

The Talaverde Telegram

Your Homeowners Association
Community Newsletter

July 2005

Next Board Meeting



July 21, 2005

7:00 p.m.

Trails Center

1910 Spring Gate Lane

We encourage all homeowners to attend meetings of the Board of Directors. During the Homeowners' Forum, at the beginning of the meeting, each homeowner may speak on an issue or concern in the community. We request, out of courtesy, that you please limit your comments to 3 minutes.

Minutes and Financials are available upon written request.

Board of Directors 2004-05

| | |
|-------------------|----------------|
| Steve van Gorp: | President |
| Lisa Manning: | Vice-President |
| Martin Shainen: | Treasurer |
| Jody Gordon: | Secretary |
| Greg Abbott: | Director |
| Ken Schultz: | Director |
| Michael Verhunce: | Director |

President's Message

Hi Neighbors! Your new Board of Directors has been seated for about 6 weeks now. I want to outline our initial accomplishments, and explain our goals and ambitions for Talaverde. The June meeting included fresh baked cookies from our favorite pastry chef, so perhaps that will be an incentive for you to turn out for the next meeting on July 21.

On behalf of my colleagues, I'll claim three successes so far: (1) We have streamlined the Board meetings, (2) We have ensured that the lighting project at the front gate and park are completed to everyone's satisfaction, and (3) We have expedited the landscaping in the gate entry planting beds.

A big *Talaverde Thanks* to Morgan Lavelle, former President, on the big park lighting project. Also, *thank you*, to the Landscape Beautification Committee for the new shrubs and flowers at our gate entry. For landscaping advice, please feel free to e-mail Jeremy, the Committee Chair, at jcatabijan@cox.net.



So that the new Board can catch up on Talaverde business, we will meet monthly for the summer and bi-monthly in the fall and

winter (rather than quarterly as before). We have several goals for the upcoming weeks and months. They include:

▶ To look at Architectural Reviews and to make sure that everybody's home upgrades are per regulations, have received variances as needed, and are signed off.

▶ To bring our budget process and monthly bookkeeping into sync, and to catch up the reserves account. We will also invest some of our funds into higher yield accounts.

▶ To shorten and enhance our notification process for violations to the CC&R's and architectural standards, so that violations are rectified or brought to hearings more quickly.

▶ To make sure that the park is green year round.

▶ To review and to update our bylaws. CAMCO's management contract is up for review. We will interview CAMCO and two other firms, to ensure that you get the best and most timely and polite service. We will continue to monitor our service contracts diligently and prudently.

Please feel free to e-mail me at president@talaverde.net. Thanks. See you around the block!

HOA Committees

Architectural Review

Michael Verhunce, Chair
Ken Schultz
Neil Velsor

Community Activities

Lisa Manning, Chair

Landscape Beautification

Jeremy Catabijan, Chair
Pam Schultz

Lois Shainen

Newsletter

Barbara Abbott

Volunteers Needed

We need volunteers for the Community Activities Committee and to start a Neighborhood Watch/Security Committee. To volunteer, please contact Community Association Manager, Rand V. Terkel. (See Contact Information below.)

Treasurer's Note



The treasurer and the Board are committed to the judicious use of HOA funds. Every effort will be made to keep expenses in line with budgetary projections. In addition, the Treasurer and Board will be looking at ways to maximize the return on investment of reserves and excess operating funds.

HOA Board Meeting Dates for 2005

Thursday, July 21

Wednesday, August 24

Thursday, September 15

Thursday, November 10

All meetings will be held at 7:00 p.m. at a place to be determined, unless otherwise notified.

From Our Webmaster...



Here is the first of a series of articles that will describe features incorporated into the Talaverde web site. This article will talk about the "Web Search" capability.

If you go to the Talaverde web site's main page at www.talaverde.net, you will see a menu listing on the left hand side. Click on the "Web Search" option. You will now see various search engines and tools to help you find just about anything on the Internet.

Enter a search phrase in the Google text box to find web sites related to your subject of interest. Use the "reverse lookup" to find out who a phone number belongs to. Use the "Talaverde Homeowner Information" to find out your neighbor's name. Use the Clark County search to find a detailed aerial view of a place of business or other address in Las Vegas.

These are just some of the Web Search options that are available on the Talaverde web site!

Park and Entryway Lighting Additions

Talaverde homeowners made many requests for lighting in our park and entryway areas for reasons of safety and aesthetics. Your HOA Board responded by establishing a major lighting project that enhances our nighttime illumination in these areas and is aesthetically pleasing to our architecture in the daytime as well.



A total of 47 different lights were added to the park's stone walls, trees, and gate entry pillars. This was a major project that required conduit trenches, contactors, lighting sensors, switches, and wiring that were installed by a licensed electrical services company during the past few months.

This resulted in a beautifully illuminated park and entry area that enhances our community, and makes these areas more enjoyable for our homeowners!

Successful Yard Sale



Thanks to Lisa Manning, Community Activities chairperson, our community-wide yard sale was a big success! Thank you to the 11 families that participated and had their items outside and ready to go for the early shoppers. Shoppers showed up as early as 6:30 a.m.

The Board is always looking for homeowner's suggestions on activities for our community. Please e-mail or call us with your ideas!

Contact Information

Rand V. Terkel,
Association Manager
rand@camcolv.com

Amanda McMillen,
Assistant Manager
amanda@camcolv.com

Office: 531-3382

Fax: 531-3392



www.talaverde.net

Talaverde Homeowners Association Survey

Your Board of Directors is asking for your feedback on a community issue.

Please return this survey by mail to:

**C/o Talaverde Homeowners Association
CAMCO
P O Box 12117
Las Vegas NV 89112**

Or, you can return the survey at the next scheduled meeting on July 21, 2005. We will meet at the **Trails Community Center** at 7:00 p.m.

If you cannot attend this meeting, please return this survey to be received no later than **July 18, 2005**, so your voice can be heard.

You can also fax the survey to 531-3392, attention: Rand V. Terkel.

Thank you for being part of this beautiful community.

Sincerely,

The Board of Directors

Steven van Gorp – President
Lisa Manning – Vice President
Jody Gordon – Secretary
Martin Shainen – Treasurer
Ken Schultz – Director
Michael Verhunce – Director

Talaverde Homeowners Association Survey

Your Board of Directors is asking for your feedback on a community issue.

As your Board of Directors, we have a responsibility to the community to do our best to preserve the health and beauty of our community. Your opinion is valuable and important.

We are asking for your comments regarding a potential health issue which is of concern to some residents. A few irresponsible dog owners are allowing their pets to foul the community park. They have been allowing their dogs to roam free (without a leash) in the park, after darkness and just before dawn, and do not clean up after their pets, as required by the CC&Rs. Dog feces and urine can ruin our grass and create a health danger to both children and adults who use the park. On the other hand, when fines are assessed and there are no longer feces in the park, then a potential health hazard will not exist.

Failure to respond will be taken as support for any action that the Board of Directors enacts.

Please comment on the action you wish the Board of Directors to consider:

1. Fine the violator \$100.00 (or more) for each instance of not removing their dog's waste, and leave the park open for dogs.

Yes

No

2. Place "No Dogs Allowed" signs in the park.

Yes

No

Name _____

Address _____

Phone _____

E-Mail _____

Additional comments are welcome: