

January 2005

Talaverde

Homeowners Association Newsletter Updates

Our Goal is to:

**Enhance,
Maintain &
Preserve our
Association**



<http://talaverde.net>

Date: January 21, 2005

Time: 7:00pm

Place: Trail Centers

1910 Spring Gate Lane

We would like to invite and encourage all Homeowners to join us and meet your new Community Association Manager Rand V. Terkel. We would also like to welcome Jody Gordon the new Secretary of our Board of Directors!



OIL & Grease & Rust Stains



**WHINK – for Rust
At your local Grocery Store
SC200 – for Grease
At Brady Industries
Oil Eater – for Grease
At Home Depot
Rive a Drive – for Grease
At Wal-Mart**



Website Updates

- There is now an FAQ page
- Download Homeowner user forms
- The website has been revamped
- View Lighting Proposal (Bids)

Have you visited to the website? Do you have questions about our association?

Are you planning on changing out your Landscaping, adding a Pool or Spa or any other changes to the exterior of your home? Please remember you **MUST** submit and ARC form to both Talaverde HOA and Summerlin West

(Master Community) before any work can be started. You also need to submit the Neighborhood Impact form.

Landscaping Tips



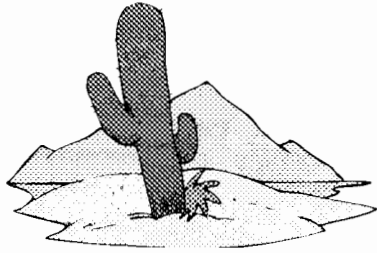
Now through February, all water users are restricted to one assigned day per week for sprinkler watering.

Here in Talaverde we are in watering group "C" and that means Wednesday is our watering day. Make your weekly watering last by running sprinklers in 3 short cycles of 4 minutes each. Space each cycle about 1 hour apart to maximize absorption. Water in the mid-morning hours to prevent icing.

Drought Tolerant Landscaping Suggestions

Looking to add some color and save some water? Here are some drought tolerant plants or desert landscaping ideas:

REMINDER you *must* submit an ARC form before starting any outside projects. Low maintenance, low water and great color:



Agaves, Cacti, Succulents, Ocotillo, Texas Rangers (Green & Purple) Fountain Grass or Fountain Mist, (Green & Purple) Bird of Paradise (Red & Yellow) Chaste Trees (Purple Flowers) Desert Spoons (Red) Visit the SNWA Demonstration Gardens for additional information or your local nursery. Please review your governing documents for Prohibited Plants.



VOLUNTEERS WANTED & NEEDED!

We are looking for Homeowners to **get involved and volunteer!** We need your assistance to help the Community Grow! **Entertainment Committee Members needed**

Pets

Please remember to clean up after your pets. There is a green trash bin located in the park that provides free bags for picking up after your pet. Take a few and carry them with you on your walk. Another suggestion is to carry a Zip - Lock Baggie turn it right side in and you can then pick up your pets feces zip it closed and dispose of it properly in your Trash.

Also, remember, please be respectful to your neighbors and don't let your dogs bark outside for long periods of time.



Reminder: All pets should be on a leash at all times and be restrained from running loose in the Community.

Can I Speak at the Meeting?

Yes you are allowed to speak during the Homeowners forum. All we request is that you fill out a request to speak card and limit your comments, questions and concerns to (3) three minutes so all homeowners will have an opportunity to speak. Your Board of Directors will

conduct association business once we close the Homeowner forum. You are welcome to stay during the open session as the board conducts business but please do not interrupt.

Woodside will be slurry coating our streets in March or April - as soon as we have more information it will be on the website and in the newsletters.

To Enhance, Preserve and maintain our Community

Homeowner Associations exist for everyone in the Community. The Board of Directors is elected by you the homeowners of the Community to Enhance, Preserve and maintain our development. Do you know why there is an association? Because the developer wants to improve the land and the state cannot afford the infrastructure, so your HOA is formed by the developer and then governing documents are written by them. It takes 51% of all homeowners of the Community to change the CCR's. Talaverde is also a Sub - Association of the Summerlin Master Planned Community. We appreciate homeowners becoming involved in our community so that we can improve the value and quality of our homes.