

3RD QUARTER
2004

Talaverde Homeowners Association

<http://talaverde.net>

Board of Directors



Two new Board members were elected to the Talaverde Homeowners Association at the recent election, held on May 5, 2004. Your Board members are:

Morgan Lavelle

President

morgan@talaverde.net

Michael Verhunce

Treasurer

michael@talaverde.net

Karen Pincock

Secretary

karen@talaverde.net

Management

KATHERINE WOLFE, PHR, CMCA
BENCHMARK ASSOCIATION SERVICES

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KATHERINE
@BENCHMARKPROPERTIES.NET

Upcoming Meetings

Thursday, August 5, 2004

Executive Session (Board Members only), 6:00 p.m.

Thursday, September 2, 2004

Executive Session (Board Members only), 6:00 p.m.

Board Meeting for all Homeowners, 7:00 p.m.

All meetings are held at the Trails Community Center, 1910 Spring Gate Lane.

All homeowners are encouraged to attend all Board Meetings. There is an open forum at the beginning of every meeting where homeowners may ask a question of the Board of Directors, voice a concern, compliment the Board, or address an agenda item.

This notice is distributed in accordance with NRS 116.31083.

Message From Your President...

I am very pleased that the Talaverde Homeowners Association now has a full board with the recent elections of our Secretary and Treasurer. The duties of the president were very taxed before this occurred as he was the only existing (homeowner) board member. That combined with the fact that the Talaverde Homeowners Association was new, proved to be a significant challenge that required a lot more time than was ever imagined! I am slightly saddened by the fact that a significant amount of this time is being taken by complaints and enforcement duties. I realize that these are recognized responsibilities of a board member, but I was hoping that our association would be used for more of a tool to enhance our community spirit.

We are rapidly coming up on builder closeout and soon all costs to our private community will be incurred by our association. Woodside Homes has been an excellent partner to the Talaverde Homeowners Association and we owe a great deal of thanks to its manager, Rich Machacek.

Community Website Approaching First Year Anniversary

Our Talaverde website will soon be one year old! If you haven't already done so, please visit the website at <http://talaverde.net>

This site is for our homeowners and is run by **Morgan Lav-elle**, Board President, at no cost to the Association. We can do and include just about anything we want to

on this site. How about showing off all those spiffy new landscaping projects (they all



seemed very impressive when reviewing

the Architectural forms)? If you would like to showcase your masterpiece, please contact Morgan via email and he will come, take some pictures and display them on the site (or you can just email them to Morgan if you already have some available.)

A user forum has been recently added and re-

vamped for all homeowners to use. This forum can include any subject desired and be a great avenue of communication between our residents. Please visit, register, and participate in these forums. On the home page of the website, click on "User Forum" on the left side menu, and then follow the easy directions.

Speed Bumps

Due to the continued speeding in Talaverde, the Board of Directors is looking to install speed bumps throughout our community. We had repeatedly asked that speeding be stopped to no avail, thus forcing us into this choice.

Vehicle Parking

No boats, trailers (construction, recreation or utility), or commercial vehicles may park in Talaverde. Please see the CC&Rs for additional details. We may be forced to fine homeowners who ignore these restrictions.

Neighborhood Watch

Our homeowners turned in only nine Neighborhood Watch forms. This effort was cancelled due to this lack of interest. If other homeowners want to pursue this effort, they may do so.

Gate Information

Some residents have been complaining about the range of their gate remotes. Signal Gates recommends changing out the batteries in your gate remote if you feel are getting inadequate range. Please contact Benchmark to get your gate remotes and to get registered into the gate directory system.

Revision of ARC Guidelines

The Architectural Standards and Guidelines have been revised to reflect the following changes::

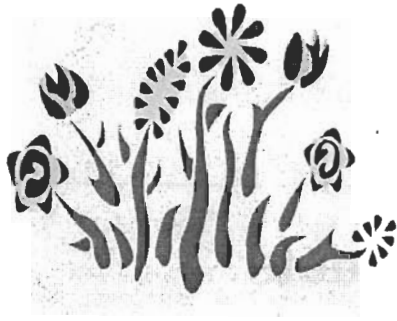
Raised observation decks, patios, landings, walks, paths, waterslides/features, statuary and other hardscape improvements are allowed in the rear yard only. The minimum set back requirement is five feet (5') from all perimeter walls. The height of the floor surface of these hardscape improvements may not exceed 30" above the grade of the building pad for the residence located on the lot.

Structures (including but not limited to gazebos, sheds, play equipment, fireplaces, barbecues, shade structures, etc.) are NOT allowed on sloped back yards. These structures must be installed at ground level (i.e., the same grade of the building pad for the residence located on the lot)."

When you receive the newly revised guidelines, please discard the old set and replace with the new.

Common Architectural Observations

Our Architectural Committee is constantly kept busy reviewing architectural requests for compliance with Talaverde's CC&Rs. They would like to share the following common elements that homeowners need to remember regarding



landscaping their yards:

- 1 A neighbor notification form must be submitted with your architectural application (form is available on the Talaverde website).
- 2 Only bubbler type sprinkler systems are allowed within three feet of any common

wall.

- 3 No changes or alterations may be made to any perimeter wall without written approval of the Board.
- 4 Any patio/observation deck (cement, wood decking, etc.) may not exceed 30 inches in height above the grade of the building pad for the residence located on the lot. It must also be set back five feet from all perimeter walls.
- 5 No white rock, bark, nor artificial grass is allowed in the front and side yards.
- 6 A security bond must be submitted to Benchmark before starting construction on any pool.

There are also other restrictions listed in your CC&Rs. Also, please submit your architectural

forms early so our Architectural Committee has proper time to evaluate them. Please list the needed details on your form to avoid approval delays. Summerlin West must also approve any exterior improvements, including landscaping.

If the Talaverde Architectural Committee rejects your ARC form, you must submit any changes **in writing** to Benchmark. **Do not** expect an Architectural Committee member or Board member to verbally o.k. any variance to an established CC&Rs restriction or guideline!

For additional details, please visit our website and select "Talaverde HOA" on the left side menu.

No Soliciting

Our "No Soliciting" sign has kept most solicitors at bay, but there have been some who deliberately ignored our policy. These vendors are listed on our Talaverde website. Go to the main page at <http://www.talaverde.net>, then select "**No Patronize**" on the left side menu.

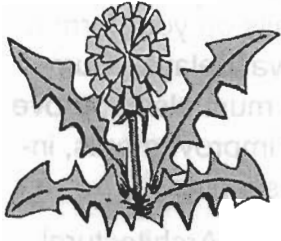
Please do not patronize them! Some of these vendors do not even have the proper license requirements to conduct business in the City of Las Vegas!

You can easily see for yourself if a business has the proper state, county, city permits and license requirements. Just go to our website, then click on "**Links**" on the left side menu, then scroll to the bottom of that page where it lists Links to

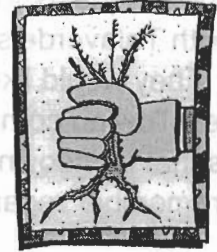
check on the legality of a business (license). A legitimate business needs to have a City of Las Vegas permit as well as a "DBA" listing with Clark County.

Also, a solicitor must carry a City of Las Vegas solicitors permit and must show anyone this permit when asked while soliciting.

Weeds, Weeds, and More Weeds



Many of our yards are starting to incur a large amount of weeds, especially in the front stone landscaping. Some of these weeds are two feet high! Please pull those weeds as they are unsightly and seriously detract from the scenic looks of our community. Also, we are starting to see a LOT of dried up landscaping. Please adjust your sprinkler timers for the warmer weather and spare the association the task of having to send violation letters out due to these landscaping items.



Rock and Dirt Piles on Our Streets



We are noticing more and more rock, dirt, and sand piles on our streets, mainly due to landscaping and construction projects. Many of these piles have remained on our streets for weeks! This is a safety violation as well as a discourteous gesture towards your fellow neighbors. Please see that no rocks, sand, or dirt piles are left on our streets for any more than a couple of days. If the project is going to progress longer than that, then make provisions to have these piles moved to your rear or side yards. Failure to do so will result in the association hiring a contractor to move these piles and back charging this service to the homeowner.

Also, when having a pool installed, ensure that the contractor does not wash down their tools in our streets. This has resulted in a white residue covering our street side tracts. If this happens in the future, the association will hire a contractor to wash down the streets and hold the amount charged for this service from the security deposit that is required before work is started on a pool.

Entertainment Committee

We are looking for volunteers to form an entertainment committee for our community. If you are interested, please attend the general homeowner's meeting in September. We would like a chairperson and at least two other members to establish this important function. Duties will include setting up special events such as an Easter Egg Hunt, Outdoor Barbeques, Senior Get-togethers, or whatever the committee comes up with.