

Talaverde

Homeowners Association

Managed by: Benchmark
Association Services

Volume 1, Issue 12
December 2003

Association Information

Customer Care

Benchmark's Customer Care Department is available to assist homeowners with questions and concerns. For general questions, your representative is **Michelle Duncan**.

Compliance

For questions about Courtesy Letters you've received and non-compliance issues, contact the **Inspections Department**.

Architectural Review

If you are thinking

about improving your property, contact the **ARC Department** before commencing work.

Management

Your Association Manager is **Katherine M. Wolfe, PHR, CMCA**.

Benchmark's office is open Monday-Friday from 8:30 AM—5:00 PM. An answering service is available after hours for emergencies.

Simply call one convenient number — **702-795-3344** for service.

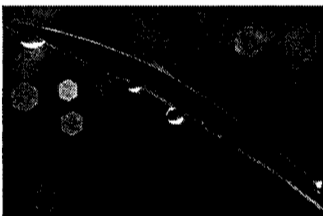
Gate Remotes

The main entrance gate is currently being installed but will not be fully operational until sometime in December.

Gate remotes will be available through Benchmark Association Services and you will receive a separate mailing outlining the process for pickup.

There will be two remotes per household available. Additional remotes may be ordered at an additional cost.

Time to Change Your Clock



Did you remember to turn back your irrigation clock for the daylight-saving time change? It's also a good time to put in a fresh battery. While you're

changing your clock, remember winter watering restrictions took effect on Saturday, November 1.

From November through February, sprinkler watering is restricted to one assigned day per week.

Sunday is no longer allowed as an optional

watering day. However, you may still spot-water with a hand-held hose any day of the week. Watering restrictions are mandatory and failure to comply will result in a water-waste fee.

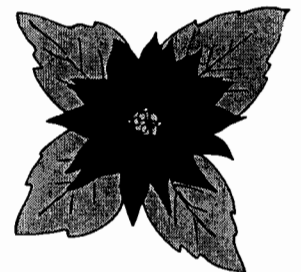
Forgot your watering group...Go online at snwa.com or call 258-SAVE.

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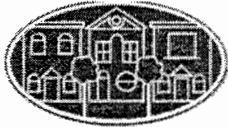
Election Results to be announced in January newsletter.

Happy Holidays from the Staff at Benchmark



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Home Improvements Require Approval

Buying a new home is more than just moving in and putting up new curtains. Many homeowners want to enhance their investment through home improvement projects. Living in a common-interest community, however, may have restrictions on what you can and cannot do to improve the exterior of your house and property.

First, review two impor-

tant sections of your Governing Documents (i.e., the CC&Rs)—Use Restrictions and Architectural Review. These sections will inform you of what is and is not allowed within your community, as well as the timeframe for having your landscaping completed.

Second, before starting any exterior improvements, call Benchmark Association Services'

ARC Department at 702-795-3344 and request an Application for Improvement.

Be sure the application is completely filled out, including signatures of your adjacent neighbors. If you have no neighbors yet, just indicate it on the form. Be sure to also include a drawing, sketch, and/or brochure of the improvement when returning the form to Bench-

mark.

Finally, the approval process may take 2-3 weeks. To avoid delays, make sure that you submit all the required documentation and information. Do not start any work before receiving your written approval.

Major improvements will require a construction bond or check for \$2,000 be posted.