



# The Tal Telegraph

Your Homeowners Association  
Community Newsletter

April 2006

## Next Board Meeting

Wed, May 17, 2006

7:00 p.m.

The Willows Center


2775 Desert Marigold Lane



Metropolitan Police Department. This invaluable inspection can be yours by simply calling *Kathy Ojeda, Crime Prevention specialist for the Northwest Area Command at 229-4305.*

If everyone adheres to the free inspection results, the entire community will feel safer. All it will take is a little effort and a few simple precautions.

Greg

**Black Cat Found** 

**A black cat was rescued from a neighbor's roof. If this is your cat, please call Barbara at 228-7513.**



## President's Message

*president@talaverde.net*

***We live in a gated community, but is your house really secure?***

According to the Las Vegas Metropolitan Police Department, a gated community is not immune to crime. It is easy to gain access through the gate. People continuously give out the gate code to gardeners, landscapers, pool builders, house cleaning crews, etc. Or, they wait for someone to enter and follow them in.

How difficult is it for a thief to enter your house? Not very, we have just found out. Recently, we had a free house inspection provided by the Las Vegas

## Financial Report.



Your Board of Directors is pleased to report that for each of the first 2 months of 2006, we have income exceeding expenses, even after funding our Reserve requirements. Talaverde's net income for January was \$489 and for February was \$1,402. Talaverde's equity remains very positive at \$28,666. Your Board of Directors continues to be judicious in the spending of community funds.

## Our New Management Company: Pro HOA

There appears to be some confusion amongst the Talaverde homeowners regarding contacting our management company. Whenever you have a question regarding your property, fees, etc., you need to contact Talaverde's management company. Talaverde's management company is **Professional HOA Managers, phone 222-2391.**

Every time a home is listed and Pro HOA is contacted by the realtor (as required by law), Pro HOA provides the realtor with a seller's packet of information that includes how to contact them, a copy of all governing documents, last newsletter, last minutes, and current financials.

CAMCO is no longer our management company, and has not been for 7 months. Please

do not contact them for any Talaverde business.

Several homeowners have received noncompliance letters, because they have not followed our CC&Rs, regulations, and bylaws. When the management company does not hear back from a homeowner, they are correct to believe that the homeowner chose not to contact them. There are many timely issues that can be corrected without paying fines through proper contact with Pro HOA.

To avoid fines and complications, find Pro HOA's information at [www.talaverde.net](http://www.talaverde.net), under Contacts, and/or call 222-2391 to speak with our community manager or the assistant.

### Mailbox Alert!



We have been informed by a representative of the Post Office that a neighboring "gated" community has recently had several mailboxes broken into and mail has been stolen. The Post Office recommends that you remove your mail every day. If you are away, you can have your mail held by the Post Office, or make arrangements for a trusted neighbor to retrieve your mail every day while you are away.

#### **Professional HOA Managers**

**Linda Iniguez**, Community Manager  
[linda@prohoa.com](mailto:linda@prohoa.com)

**Craig Wimsatt**, Assistant  
[craig@prohoa.com](mailto:craig@prohoa.com)

702-222-2391 Office  
702-228-1783 Fax

### From Our Pro HOA Manager

Good News! Professional HOA Managers has added additional staff to meet the needs of your association.

Questions regarding your account, call 222-2391  
**Debbie DiStefano**  
[Debbie@prohoa.com](mailto:Debbie@prohoa.com)

Questions regarding your ARC application, call 222-2391  
**Craig Wimsatt**  
[Craig@prohoa.com](mailto:Craig@prohoa.com)

Questions regarding the gate or codes, call 222-2391  
**Brian Gaut**  
[Brian@prohoa.com](mailto:Brian@prohoa.com)

General info, call 222-2391  
**Linda Iniguez**  
[Linda@prohoa.com](mailto:Linda@prohoa.com)

Some friendly reminders –

- Check your outside lights to be sure they are operational.
- Reset your irrigation timers now that the time has changed.
- Add weed control to your yard.
- If you are planning improvements to the exterior of your home, be sure to complete an ARC form and submit it to both the Summerlin and Talaverde associations.

### Our Landscape



Mauri Landscape is doing a great job with the park and entry. The park has been

fertilized, the rye grass should be dying off soon, and the Bermuda grass will be back. Mauri is also replacing five missing plants at the front entry. We are also working on replacing several plants at the entry around the Talaverde sign and the island outside and inside the gate. Several plants are not doing well because of poor soil and too much sun. We hope to have a plan and estimate by our next board meeting.

It's spring again and the weeds are starting to grow. Homeowners, be sure to take care of your front yards and remove any weeds. Last month, 31 courtesy letters were sent to homeowners addressing weeds and missing plants. If the problems are not corrected, homeowners may be called before the Board of Directors to answer why they are violating the CCR's and not maintaining their property.

**ARC Committee**, just another reminder that ALL exterior improvements or changes from the builder's original design **must** be approved by the ARC Committee. An exception to this would be if the homeowner is replacing dead plants with the same or similar plants. Failure to comply with this procedure may result in fines and/or removal of the improvement as stated in the CCR's and Architectural Guidelines.