

The Talaverde Telegram

Your Homeowners Association
Community Newsletter

November 2005

Next Board Meeting

Dec. 8, 2005

7:00 p.m.

The Willows Center

2775 Desert Marigold Lane



Note From the Board of Directors

There is no President's Column in this issue because we temporarily do not have a President. As you know by now, we have had two resignations from the Board. The Board will vote on reducing its size from seven directors to five directors at the December 8 Board meeting. At that time, the Board will also elect a new President to complete this year's term. The Board thanks Steve van Gorp and Michael Verhunce for their service to the Talaverde neighborhood.

Treasurer's Report

Because of the change in management companies, no expenses were paid in September. However, we did have income from HOA dues and other sources in the amount of \$3,763. All the expenses due in September were paid in October without penalties. Thus, this report will focus on the period from January 1 through October 31, 2005.



Income for the first 10 months of the year amounted to \$36,000 (after deducting Reserve transfers). Total Expenditures (including \$22,375 for the lighting of the park and gateway) were \$51,603. Thus, for the 10-month period, we had a deficit of \$15,603, not including the contribution to Reserves. The Reserves were funded from excess Operating Funds.

Reserves – Our Reserves are fully funded as recommended by the Reserve Study.

Balance Sheet – After deducting Liabilities (Prepaid Assessments and Bond Deposits), the Talaverde HOA has \$33,870 in Net Assets.

Home Changes Need ARC Approval



This is a reminder that changes to the outside of your home need to be approved by the Architecture Review Committee. Several homeowners have stained driveways, installed front gates, landscaped their front yards, etc. without submitting a form. Please go to www.talaverde.net and print the ARC forms or contact Jerry at jerry@prohoa.com or 222-2391 to have them sent to you. Submit your form to Pro HOA. If you have any questions, please e-mail Ken Schultz at royalflushken@hotmail.com.

New Gate Code



On December 1, the drive-in gate code will be changed. The walk-in gate code will remain the same.

Please give out only your personal 3-digit code to visitors. If you do not have the new code, please contact Jerry at our management company, Pro HOA.

WWW.TALAVERDE.NET



Please take a look at our Talaverde website. Thanks to our web-master, Morgan Lavelle, it has been updated and revamped with a fresh new look. On this site, you can find the latest Talaverde information, forms, and more.

Homeowners, Please...



Rocks. You are responsible for clearing the rocks off of your sidewalk in front of your home. Someone has recently turned their ankle and fallen because of stepping on a stone on the sidewalk. The homeowner, not the Talaverde Homeowners Association, is responsible for any liabilities incurred from such an accident.



Corner houses. Homeowners of a corner residences, are responsible for the landscaping both in front of your house and on the side of your house outside your wall. You are also required to maintain the perimeter stucco walls on your property "...and keep the Unit Wall at all times in good repair" (CC&Rs, Article 9, Section 9.6).



Speeding. SLOW DOWN! There are a great many cars that have been seen driving recklessly throughout our development. When you come around the corners please do not cross lanes, stay in your lane. There have been reported near misses with oncoming cars. *Stop speeding!* It is too easy to lose control of your car when you are flying down the street or around a corner.

Parents, please talk to your teenage drivers and explain the responsibility and privilege of driving a car. It may seem like fun to speed and cut corners in the moment, but the horror of an accident will be for a lifetime.



Weeds. Please remember that you are responsible for the removal of weeds in and about your property. An unsightly property reflects on all homeowners in our neighborhood



Lock up! Lock up your house and close those garages. Thieves love this time of year. After all, they know you are out buying all kinds of gifts.

New Landscaper



Mauri Landscape is our new community landscaper. As you can see, they have already reseeded the park for the winter. The comprehensive contract includes replacing, trimming, and fertilizing all plants in the common areas, as well as cutting and fertilizing the grass. This work should make our Talaverde park and entrance look great.

Summerlin News...



Summerlin consists of 22,500 acres, or 26 square miles, in a configuration of 6 miles by 11 miles. Recently Summerlin reconfigured by returning some property nestled into the Spring Mountains to the Bureau of Land Management for an equal amount of land in the southern portion of Summerlin.

The lower slope of the western mountains in Summerlin is now a smaller area and the southern area of Summerlin is now larger.

When completed, in another 20 to 25 years, Summerlin's projected population is 200,000 residents. Summerlin currently has 17 villages. By the time Summerlin is completed, it will consist of 30 villages. West of the Paseos, a new village, Stonebridge will begin construction.

In Summerlin Center, the Red Rock Station Casino and Resort Hotel is nearing its initial completion. A second tower to the hotel will be built. The future shopping mall will be an open-air urban life-style mall of about 1 million square feet on 400 acres. It will have four anchor stores, including Dillard's and Macy's.

West of the Beltway and north of Far Hills will be a mega-village. This will be a mixed-use village with homes, lofts, and a shopping area. When the Lake Mead Blvd. bridge and ramps are built, in 2006, they will provide access to the mega-village.

Two more casino resorts are scheduled to be built beyond the new mega-village. They will be restricted in height to 5 stories or about 75 feet. The casinos will be built around a golf course with very expensive homes surrounding them.

Professional HOA Managers

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