTAL APPROVALS MAY CHANGE THE PROPOSED LAND USES.

A Wade/Lakemont Mixed Use Master Planned Community
Dayton, Nevada

NORTH
SCALE - NTS

LPA
Architecture
Planning
Interior Design
Landscape Architecture
Graphics

LAKEMONT COMMUNITIES
PUD 1/ PUD 2 MASTER PLAN

1-8

Inter-Community Co-Op Committee - HISTORY 101

From: rmcrae@dvcahomeowners.com <rmcrae@dvcahomeowners.com>
Sent: Wed, Jul 3, 2024 at 2:17 pm
To: mfeather@envisionology.com

IMG_5652.jpeg (216.5 KB)

THIS DOCUMENT IS INTENDED TO EXPLAIN WHAT HAPPENED BETWEEN 1990 AND NOW....

HISTORY: John Lawrence, in 1990, turned an alfalfa field into a golf course, built Bayhill, Palmer, La Costa, Sawgrass and a few homes and then went bankrupt. Some small builders came and went until Lakemont homes (Greg Peitzmeier, Joe Wade) scooped up everything - including all remaining lots, declarant rights and the golf course. Lakemont built almost all the remaining roads (St Andrews, Cypress Point, Lakeview, Grayhawk) and almost all the houses. Barbara Rainey built the Gallery in 2005 and attached it to DVCA because Joe and Greg wanted a third exit.

THE VISION: Lakemont had a vision for a resort destination. A hotel casino would be built across from the new country club, a new 9-hole public course would be built around a new development called Legado. VIPs would fly into airpark, golf on the Arnold Palmer designed course, gamble at the casino and stay at the hotel

2005 BUBBLE: Money was flowing and Lakemont was building. They extended Lakeview creating Armstrong Ct in Airpark and gave them easement rights to use our roads. They also created "Village 9" and "Point Legado" assigning them to a new HOA called Dayton Valley Country Club. Curiously they called themselves "Legado HOA". Anyway, I digress. They gave Legado's Village 9 easement rights to use Palmer. No agreements can be located.

2008 HOUSING CRASH: Lakemont went bankrupt in 2008 and a company called Silverado Homes rose from the ashes in 2012. Because Silverado is the same people as Lakemont, they were prevented from buying back the foreclosed properties. A shell company called "LD Lots" was created to purchase the assets and they sell exclusively to Silverado Homes. LD Lots sold the lots to Silverado at a premium and Silverado completed the tract lots of DVCA, Point Legado (across DVR) and Village 9 (Palmer roundabout). Atlas Development, the trustee, foreclosed on every single parcel surrounding us. By 2012 LD Lots owned 200 improved lots and 2 parcels. Atlas owned everything else.

LARGE LOTS: There are 4 lots that surround our community (picture #1). Lot A is currently owned by The Red, LTD. Lots B, C and D will are still owned by "Atlas Development" although RED is going to purchase them when if she gets approval. The white area adjacent to Legado's roundabout is owned by "LD Lots" - the holding company for Silverado.

DEVELOPMENT: Silverado is going to build between 200-330 homes on their lot adjacent to the roundabout called "Village 10" and "Village 14". These homes would be

Inter-Community Co-Op Committee - UNFULFILLED PROMISES

From: rmcrae@dvcahomeowners.com <rmcrae@dvcahomeowners.com>
Sent: Fri, Jul 5, 2024 at 7:49 am
To: Carla DVCA, ddrury@dvcahomeowners.com, 'Sandy Mass', chrishansen4449@yahoo.com, russolmo@gmail.com, ljmarz454@gmail.com, mfeather@envisionology.com

---

You_Doodle_2024-07-04T19_17_12Z.jpeg (2.3 MB) You_Doodle_2024-07-05T13_59_39Z.jpeg (1.7 MB)
IMG_6533.png (755.5 KB) **– Download all**

ALL: In 2005, while Lakemont was building Legado (off Palmer Dr) and Airpark (off Lakeview Dr) without consulting DVCA, promises were made to properly gate our community and create proper terminations for our roads.

One of the most frustrating things about working through historical agreements for our community is the lack of any original documentation. I get echoes of the documents - memos between board members or meeting minutes referring to agreements but, alas, nobody can locate the originals.

So...Here is my list of ALL the failed promises made by Lakemont and, later, Silverado. The source of the information is included.

Finally, attached is a hand-drawn map detailing where Lakemont failed us. The problem areas are highlighted. Lakeview is extended to Lakes Blvd. I also included the plat maps from the county so you can see this oddly shaped lot and the recorded documents so you can see the owner (DVI / Atlas.

Hopefully this helps visualize the scope of the problem.

==========

LAKEMONT: LA COSTA & CYPRESS POINT GATE

1. *"Cypress Point and La Costa Gate...is not required to be built per our agreement until the casino is completed"* (meeting minutes "HOA Meeting With Lakemont" 1/25/2007).
2. *"...if the Developer had done what he promised to do, there would be no issue. The community would have its internal gates at Cypress Point and La Costa/Royal Troon which controls access to the Residential areas..."* (memo, Ed Messineo, 2007 - in response to "HOA Meeting with Lakemont")
3. *"Let's get together, review the plans for the internal gates so we can all be in agreement as to where they will be located, how they will work and what they will look like."* (memo, Ed Messineo, 2007 - in response to "HOA Meeting with Lakemont")
4. *"Gates 1,2 and 3 to be built with hotel resort. Gate 4 to be built with Village 12 or 13."* (Lakemont Communities PUD1 / PUD2 MASTER PLAN 2005) Note: Gate 1 is La Costa, 2 is Cypress Point, 3 is Palmer Dr at LEGADO and 4 is now RED property.
5. NOTE: Because of the layout of golf course parking lot it is not realistic to enclose the DVCA community with only 1 gate on Cypress Point Dr. A 2nd gate must be built on Lakeview Dr to ensure all golf course buildings are outside the gates.

LAKEMONT: DRAINAGE DITCHES ON GRAYHAWK AND LYTHAM

1. Lakemont Homes failed to transfer two APN's prior to their bankruptcy. These ditches move water from the low point on Grayhawk to the course (and adjoining ATLAS Airpark property) if flooding water threatens homes in that area.
2. A few years ago DVCA paid for a wrought-iron metal fence for both of these locations to prevent unwanted egress into our property.

SILVERADO / LEGADO HOA: LANDSCAPING MAINTENANCE AGREEMENT

1. *"Speaking with one of our owners (and again he wasn't directly involved in the day to day workings of the project) he believe there is an agreement related to Legado contributing to the maintenance of the Palmer gate. However, he believes the agreement is that the DVCA solely pays for the maintenance of the gate because Legado takes care of the maintenance of a certain portion of the landscaping on Dayton Valley Road which the homeowners in the DVCA get to enjoy as well. It sounds like a tradeoff of costs was contemplated and agreed upon."* (Mike Evans, Email "Palmer Gate Access / Palmer Easement" to Ron McRae dated 12/22/2022)
2. Although we make the agreements with the developers, it is historically been left to Legado HOA to execute. We must find a way to enforce our agreements with all the neighboring HOAs

SILVERADO 2010 CC&R "LOT IMPACT FEE"

1. We know that sometime between a) when Silverado rose from the ashes in 2014 and b) when they finished building the developed DVCA lots in 2022 they stopped paying the $1,000 (at close of escrow for each home).
2. I am still looking for the for $1,000 "lot impact fee" in DVCA CC&Rs