



Talaverde

Homeowners Association

Managed by: Benchmark
Association Services

First Quarter 2004

Association Information

Special Election

At the Special Election held November 26, 2003 at Trails Center, **Morgan Lavelle** was elected as your new Association President.

Please provide your best wishes and support to Morgan in his new role.

Newsletter/Website

To save on expenses, the Board decided to have the newsletter distributed quarterly instead of monthly.

An Association Website was proposed to en-

hance communication efforts.

If you would be interested and would utilize an Association Website, please let us know at Katherine@benchmarkproperties.net. A sample site may be viewed at www.benchmarkproperties.net.

Collections Policy

The Board has adopted a Collections Policy, a copy of which you will be receiving shortly.

Following are some highlights of the Policy:

- \$25 late fee for payments received after the 30th of the month.
- 10% per annum interest to accrue on the 31st day delinquent.
- \$37.50 return check fee.
- Pre-Lien, Lien, Mortgage Letter, and Notice of Default process.



Paying Assessments the Easy Way

Did you know that you can pay your assessments through a pre-authorized electronic assessment payment service (ACH)?

You are probably using a similar service to pay your utility bills. So why not utilize this service to pay your assessments?

Paying assessments via

automatic deduction is convenient and you can be assured your payment will be made on time, thereby avoiding late fees.

The authorization form is available by calling Benchmark's Accounting Department at (702) 795-3344. Simply complete the form and return to Benchmark. It

may take up to two billing cycles before the bank processes your request and deductions are made.

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Happy New Year

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BENCHMARK
ASSOCIATION SERVICES

We're on the Web!

Benchmarkproperties.net

Introducing Internet Access Plan

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Both services offer:

- up to 5 email addresses
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Sign up at <http://www.associaiving.com/>

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.