



February 2011



# DAYTON VALLEY COMMUNITY ASSOCIATION NEWSLETTER

www.daytonvalleyassociation.com

Volume 5, Issue 4

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## New Board of Directors

Eddie Hult - President

Gordon Huntley - V.P.

Steve Markoe - Treasurer

Marc Andrews - Secretary

Floye Baxter - Director

Gene Cowles - Director

## INCLINE PROPERTY MANAGEMENT

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Incline Village, NV 89451

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[www.ipm-tahoe.com](http://www.ipm-tahoe.com)

## President's Message

Last month, I took the time to write about some of our responsibilities as homeowners and citizens of our beautiful community. I had quite a bit of positive response from some of my fellow neighbors and friends, as the majority agreed that the call for more effort by the communities' residents was paramount to a successful and secure lifestyle within our borders.

In response to that and to the many calls for added security, your board and community representatives have started the process to "button-up" the surrounding external accesses to our beloved neighborhood. They have started the process and the Board is currently approving, the addition of boulders, berms, wire fencing, etc. to close off a few of the old construction entrances to help funnel traffic through the areas that were designed and meant for access to our

development. Although it may be several more years, through this rough economic swing, until our Association can afford to fully "block wall" the perimeter and gate every entrance, therefore, in the meantime, your community leaders feel that this is the temporary solution as steps toward a long awaited final "gated developed community". Be patient as we continue to put monies and efforts into this goal and functionally try to make our neighborhood more secure.

Our association's board, as we continually grow stronger financially and operationally, will be preparing this Spring for the 2<sup>nd</sup> phase of the filling and sealing of certain roads that were not on the list last year. We would expect this work to, again, be done around the end of Spring, as the batch asphalt plants open and we can bid,

**NEW BOARD MEETING DATE  
MARCH 7, 2011 @ 6:00 PM @ DV CLUBHOUSE**

interview and schedule a contractor to professionally complete the assignment.

I have had several inquiries about gate clickers and would like to tell everyone that they are available through our property mgmt. agent, "IPM" up in Incline Village, and just call Neyra or Julie at 832-0284 and they can mail you one upon payment or billing to owners who are not past due. The Board or members do not keep a covey of them stashed away for sale or replacement to homeowners, so IPM is responsible for their distribution.

Again, repeating what I wrote last month's closing, I just want to remind all that those interested in becoming a voice in our

community, either by application and election to the Board (in April) or by joining a committee or sub-committee, we need individuals who not only bring fresh ideas, but sound thinking and planning as we drive to make this the best place in the West to live.....

- By Eddie Hult  
DVCA President



**COMMITTEES & MEMBERS:**

Architectural Committee

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

Budget & Finance Committee

Steve Markoe, Ed Scott, Gordon  
Huntley

Gate & Roads Committee

Ed Messineo - Co-chair

Governing Doc. Committee

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

Newsletter & Communication

Gordon Huntley, Rich Martinez

Rules & Regulations Committee

Dianne Lucius - Chairperson  
Gordon Huntley, Tom de Uriarte,  
Tim Nielsen, Paul Bess,  
Contact (888) 615-5216 ext. 5

Security & Safety Committee

George Kinghorn – Chairman  
Lori McLean, Rich Martinez,  
Alan Powers  
Contact (888) 615-5216 ext. 6

Social & Rec. Committee

Dorothy Wingard - Chairperson  
Sherri Marsh, Janis Bricker, Geri  
Heebner, Barbara Manna,  
Samantha Kurashewich, Gale  
Chulick, Barbara Loughhead,  
Mary Wilson, Harriett  
Pfrenzinger, Sue Andrews, Floye  
Baxter , Vernie Bozen, 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.



**TREASURER’S FINANCIAL REPORT**

OPERATING ACCOUNT:

YTD Net Income - \$44.1K  
YTD Budgeted Income - \$0.0K  
YTD Revenues Allocated to Reserves -  
\$246.0K  
YTD Budgeted Revenues Allocated to  
Reserves - \$246.0K  
YTD Operating Expenses - \$238.4K  
YTD Budgeted Operating Expenses -  
\$240.3K

OPERATING BANK ACCOUNT:

Balance as of 12/31/10 - \$33.3K  
YTD Interest Earned - \$0.001K  
YTD Budgeted Interest Earned - \$0.50K

RESERVE ACCOUNT:

YTD Allocated from Operating Acct.-  
\$246.0K  
YTD Reserve Interest Earned - \$24.3K  
YTD Reserve Interest Budgeted -  
\$10.0K  
YTD Reserve Balance - \$974.6K  
YTD Reserve Expenses - \$177.6K (Roads)  
Budgeted Reserve Expenses - \$326.3K  
(Roads)

Prepared by Steve  
Markoe,  
Treasurer, DVCA  
January 2, 2011



**Dear Homeowners,**

The past year, 2010, was a very difficult one for DVCA. The Lakemont bankruptcy came to an abrupt end as Key Bank foreclosed on December 30, 2010. This was both good and bad for our Association. The good is that we will start receiving quarterly dues from Key Bank. The bad is that we will not be paid the \$87,000 that was owed by Lakemont. As per NRS common interest communities law, we are limited to collect a maximum of nine months of past due payments. Thus DVCA will receive only \$26,000 of the \$87,000 owing.

Also in 2010 Dayton Valley Investors’ (DVI) 23 lots and Serpa’s 7 lots were foreclosed on by Bank of America and Wells Fargo respectively. We will be paid the \$17,900 owed in January and then dues on a quarterly basis.

The Association still has quite a few delinquent accounts and in 2011 we will be more aggressive in an effort to collect our past due payments. To this end, we have entered into an agreement with the law firm of Hampton and Hampton to proceed using all legal methods available to collect those dues owed by individual Homeowners and lot Owners.

Our reserve funds are now close to \$1,000,000 and we hope we can do as well in interest earned in 2011 as we did in 2010. However, I have seen signs that interest rates on CD’s are declining again in 2011. We have a new budget approved by the Board and we will work hard to improve on what was a very difficult 2010.

Steve Markoe  
DVCA Treasurer  
February 2, 2011

## Rules & Regulations Committee Report

Please observe the following rules:

- ◆ Speed limit is 15 MPH - speeders will be fined
- ◆ Any improvements/changes to property must be approved by the Architectural Committee (CC&R 5.09 & 9.04)
- ◆ Guest parking is reserved for guests only (CC&R 6.06)
- ◆ Garbage cans are to be put away Friday evening (CC & R 6.05)
- ◆ RV's may not be parked in driveway for more than 2 nights (CC&R 5.15)
- ◆ No overnight parking on surface streets - violators will have their cars/trucks tagged and towed (CC&R 6.06)



Your Rules & Regulations Committee



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](mailto:dvca@ipm-tahoe.com).

## Neighborhood Watch Committee

**SPEED  
LIMIT  
15**

Remember that the speed limit is 15 mph. Use extreme caution when the roads are covered in snow or are icy.

You are responsible for your pets. Remember residents do not appreciate having to clean up deposits your large or small bundle of fur may leave behind as a gift. Your pet should not be relieving themselves on your neighbor's lawn even if they are on a leash; and if your pet should accidentally or intentionally leave a deposit, pick it up.

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 is for educational/informative purposes in assisting individuals to take appropriate safety precautions. Any information obtained on any person on the registry is NOT TO BE POSTED anywhere in our community. Note that it is illegal to harass, intimidate, or threaten anyone on the list. Owners of rental properties should inform their renters that they should check the web sites, as well as the information noted above.

Again, remember to lock your vehicles. It has been noted that a number of vehicle burglaries, in the past, have been due to the vehicles not being locked. You should also lock the doors to your home and garage. Garages in the past have been entered due to the man-door not being locked. If you do not know a person at your door, or if it is not someone you have contacted for a scheduled appointment, do not open your door. The more difficult we make it for the criminal element, they may not want to waste their time in our community. Remember criminals are like most people, they often like situations which are easy. The more difficult we make it for criminal activity to take place, the more they might realize they might be identified, with law enforcement being contacted.

We live in a beautiful community, and we should all watch out for our neighbors, as well as their homes. If you see suspicious person(s), vehicle(s), or activity notify the Lyon County Sheriff's Department. Sheriff Veil, as well as all his staff do an outstanding job in the performance of their duties, by our being alert, we may make their job a little easier in their identification and apprehension of the criminal element.

We again highly recommend that the owners of rental properties inform their renters of the information provided.

- by the Neighborhood Watch Committee

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) 246-6236.

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



**IT'S NEVER TOO EARLY TO START THINKING AND PREPARING FOR SPRING AND SUMMER PROJECTS FOR THE EXTERIOR OF YOUR HOME.**

**DOES YOUR HOUSE NEED PAINTING, LANDSCAPING, FENCING, ETC.?**

**MANY OF THE EXTERIOR FENCING IN THE COMMUNITY NEED TO BE RESTAINED.**

**PLEASE REMEMBER TO REQUEST APPROVAL FOR ANY EXTERIOR MODIFICATIONS. ALL REQUESTS MUST BE SUBMITTED WITH THE ARCHITECTURAL REQUEST FORMS AND WITH A SITE PLAN OR DRAWING TO MANAGEMENT FOR ARC APPROVAL.**

**FORMS MAY BE OBTAINED FROM HOA WEBSITE (LISTED ON THE FRONT PAGE OF THIS NEWSLETTER...)**



## Homeowners Association Message Center

In previous Newsletters you have been apprised of our message system that can be used by homeowners to communicate with the Executive Board or Key Committees of the HOA. Recently there have been a few attempts by Homeowners to send fax messages on the system. Please be advised the phone numbers provided are able to receive phone messages only.

We do want to hear from you, so please utilize the message system whenever you have any issues to discuss with the Executive Board or HOA Committees.

Rules & Regulations Committee	(888) 615-5216 (ext 5)
Security & Safety Committee	(888) 615-5216 (ext 6)
Architectural Review Committee (Includes Landscaping )	(888) 615-5216 (ext 7)
Executive Board	(888) 615-5216 (ext 9)

Gordon Huntley  
Message Center Administrator

## ATTENTION RESIDENTS

**CHRISTMAS IS OVER AND IT IS TIME TO PUT AWAY ALL OF THE CHRISTMAS DECORATIONS.**

**PLEASE REMEMBER TO REMOVE ALL OF YOUR CHRISTMAS DECORATIONS FROM THE EXTERIOR OF YOUR HOME.**

**THANK YOU!**



## CLASSIFIEDS & ADVERTISEMENTS!!!

The Board of Directors encourages DVCA members to patronize the businesses of our advertisers. Their ads



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



Golf Cart Cover - Like New, used less than 1 season - Color Beige -  
Retail for \$199.95 - Selling for \$100.00

### Kichler Chandeliers

High Country Collection - #2109 - Old iron

High Country Collection - #2671 Old iron

Make offer!

Charlotte Pollard

246-8304



If you would like to place an ad in this newsletter, please contact IPM at (775) 832-0284,  
Fax 775 832-4036 or via email at [dvca@ipm-tahoe.com](mailto:dvca@ipm-tahoe.com).

## ADVERTISEMENTS!!!

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.



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