



November 2011



Volume 6, Issue 3

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NEXT BOARD MEETING DATE
January 5, 2012
@ 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
cassandra@ipm-tahoe.com
www.ipm-tahoe.com

Presidents Message:

Time for mother nature to take her turn here in Dayton Valley and really cool things off and start dormancy activities for our lawns and gardens. Thus, as mentioned last month, it is time to prepare your watering systems for winterization and a good time to prune trees and bushes, and prepare your home for the cold and wet weather ahead.

At our board meetings this past four weeks, we were able to work on our new staged violation standards and move toward approval of a system that will tier the different types of violations to more on a basis of gross, medium and minor negligence issues. Also, we approved our newest 5-year Reserve Study that basically stated that our 1.2 million in reserves (estimated going into 2012) is very, very close to what the study states that we need in reserves to keep our beautiful community's roads, lighting, and other works continually up to standard and following rising costs and replacement values.

Also, we have made some agreements to look at replacing the "full" gates at Stonehaven @ La Costa with probably shorter gates, to allow walkers, bicyclists, and golf carts to be able to work around the still closed roads (to public traffic). Also discussed was to get the Palmer and Bayhill gate area cleaned up, lighting fixed, etc. and repainted by next Spring and we have preliminarily approved to go forward with those small projects.

We will have the Christmas Brunch at the Dayton Valley Clubhouse in early December and contact anyone on the social committee to RSVP. There will also be a dinner-play by the Misfits at the Clubhouse on the evenings of Dec 3rd and 4th and you can contact Kelly at the golf course for reservations or stop by to see the flyer to get other contact info.

With all that and as we hunker down into Winter and get ready to celebrate our upcoming holidays, your board will keep on working toward the minor issues that continue to come up, answer to our constituents as best as possible, and continue to work toward getting new (joining) homeowners prepared for rules, regs, and homeowner education, we can continue to make this community as top notch as it can be. Your help as we move into the New Year can only make us stronger.

Until next month.... Have a great Thanksgiving...

By, Eddie Hult
DVCA President



COMMITTEES & MEMBERS:

Architectural Committee

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

Budget & Finance Committee

Steve Markoe

Gate & Roads Committee

Ed Messineo - Chairman
Marc Andrews

Neighborhood Watch Committee

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

Rules & Regulations Committee

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

Social & Rec. Committee

Dorothy Wingard - Chairperson
Janis Bricker, Geri Heebner,
Barbara Manna, Samantha Ku-
rashewich, Barbara Loughead,
Mary Wilson, Harriett
Pfrenzinger, Sue Andrews,
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 - \$105.4K
YTD Budgeted Income - \$26.0K
YTD Revenues Allocated to Reserves -
\$184.5K
YTD Budgeted Revenues Allocated to
Reserves - \$184.5K
YTD Operating Expenses - \$152.7K
YTD Budgeted Operating Expenses -
\$171.6K

OPERATING BANK ACCOUNT:

Balance as of 09/30/11 - \$125.0K

RESERVE ACCOUNT:

YTD Allocated from Operating
Acct.- \$184.5K
YTD Reserve Interest Earned -
\$18.5K
YTD Reserve Interest Budgeted -
\$7.5K
YTD Reserve Balance - \$1091.0K
YTD Reserve Expenses - \$99.1K
Budgeted Reserve Expenses -
\$218.0K

Steve Markoe,
Treasurer, DVCA
November 9, 2011

Treasurer's Message to Homeowners:

Dear Homeowners:

The third quarter financials look very good. We still have problems with the previous Lakemont properties but we hope to have some resolution by the end of this year.

Yours truly,

Steve Markoe
DVCA Treasurer



Your Neighborhood Watch committee wishes to thank out-going Chairman, Rich Martinez, for his service. We're in the early process of assembling a new group of volunteers. We intend to do some research on local crime issues and hope to provide you with impor-



tant newsworthy information beginning with the December newsletter. If anyone is interested in volunteering for the committee, please contact IPM and indicate your interest, leaving your contact information, so we can notify you of the next meeting.

- Neighborhood Watch Committee

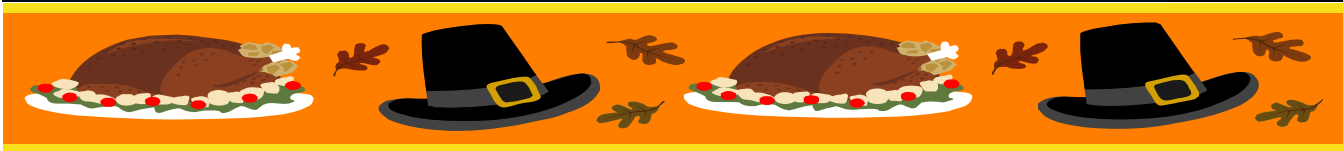
Help protect your community and join the Neighborhood Watch Program TODAY!

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.

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) 246-6201 Tuesday - Friday 8:00 AM to 6:00 PM. Call (775) 246-5023 if After Hours.

Rules Regulations Committee Report:



November, 2011

- ◆ RV's/Boats may not be parked in driveway for more than 2 nights (CC&R 4.15)
- ◆ Speed limit is 15 MPH
- ◆ Backyards that face golf course MUST BE completed within 1 year of purchase (CC&R 7.2 B)
- ◆ 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-Please request a parking permit from IPM (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)





DVCA HOLIDAY BRUNCH

**SUNDAY
DECEMBER 11, 2011
10 AM - 2 PM**

**SANTA WILL BE HANDING OUT GOODIES
TO ALL THE CHILDREN**

AN EXCELLENT MENU IS PLANNED

**CHRISTMAS MUSIC WILL BE PROVIDED BY
DON MURRAY - DJ**

**CHILDREN 6-12, \$5.00 EACH
ADULTS 13 & UP \$10.00 EACH**

**RESERVATION DEADLINE
DECEMBER 4TH**

**DOROTHY WINGARD JANIS BRICKER GERI HEBNER
246-2499 246-8797 246-7523**

Please join us on Dec. 11th for our HOA Christmas Sunday Brunch.

MENU:

- ◆ Fresh Baked Muffins, Danish and Buttery Croissants
- ◆ Fruit Presentation
- ◆ Eggs Benedict with Hollandaise Sauce
- ◆ Apple wood Smoked Bacon
- ◆ Maple Sausage Links
- ◆ Belgian Waffle Bar
- ◆ Home Style Rosemary Potatoes
- ◆ Made to order Omelet Station
- ◆ Buttermilk Biscuits/Country Style Gravy
- ◆ Three Cheese Tortellini Salad
- ◆ Bay Shrimp and Crab Salad
- ◆ Chicken Marcela/with rice

Dessert Table featuring a delightful Assortment of:

- ◆ Homemade Pies
- ◆ Cakes
- ◆ Brownies
- ◆ Cheesecakes

Fresh Juice, Coffee, Tea and Hot Cocoa Bar

NO HOST BAR - Bloody Mary and Mimosa Specials

We hope to see you there,
Dorothy Wingard
President

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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.

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ph # 775-888-6425
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