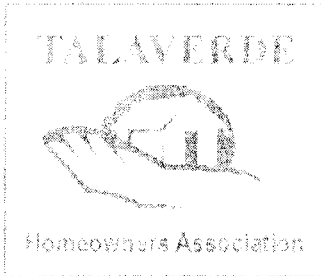


March –April 2005

# Talaverde Homeowners Association

## Newsletter Updates

**Our Goal is to:  
Enhance, Maintain &  
Preserve our Association**



<http://talaverde.net>



**Date: April 14, 2005**

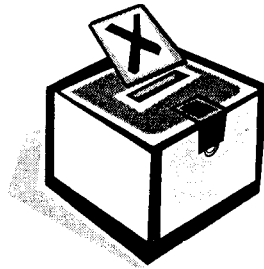
**Time: 7:00 P.M.**

**Place: Trail Centers**

**1910 Spring Gate Lane**

All Homeowners are welcome and encourage attending these meetings of the Board of Directors. There is also a homeowner's forum at the beginning of the meeting where each and every homeowner may speak on a subject or concern in the community. We do request out of courtesy that you please try and limit your comments to (3) three minutes so everyone can have an opportunity to speak and the Board can also conduct association Business. We value your questions, comments and concerns. We encourage you to stay after the homeowners Forum but request you do not interrupt during the meeting.

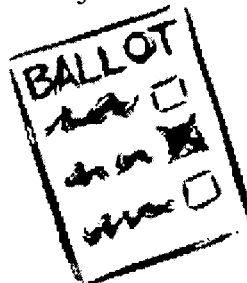
## VOTE



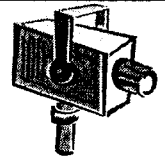
**Nomination forms have been mailed!**

We need Community involvement and leadership.

There are (5) five open positions on the Board of Directors this is an expensive \$\$\$\$ cost to all homeowners and required under Nevada Law NRS 116. If interested in making a difference in this Beautiful Bedroom Community please send back your nomination form today!



**Remember to Vote!**



## SURVEY

There was a discussion at the last meeting regarding the install of Camera's on the Gates and in the Park and having a live feed on Talaverde's website. We are looking for homeowner input and comments if you would be interested in having Camera's installed. We have also requested a legal opinion for an Attorney as per this issue. Please send us your comments, questions and concerns as per this subject. E-Mail to [rand@camcolv.com](mailto:rand@camcolv.com)

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Camco is your Property Management Company

Your Community Association Manager is Rand V. Terkel. You can contact him at: **531-3382** Office **531-3392** Fax [rand@camcolv.com](mailto:rand@camcolv.com) or his assistant Amanda McMillen [Amanda@camcolv.com](mailto:Amanda@camcolv.com)

**Talaverde Website Updates**

- There is now an FAQ page
- Download Homeowner user forms



- Newsletters
- Meeting Minutes
- Homeowner Forum
- Make Suggestions by E-Mail to Webmaster.

Have you visited to the website? Do you have questions about our association?

Are you planning on changing out your Landscaping, adding a Pool or Spa or any other changes to the exterior of your home? Please remember you **MUST** submit and ARC form to both Talaverde HOA and Summerlin West (Master Community) before any work can be started. You also need to submit the Neighborhood Impact form. All forms are available on Talaverde's website and there is a link for Summerlin West too.



**VOLUNTEERS WANTED & NEEDED!**

Community Involvement and interaction is the building blocks to a successful community. Are you interested in becoming a member of the Board or committee member? We want you to get involved, some committee ideas are: Newsletter, Social & Welcome, Architectural Review, CCR's Enforcement, and Finance & Budget.



**PETS**

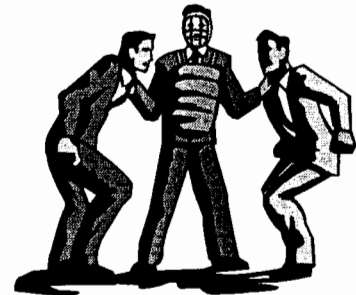
Please remember to clean up after your pets. There is a green trash bin located in the park that provides free bags for picking up after your pet. Take a few and carry them with you on your walk. Another suggestion is to carry a Zip - Lock Baggie turn it right side in and you can then pick up your pet's feces flip

it & zip it closed. Please dispose of it properly in **your** Trash.

Also, remember, please be respectful to your neighbors and don't let your dogs bark outside for long periods of time. Reminder: All pets should be on a leash at all times and be restrained from running loose in the Community.

**Are you having a Neighbor to Neighbor Issue? (Conflict)**

First introduce yourself to your neighbor opening up a dialog and communicating with each other can usually resolve differences. Explain your concerns they may not be aware that a problem exists. Be reasonable in your actions and requests. If you still can't resolve your differences contact the NJC - Neighborhood Justice Center at **455-3898** this is a FREE Mediation Service!



Copy of meeting agenda and meeting minutes and financials are available upon written request. There may be a small fee copy costs.