

# *Fall* **Spanish Villas HOA**

NOVEMBER 2016

Thanks giving

## Community Publication Issue No. 11-16

**Spanish Villas Board of Directors; President: Joe Martino; Secretary: Toni Lislie  
Treasurer: Bill Blaylock; Director: Paul Kuhns; Director: Jim Loveless;**

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### ***THE SPANISH VILLAS HOA***

#### **The Executive Board of Directors Meeting**

**Will be held on November 19, 2016 at 11:00  
am at the Community Park**

**located at Opera & Schumann Streets, Las  
Vegas, NV 89146**

**If the weather is unfavorable then this  
meeting will be moved to 4950 Schumann  
St. Las Vegas, NV 89146**

#### **MEETING AGENDAS WILL BE MADE AVAILABLE AT THE MEETING**

In accordance with NRS 116.3108 this shall serve as notice of the Executive Board of Directors meeting(s) for the Spanish Villas HOA. The Board will meet in Executive (closed session) shortly after the Regular session to attend to legal, manager, violation/compliance and delinquency/collections matters. Agendas may be obtained at the meeting. In an emergency, the executive board may take action on an item which is not listed on the agenda as an item on which action may be taken. Pursuant to NRS 116.3108.4 Owners are permitted to attend and speak to the Executive board during the Owners Comment and Discussion Period's. Please reserve your comments for that portion of the meeting. Pursuant to NRS 116.31083.4 (a) Owners are permitted to receive a copy of the audio recording by making arrangements with Management. The board is not required to make available nor produce any document/record of the Association if the document is in the process of being developed for final consideration or has not been placed on an agenda for final approval by the board. The cost of distribution of records shall be: if in electronic format at no charge, if in paper format at a cost not to exceed \$.25 per page for the first ten pages and \$.10 per page thereafter.

#### **Community Awareness**

Pigeon Traps will be placed as needed on certain units to thin out the Pigeon population. Due to the high cost, these trappings will be randomly done throughout the community starting in November 2016. If you have major pigeons issues at your unit, please contact management to schedule pigeon trappings.



#### **POOL & SPA RULES**

There are NO LIFEGUARDS on duty. Do not use the Pool or Spa alone. USE POOL AT YOUR OWN RISK.

The pools and spas are open from 7:00 am to 9:00 pm. No unreasonable noise of any kind permitted at anytime, this includes yelling, screaming and the use of portable radio's which must be played as not to disturb the neighbors.

Proper swimsuits and attire must be worn when using the pool and spas. No street clothing.

The Lifesaving apparatus is for EMERGENCY USE ONLY. Do Not Play with the apparatus

No Alcoholic beverages or Food is allowed in the immediate pool area. No glass containers of any kind allowed within the pool areas.

Pick up your trash, after you leave, the pool area, and dispose of all trash properly.

No persons under the age of 12 are allowed in the pool or spa area unless accompanied by an adult or a person over 16 years of age.

No pets allowed in the pool, or in the pool areas

No unauthorized use of the 911 phones

No excessive jumping into pool or boisterous activity allowed in the pool area

#### **COMMUNITY RULES**

The Trash Rules are as follows, all trash must be placed out no sooner than 12 hours before pick up and the empty cans must be stored out of view or in a designated spot on your driveway no later than 12 hours after pick up. We have pigeons and rodents that use trash as a major food source. It's important to follow the trash rules of the association.

Trash and Trash Cans are the single most violations in the community. Nothing brings down the curb appeal of a community faster than trash, trash cans & debris left in front of the units or even worst Trash Cans left in the streets for days on end after the Wednesday service day. We had a few months grace period to adjust to the new larger Trash Conditioners this was ample time for all residents to make room for those containers in the garage or provide a spot on the driveway where the cans are regularly and properly stored. We need everyone in this complex, to do their part and follow the trash rules of the association. The cooler weather is usually accompanied with windy days, make sure you secure all trash bags inside the cans. All trash should be covered to avoid debris from blowing around in our streets.

#### **PRESIDENT'S CORNER**

I wish all my Friends, Neighbor's and Residents of the community a Happy Thanks Giving.

Your Board adopted the 2017 Operating and Reserve Maintenance Budget during the last Board meeting which was held on September 17 2016. The 2017 budget will have a \$5.00 increase in the annual assessments.

We will be taking on a few new projects in the new year, mostly landscape and tree pruning and trimming.

I wish to thank those Homeowner who continue to fulfill their assessment obligations, by paying the assessment on time. This is the only source of income the association has. Those funds pay for repairs and maintenance of the associations components as mandated by the Reserve Study's guidelines. It's important to maintain the ambiance and curb appeal of the community to hold onto everybody's property values.

*Joe Martino*

#### **COMMUNITY INTERESTS**

The Association will be converting all common area lights to high density LED lights.

Olympus Lighting has submitted a rebate form on behalf of the association to NV Energy.

Once approved this rebate from the power company \$1,046.75 an estimated 40% of the cost of conversion, will drastically offset the cost of this conversion \$2,896.40 after rebate.

The annual energy savings \$1,375.32 will pay for this conversion within a couple of years.

We all agree that a well lit community deters crime and the safety of our residents is the number one priority. Some unit owners have concerns regarding the gates left open during the daytime hours, this topic will be addressed during the next meeting of the Board.