

The Talaverde Telegraph

Your Homeowners Association
Community Newsletter

September 2005

Next Board Meeting

October 6, 2005

7:00 p.m.

The Willows Center
2775 Desert Marigold Lane

Meet Our
New
Management
Company:
Pro HOA



Professional HOA Managers (Pro HOA) is proud to have been selected as Talaverde Homeowners Association's new management company. We are looking forward to serving the needs of your community. We strive to provide the best service possible, and we believe that communication is the key to success. You will find the contact numbers for several of our department heads listed below. Please feel free to contact us whenever you need assistance with an HOA matter at: 702-222-2391 Office or 702-228-1783 Fax.

Jerry Kruelic, Community Manager, Jerry@prohoa.com

Amanda Davis, Customer Service, Amanda@prohoa.com

Debbie DiStefano, Accounts Receivable, Debbie@prohoa.com

Vicky Kreider, Accounts Payable, Vicky@prohoa.com

Loralee Jones, Senior Administrator, Loralee@prohoa.com

Linda Iniguez, President, Linda@prohoa.com

Gino Iniguez, Vice President, Gino@prohoa.com

President's Column



Moving Forward

Talaverde is a young and evolving community. In some ways, we are making great progress and moving forward. In other ways, there are still a few problems that are preventing us from moving forward, and which we can solve together.

We have hired a great new property management

company, Professional Homeowner Association Managers, LCC (or Pro HOA, for short). Their owner and President, Linda Iniguez, and their Manager, Jerry Kurelic, will be very hands-on in the running of running our community. We have hired a new landscaper to tend to the gate and park areas, and we are hiring a street sweeper again. Your Board has been working diligently to bring the reserve account up to required reserve study balances, AND still not raise monthly association fees for next year!

This month, let us fix the small problems that can make Talaverde a greater place to live. Say goodbye to raw desert. Fall is a great time to plant trees and shrubs and to replace plants lost over the summer. Pull all those monster weeds! Buy some low wattage light bulbs and fix driveway and courtyard lights! Please park all commercial vehicles outside the community, and keep cars and trucks in your garage or driveway at night. Only ride motorized scooters where the law allows!

See you around the block.
steve@talaverde.net

Treasurer's Report



This report is based on the financial data ending July 31, 2005.

For the month of July, the Talaverde HOA had income over expense of \$895. However, this does not include the \$3,186 contribution to properly fund our reserves. Most of the money needed to accomplish this was taken from our equity fund reserves.

Year to date, our expenses exceeded our income by \$13,534. This is due to the \$22,375 expense for the lighting project and the need to bring our reserves up to the reserve study requirement. The Board of Directors has acted judiciously in the use of HOA money. For the balance of 2005, we will continue to make every effort to avoid any unnecessary expense. The 2006 budget is being prepared with the objective of avoiding any need to raise homeowners' dues.

Please Remove Signs



For all those homeowners who still have Woodside's signs on their property that say "No Parking. Private Residence," please remove them. Those signs were placed during the building phase of Talaverde. At our Board meeting on September 6, the Board voted to request homeowners to remove those signs.

From Our Webmaster...

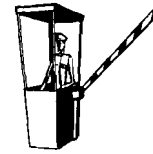


Here is the second of a series of articles describing the features incorporated into the Talaverde web site (<http://talaverde.net>). This article will talk about the "News" section.

If you go to the Talaverde web site's main page at <http://talaverde.net>, you will see a menu listing on the left hand side. Click on the "News" option. The "Headline News & Links" page will now appear. On the left hand column is a listing of national headlines. Clicking on any of these links will provide further details. On the right hand column you will see links to local and national "newspapers" and other news services. Popular local and national links are listed, which should provide an excellent spectrum of any category of news needed for the present day.

Further down on that page will list the current watering restrictions for our Talaverde community, as well as other information such as our water pressure, hardness (for setting water softeners), plus landscape news and information.

Gate Code Etiquette



Please do not give out the Talaverde gate code to non-residents (workers, delivery people, friends, etc). Although it might make it easier for an individual homeowner, you are potentially compromising the safety of your fellow neighbors.

When people call you from the front gate, please buzz them in by pressing the number 9 on your phone, instead of giving out the gate code. How do you know if they are calling from the gate? If you have caller ID, it should read Woodside (soon to be changed to Talaverde) or simply ask, "Are you calling from the front gate?" Then buzz them in.

Remember our community is only as safe as we ALL make it.

Halloween Party! Save the Date!

On **Sunday, October 30**, Talaverde will have its first



Halloween party for the entire community! Get the kids ready with their costumes and come hungry, because there will be plenty of sweets. For more details, look for the flyer that will be distributed to your home.