



August 2011



Volume 5, Issue 10

INSIDE THIS ISSUE

Presidents Message	1
Treasurer's Report	2
Neighborhood Watch	3
Social & Rec Report	4
Rules & Regs Report	4
Roads & Gate Report	4
Advertisements	5-7

NEXT BOARD MEETING DATE
October 25, 2011
@ 6:00 PM
@ DV CLUBHOUSE

New Board of Directors

- Eddie Hult - President
- Floye Baxter - V.P.
- Steve Markoe - Treasurer
- Marc Andrews - Secretary
- Ed Messineo - Director
- Holly Thomason - Director
- Michael Becker - Director

INCLINE PROPERTY MANAGEMENT

848 Tanager St., Suite M
Incline Village, NV 89451
Phone: 775.832.0284
Fax: 775.832.4036
jferrari@ipm-tahoe.com
neyra@ipm-tahoe.com
dvca@ipm-tahoe.com
www.ipm-tahoe.com

Presidents Message

The hot summer days continue and now the lawns are seeing some stress from a long string of hot dry days. Keep wishing for the thunderstorms as this is where the desert grasses and plants get their added minerals and add more than just lawn sprinklers and drip systems can overcome.

I know that some of you have received letters regarding your lawns turning brown. The Board just wants to issue these as reminders that we need to check our watering schedules, check sprinkler heads and maybe do a little hand-watering where the stress (brown) spots are showing. A little extra care will help your lawn as we come into this, traditionally, hottest month of the year.

Due to all the messages the Board received regarding the "Old Clubhouse", the Board has assigned a committee to further review the pro's and con's of taking over a low-cost lease that would not increase our dues. Again, there is no pressure to take it, and we are just trying to take a legitimate and diligent look at it, before the golf course takes on another entity or use of the property, ones that will probably not allow our Community's use.

At our Board meeting on Wednesday, July 13th, your Board was expanded back to 7 members by appointing (until the next election, April 2012) two new members who submitted applications. The Board unanimously agreed to have these 2 members join.

Please congratulate Ms. Holly Thomason and Mr. Michael Becker to our DVCA Board and we welcome their insights and help to continue our mission to make the Community a wonderful and proud place here in Nevada.

Also, at our recent Board meeting the Rules & Regulations Committee is being asked to form a sub-committee to re-apply our violations into easier, better defined categories for warnings, hearings, and fine assessment variables. This should better define some violations that the Board feel could be categorized and noticed at levels that are easier for the Homeowners, renters, and violation committee to define and be more continuous in our application of violations, fines and or other review of property issues.

With all that, I hope that our readers are having a great summer and are enjoying their activities, vacations, guests and whatever else they take on during these hot August days and nights.

By, Eddie Hult
DVCA President



TREASURER'S FINANCIAL REPORT

COMMITTEES & MEMBERS:

Architectural Committee

Joe Wilson – Chairman
Eddie Hult, Ed Messineo,
Leo DeLapp
Contact (888) 615-5216 ext. 7

Budget & Finance Committee

Steve Markoe, Ed Scott

Gate & Roads Committee

Ed Messineo - Chairman

Governing Doc. Committee

Ed Messineo - Chairman
Joe Wilson, George Kinghorn,
Paula Darragh, Fred Rudek, Bill
Johnson

Neighborhood Watch Committee

Rich Martinez, Chairman
George Kinghorn, Alan Power
Contact (888) 615-5216 ext. 6

Rules & Regulations Committee

Dianne Lucius - Chairperson
Tom de Uriarte, Paul Bess, Mike
Becker, Marc Fresia.
Contact (888) 615-5216 ext. 5

Social & Rec. Committee

Dorothy Wingard - Chairperson
Janis Bricker, Geri Heebner,
Barbara Manna, Samantha Kurashewich, Barbara Loughead,
Mary Wilson, Harriett
Pfrenzinger, Sue Andrews, Floye
Baxter, Karen Ferreira, Gayle
Cyrek, Susan Mendonca

If you are interested in joining a committee or have any questions for Management, please call (888) 615-5216 ext. 8.

OPERATING ACCOUNT:

YTD Net Income - \$45.7K
YTD Budgeted Income - \$3.0K
YTD Revenues Allocated to Reserves - \$123.0K
YTD Budgeted Revenues Allocated to Reserves - \$123.0K
YTD Operating Expenses - \$93.8K
YTD Budgeted Operating Expenses - \$107.4K

OPERATING BANK ACCOUNT:

Balance as of 6/30/11 - \$127.0K

RESERVE ACCOUNT:

YTD Allocated from Operating Acct. - \$123.0K
YTD Reserve Interest Earned - \$11.4K
YTD Reserve Interest Budgeted - \$5.0K
YTD Reserve Balance - \$1012.0K
YTD Reserve Expenses - \$98.0K
Budgeted Reserve Expenses - \$55.0K

Steve Markoe,
Treasurer, DVCA
August 4, 2011

Treasurer's Letter to all Homeowners:

We have now completed our financials for the first half of 2011. Our reserve expenses are up over budget by \$43K. A lot of this was due to gate repairs. We also had some additional expense due to slurry coating of the roads. Our net income is up \$42K over budget.

Reserve funding is on schedule and as of June 31, 2011, we have over \$1,000,000.00 in our reserve account. A new reserve study has begun as required by Nevada Revised Statute. We are anticipating completion by September 2011.

I would like to say something about the lack of interest that this community is showing in our Homeowners Association. It is especially evident by the low attendance at our Board meetings. Why should we as Board members work hard for our community when it appears that the community shows little interest in what we are doing as diligent board members?

"Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus."

I really hope to see more Homeowners at our next Board meeting in October.

Steve Markoe
DVCA Treasurer
August 4, 2011



Neighborhood Watch Committee



Last month I was curious if anyone read this section, so asked those that did to please say so next time we meet, or are out and about. Thought you all would like the results from that question, the grand total as of this date, July 26, 2011, was ZERO. Currently two of us are on the committee (please note this does not include the residents in the Neighborhood Watch Program, which continues to be limited in areas of our community). My recommendation is that other residents step up to the plate and involve themselves in both the Neighborhood Watch Committee, as well as the

Neighborhood Watch Program. Our HOA would benefit greatly with new ideas and enthusiasm with those who are going to step up.

I realize much of what is included in this section is repetitious; however, after all these years we still have people speeding, not adhering to signs, pets leaving deposits on the property of others, as well as a number of other issues. It is recommended that we continue the repetition in that we are at least attempting to reach out to all residents, as well as those who are new to our community. For all Neighborhood Watch captains, please contact me at martr1@aol.com, if you would like to hear what is happening in your areas, as well as when you might want to schedule a meeting with Lyon County Sheriff's Department representative, who has been Deputy Redmond. Deputy Redmond has and does an outstanding job in communicating and coordinating the program for the sheriff's department and with the residents of Lyon.

A number of areas in our community continue to have NO REPRESENTATION in the Neighborhood Watch Program. This is your community, you should have some representation in the program so that we can pass along information which might be of importance to you. Another new program, which I find to be very informative, is ALERTID which utilizes the net connecting neighbors, local police and fire departments, as well as federal and state agencies in the exchanging of important information that will assist in notifying citizens on a number of issues. The program is FREE, all you have to do is go to the web site and sign up. Sheriff Allen Veil is supportive of both programs, as are other sheriffs in the area.

The speed limit is 15 mph. Adhere to all posted signs. The weather continues to be beautiful, with many residents out enjoying our community. Give all pedestrians the right of way at all times. Be especially careful if you see some of our young residents playing in our community while enjoying their vacation.

Remember to lock your vehicles at all times. Lock the doors to your home, as well as the man door to your garage. Report all suspicious person(s), vehicle(s) and activity to the Lyon County Sheriff's Department.

You should check the Nevada Sex Registry on a regular basis. The sex offender registry is available on the Nevada Department of Public Safety, as well as the Watch Dog web sites. The information provided is for educational/informative purposes in assisting individuals to take appropriate safety precautions. Any information obtained on any person is NOT TO BE POSTED anywhere in our community. Note that it is illegal to harass, intimidate, or threaten anyone on the list.

The owners of rental properties should inform their renters that they should check the web sites, as well as all information provided/noted above.

Help protect your community and join the Neighborhood Watch Program TODAY!

Look out for yourself and neighbors by participating on the Neighborhood Watch Program. If you are interested in joining the Program please contact the Committee directly by leaving a message at (888) 615-5216 ext. 6 or contact Management (IPM) at 775-832-0284, dvca@ipm-tahoe.com.

Help keep the community safe. Remember to lock the doors and windows to your home, garage and vehicles. If you park your vehicles in the driveway, keep an eye out for them. Make sure the vehicle alarm is on, if it has one.

If you see any suspicious activity or person, call the Sheriff Department immediately at (775) 246-5023 or (775) 246-6201.

Take care of your community and join the program Today!!!



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Social & Recreation Committee Report:

Make sure that you circle the dates of October 8th, for our Oktoberfest, and also Dec 11th for our Christmas Brunch. More details will follow in future newsletters. We just want to remind people of our upcoming events for our HOA, so you don't miss out.

**Dorothy Wingard, Chairperson
Social and Recreation Committee**

Rules & Regulations Committee Report:



*** RV's/Boats may not be parked indrive-way for more than 2 nights
(CC&R 4.15)**

*** Speed limit is 15 MPH**

*** Any improvements/changes to property must be approved by the Architectural Committee
(CC&R 7.3 /8.1)**

*** Guest parking is reserved for guests only
(CC&R 4.15)**

*** Garbage cans are to be put away Friday evening
(CC &R 4.4)**

*** No overnight parking on surface streets –violators will have their cars/trucks tagged and towed
(CC&R 6.06 / 10.3)**

-Your Rules & Regulations Committee

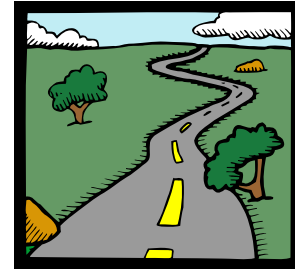
If you would like to be part of our committee, please call 888-615-5216 ext 5. We always need new members who care about helping keep our neighborhood beautiful.

Roads & Gate Committee Report:

Roads: We will be sweeping the Community roads that were slurry sealed last year this month. The road sweeping is scheduled to be done on **August 17** and will probably take all day. We are asking that you please do not park your cars on the streets on that day so as to allow a thorough sweeping.

The streets scheduled for sweeping are:

- Augusta Ct
- Pebble Beach Ct
- Bayhill Circle
- Poppy Hills Ct
- Canterbury Ct
- Preswick Ct
- Carnoustie Ct
- Sawgrass Lane
- Cypress Point Dr
- Muirfield Ct
- Palmer Drive
- St Andrews Dr
- Glen Eagles Ct
- Kingsbarn Ct
- La Costa Ave
- La Costa Circle
- Doral Ct



NO PARKING ON THESE STREETS - August 17

Gates: As part of our ongoing Community Security we change the Gate Entrance Codes on a regular basis. Due the installation of new controllers at the Bayhill Gate we we extended the time between making this change.

Please be advised that this is a heads-up reminder that we will be changing the Gate Code for both the Bayhill Gate and the Palmer Gate effective **September 15, 2011**. All property owners will be receiving, by mail notification of the Gate Code Change and the New Gate Code.

- Your Roads & Gate Committee



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The Board of Directors encourages DVCA members to patronize the businesses of our advertisers. Their ads provide funds that make it possible to provide an informative and visually appealing newsletter at a minimum cost to Association members.

-Fleece Seat Covers - Color - Hunter Green - Like New, used less than 1 season -Retails for \$54.95 - Selling for \$25.00
Contact Brian at 336-8801 - If no answer leave message



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