

The Talaverde Telegram

Your Homeowners Association
Community Newsletter

February 2007

Financial Report

2006 Year-End



In 2006, Talaverde had an income of \$46,299. Expenses during the year amounted to \$52,109. Since some of these expenses were for items covered by our reserves, the final operating expenses were reduced by \$4,000. The resulting excess expense for restoring the park, improving the entry area, and upgrading lighting components, over income of \$1,810 was easily covered by our retained operating funds.

Talaverde reserves are fully funded and the community finished the year with \$45,522 in reserves, operating, and contingency funds.

Your Board of Directors will continue exercising diligence in the use of community funds.

Marty Shainen
Treasurer

Landscape Corner



All of the volunteers of our Landscape Committee would like to take this opportunity to wish every-one in the Talaverde community a happy and prosperous New Year.

Since our area has been experiencing an unusually cold winter, our grounds maintenance company will be working as hard as they can to kick start the plant growth in all of the common areas of our community. As part of the new landscape project, we will be installing a fertilization component in the spring that hooks into the irrigation system. This device will feed all grass and plant areas with fertilizer as often as the sprinkler and irrigation system comes on. This continuous feeding will allow the plants to grow better than they have had the ability to do.

Our park and newly landscaped entrance area will continue to thrive with the help of our landscape maintenance group and will grow into a welcoming vision that we all will be proud to see. With a little patience and TLC this harsh winter will soon be a thing of the past.

Neil G. Velsor
Landscape Committee Chairman

Next Board Meeting

Wed., March 21

7:00 p.m.

The Willows Center

2775 Desert Marigold Lane



President's Message



I am very pleased with the look of Talaverde's entranceway and park. It is clean and neat and will be more colorful as spring unfolds. The landscaping makeover, started in the fall, will be completed in the next few months.

Some of you may have noticed that our streets were cleaned recently. The Board agreed to contract for quarterly cleaning. In between, it would be helpful if you pick up any stray trash you might see in our streets.

The Board also contracted for a quarterly gate maintenance program. The maintenance program will, hopefully, avoid any more reluctant gate operations.

Wishing you a wonderful year of Las Vegas' 320 days of sunshine. I hope to see you around the block.

Greg Abbott

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