



# The Talaverde Telegrams

Your Homeowners Association  
Community Newsletter

June 2006

## Next Board Meeting

Wed, July 19, 2006

7:00 p.m.

The Willows Center

2775 Desert Marigold Lane



## President's Message

It has been 1 year since the current Talaverde Board of Directors was elected to serve our community. It has been a year of transition. The Board continues to work hard toward a better community, with the assistance of our management company and the Talaverde residents, through community awareness, landscaping improvements, community inspections, and CC& R and ARC approvals and enforcement.

In a community of any size there will always be some agreement and some disagreement on every issue. What is important is that the interaction between the Board and the residents, as we pursue these goals for Talaverde, are worked out amicably. It is equally important that the guidelines for Talaverde are followed. Shortly, you will be given the opportunity to read and comment

on the Rules and Regulations that are currently being drawn up. It is imperative that you read these. There will be a period for comments, and then the Board will vote on the ratification of the Rules and Regulations. A cover letter will explain the reasoning behind the Rules and Regulations.

I am open to suggestions and conversations with any homeowner, regarding any issue, which will help the Board to serve you. Please feel free to contact me if the need arises.

Greg Abbott, 228-7513  
president@talaverde.net

## Financial Report

January - April 2006



Talaverde income from all sources was \$51 over expenses incurred for the same period. \$51 is not a great deal of money, but it does represent tangible evidence that we are living within our income.

Through April, expenses were under budget by \$359. The budget adopted for 2006 was very tight. Every effort will be made by your Board of Directors to remain within budgetary projections.

Reserves are in line with recommended requirements. After deducting liabilities and reserves, Talaverde has equity of over \$31,000.

## Talaverde Potluck Neighborhood Party



You're Invited!

Saturday, June 17

6:00 p.m.

Talaverde Park

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Bring your favorite  
dish to share!

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Now that summer is finally  
here, let's get out and  
enjoy the sun. Come on  
down to the Talaverde  
Park, meet your neighbors, and  
have some fun!

Lisa Manning, 869-4009  
Community Activities

## Say NO to Speeding in Talaverde!



The issue of vehicle speeding on Talaverde streets has been brought up on more than one occasion. Speed bumps have been requested, while at the same time another suggested that we better not put in speed bumps. The crux of the matter is that there is a speeding problem in Talaverde.

In our small community, you can drive around the entire neighborhood in a casual manner in less than 1 minute and reach most homes in less than 30 seconds. There isn't any reason why a driver must get from the gate to a residence (or visa versa) in the absolute fastest possible time.

Please ensure that all drivers in your household read this article. The many young children in Talaverde need our protection. The life you save may be someone in your own family.

## Landscape Update



The park grass is in a transitional state. Last fall the Bermuda grass was reseeded with rye grass so the park would remain green throughout the winter. Now, with the hot weather, the rye grass is dying and the Bermuda grass is again coming to life. This transition should take a couple of more weeks.

On June 3, Mauri Landscape will be trimming all the bushes in the park and entrance.

We are getting estimates to replace some plants at the entrance that are not doing well because of the iron deficient soil, and because some plants are full-sun sensitive. We hope to get this done in the fall, as summer is not the best time to landscape.

Additional contracted services will remove the impinging grass at the base of the trees. This area will be replaced with mulch, in order to enhance the tree lighting.

Another lens on the tree lights at our entrance was broken. This makes a total of four lenses replaced in the past couple of months. The approximate cost is \$40.00 per lens.

Pam & Lois, Landscape Committee

## From Our Talaverde.net Webmaster

One feature of our talaverde.net web site is the entry gate system instructions. This includes the gate "keypad instructions" (which explains what numbers to enter on your phone to allow or deny access when called from the front gate's phone system), as well as how to operate the remote control. Also, it explains additional features that may be of interest to our homeowners.



On the main talaverde.net page, click on "Gate Info," on the lower left sidebar menu.

A "Frequently Asked Questions" section covers questions from "Who is on the Board" to "How can I obtain an extra gate remote." From the main talaverde.net page, click on "Questions" located on the left sidebar menu.

## Gate Keypad Problem



You may have experienced a problem with visitors contacting you through the gate keypad to gain access into our community. A software problem has recently been discovered. It is being investigated, and we expect it to be repaired as we are going to press. This problem appears to be affecting only recent additions to the keypad. Old timers should not be affected. We are sorry for any inconvenience you may have experienced.

### *Professional HOA Managers*

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