

Talaverde

Managed by: Benchmark
Association Services

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Home Improvement Projects Need 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 important 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's 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 before returning the form to Benchmark.

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.



Paying Assessments the Easy Way

Did you know that you can pay your monthly 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

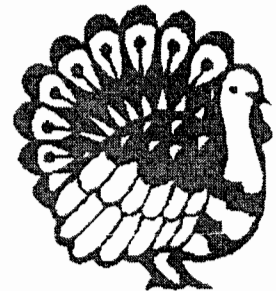
Benchmark. It may take up to 2 billing cycles before the bank processes your request and deductions are made.



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Happy Thanksgiving



Election

Meeting

Wednesday

November 26, 2003

7:00 PM

308 Knife Wing

(Model Home)