

The Talaverde Telegram

Your Homeowners Association
Community Newsletter

August 2006



Next Board Meeting

Wed., Sept. 27

6:30 p.m.

The Willows Center

2775 Desert Marigold Lane



President's Message



It has been a relatively quiet summer. Hot, but serene. So, what's been happening?

We started off in June with a very nice **Picnic in the Park**. We had a great turnout of residents. (See article on page 2.)

The **Landscape Committee** has a new chairperson: Neil Velsor. After strong consideration, the Landscape Committee recommended to the Board that we change landscapers. At the July Board meeting, we voted to do so. (See article on this page.)

That's it for now. Have a wonderful rest of the summer. Cooler weather is on the horizon.

Greg Abbott, President@talaverde.net

Financial Report

May/June 2006



May ended with an income over expenses of \$825, while June resulted in a \$2,013 gain. Expenses during the 2-month period were within budgeted expectations, except for slightly higher expenditures for both postage and printing. Your Board of Directors will be looking into ways of reducing this expense without adversely affecting management requirements.

Year-to-date, Talaverde Reserves are close to recommended levels. Any shortfall will be corrected prior to the close of the year. The association equity is in excess of \$29,000.

The Board unanimously voted to move \$10,000 of Operating funds and \$10,000 of Reserves into higher paying 6-month CDs. This move is being made to significantly increase investment income from these funds.

Landscaping Our Park



As you may have noticed, our entry and park has been going through some summer stress. Problems have been found with the irrigation system, and have either been corrected or are in the process of being corrected.

As of August 1, we have a new landscape company: Environmental Pro-Scape. We feel they will be excellent at turning the park back to its original beauty, so that all residents can enjoy the view and the park.

We are currently discussing plans for replacing dead and sick plants with ones that will thrive and look wonderful. The Landscape Committee is scheduled to meet several times before our next HOA meeting. We will also use the expertise of our new landscaper to present a plan to the Board for approval.

The Landscape committee has a new Chairman, Neil Velsor, and three committee members: Pam Schultz, Lois Shainen, and Nikki Velsor. Please feel free to e-mail Neil at graphxman1@aol.com, if

you have any questions. Many thanks to Neil and Ken Schultz for solving many of our park's landscape problems. They caught several things that saved us from losing even more plants.

Making Talaverde one of the most beautiful communities in the Vistas is the main goal of the Landscape Committee. We are dedicated to seeing that all of us are proud of our entry and park!

Pedestrian Gate



Please use the sidewalk gate, if you are entering or leaving Talaverde without a car. If you do not remember the code, please call our management company at 222-2391. Please do not share the code with outsiders.

The sidewalk gate has a tendency to slam shut, if you just let it go. As a courtesy to the neighbors who live adjacent to the gates, please hold the gate until it shuts, so there is not a loud bang.

Thank you to neighbor Barbara for repainting the numbers on the gate keypad. Now they can be easily seen.

Party in the Park



We would like to thank everyone for participating in our neighborhood Party in the Park. We had a great turnout, and it was fun to get to know you. All the food was delicious, and we had plenty. A special thank you goes to Michael Verhunce for donating the jumper for the kids. The kids had a blast. The jumper kept them entertained, while the adults mingled. Thank you, Michael, for your time and generosity. Also, a special thank you to Xavier Flores (our neighborhood firefighter) who treated us with a surprise visit from the fire department – truck, firefighters, and all. What a special treat and great surprise. Thank you, Xavier.

If anyone took pictures at the party, please let someone on the Board know. We would like to print some of them in the next newsletter.

Also, if you have any suggestions for neighborhood activities, let us know. Thank you!

Lisa Manning, Community Activities

TV Remote Controls Found



A resident found four remote controls on her property. If you are missing these controls and want them back, please call Barbara at 228-7513.

ARC

This is your usual reminder that all ARC requests must be submitted prior to the start of any work.

Ken Schultz, ARC Chairman

Your home place to find out what's going on in Talaverde:

www.talaverde.net

Meet your Board of Directors.

Meet your management company.

Get your answers.

Ask your questions.

Find the documents you need.

Professional HOA Managers

Linda Iniguez, President
linda@prohoa.com

Kristen Gillis, Manager
kristen@prohoa.com

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