

# The Talaverde Telegram

Your Homeowners Association  
Community Newsletter

October 2006

that allows the installation of a receiver switch on your air conditioner. A pager signal is sent to the switch that will turn the unit off for a pre-selected amount of time during summer high-usage periods.

There is no charge for participating in the Cool Credit program. Once your receiver is installed and the size of your air conditioner determined, Nevada Power can calculate your monthly credit. Minimum credit is \$15 per month for 4 months (total of \$60 maximum credit). You will receive this credit on your June through September power bills automatically. You can sign up on line by going to this site:  
[www.nvadapower.com/conservation/residential/programs/](http://www.nvadapower.com/conservation/residential/programs/)

## Talking Trash

Occasionally we encounter windy days that coincide with our trash pickup days. Please try to tighten your trash can covers. The trash may blow over or the lids can fly off. If your lid is gone, please search downwind for your lid and rescue it. Currently, there is lid waiting to be rescued in the park. We must all work together to keep Talaverde beautiful.

*Greg Abbott, President@talaverde.net*

## Next Board Meeting

Wed., Nov. 15

7:00 p.m.

The Willows Center

2775 Desert Marigold Lane



## President's Message



### Appreciation

A big thank you goes out from the Board of Directors to the Landscape Committee, chaired by Neil Velsor. They have put together a magnificent design for the entrance into Talaverde. Many hours of hard work went into their final design, including plant selection, plant location, and interviewing several landscapers to solicit bids. Neil created a professional graphic presentation booklet, which made it easy for the landscapers and the Board to understand the committee's vision. (See related article on page 2.)

## Save \$60

Nevada Power has a program that will save you money during the summer months, and is easy to implement. It is called "Cool Credit." Cool Credit is a residential program

## Halloween Party



*Graves crept open and  
goblins near,  
Children shutter from the  
smell of fear.  
Fog so thick it could give  
you a rash,  
We dare you to come to  
our Halloween Bash!*

**Halloween Party  
Saturday, October 28  
Talaverde Park  
11 a.m. - 2 p.m.**

**Bring your creepy  
youngsters.  
Costumes, masks, or  
disguises a must!**

**Any questions?  
Call Lisa Manning at 869-4009**

## Landscape Corner



The Landscape Committee is proud to announce that we have

designed an updated layout for Talaverde's front entry area. We named this "The Talaverde Beautification Project." This new design was recently approved by our Board of Directors at our homeowners' association community meeting.

Our design will add fullness to the plants already in place, and will also add more color to create a majestic entrance area that all of the residents of Talaverde will be proud to call their home. With this thought: that our homes are seated within the natural beauty of the Red Rock Mountains – a mountain range known for its colorful splendor – your Landscape Committee has devoted extensive time to create an entryway filled with plants that have the ability to withstand the hot summer weather, as well as the cold winter chill. The fall portion of the project should get underway within the next month.

The Landscape Committee is also proud to announce that we are signing a new landscape company to not only continue to manicure the park and entrance area, but also to undertake the planting of our updated landscape design. Our new company has an extensive reputation in the area for its private community work, as well as their maintenance work in the business community.

*The Landscape Committee*

## Financial Report

### July/August 2006



This report combines the July and August financial information.

INCOME:	\$7,836
EXPENSES:	
Administration	\$3,072
(Includes double payment to PRO HOA; extra applied to September.)	
Maintenance	\$1,218
(Includes \$621 for repairs, but does not include an August payment to Landscape, which will be paid in September.)	
Utilities	\$ 875
Reserves	\$1,530
TOTAL EXPENSE	\$6,716

Income over Expense \$1,120

Year to date:	
Total equity	\$30,867
Total reserves	\$21,328

Your Board of Directors unanimously voted to add \$3,000 to the Talaverde Reserve Account. This action was taken to make up for the deficit that was accrued in the reserves in previous years. Talaverde Reserves will be at recommended levels at the end of 2006.

Your Board of Directors also unanimously voted to move \$12,000 from the Operating Account surplus into a Capital Project Account. This money is earmarked to make the necessary improvements to our community entry landscaping and to correct lighting system deficiencies.

Even after these disbursements Talaverde is fiscally sound.

*Marty Shainen, Treasurer*

## WWW.TALAVERDE.NET



The Talaverde.net web site has switched to a new hosting service. As of October 2,

MoreWeb.com will host our site instead of SolidInternet.com.

This change should result in additional future features, improved users' forums, plus faster and more reliable service.

Visit our site soon, and watch for these enhancements as they come online in the near future.

## Architectural Review Committee

This is your usual reminder that all ARC requests must be submitted prior to the start of any work.

*Ken Schultz, ARC Chairman*

**Your home place to find out what's going on in Talaverde:**

***www.talaverde.net***

**Meet your Board of Directors.**

**Meet your management company.**

**Get your answers.**

**Ask your questions.**

**Find the documents you need.**

### Professional HOA Managers

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