



Community Newsletter

January 2024

*Happy
New Year*

BOARD MEMBERS

President: Lyle McKenzie

Vice President: Rodney Thompson

Treasurer: Robert Harrop

Secretary: Jimmy McKinney

Director: Andrea Whittle

Director: Oneal McDaniels

Director: VACANT

From The President

As we enter a new year, I thank all the volunteers who have helped make our community a better place to live. Special thanks go out to our board of directors and our committee members. These individuals have put in many hours of their personal time to ensure the association functions on a high level.

Tenant contact Information Needed

If you are renting your property, we need contact information for your tenant. All necessary information is generally on the tenant page of the lease. A copy of that page fulfills the requirement of the CC&Rs. You can email, mail, or fax that page to Performance CAM at the address or numbers at the bottom of this Newsletter.

Community Winners Holiday Decorating Winners



First Place 6133 Star Shadow

Second Place 1620 Cloud Dance

Third Place 1325 Deer Horn



A big thank you to everyone who enthusiastically decorated for the Holidays and participated in the contest. Driving through our neighborhood at night and seeing your beautiful homes added a special charm to our community. Thank you for spreading Holiday cheer.

*Thank
You!*

Have you Registered?

Our new enhanced website allows homeowners to obtain notices and view their account balance. So far less than 15% have logged in to establish their credentials and check their accounts. If you have lost your letter sent out in September, you can get help by contacting **Performance CAM at 702-362-0318**. This website is one-way that the Board of directors is trying to keep our expenses down and save on postage. A single mailing for our association costs \$1,046. To keep our mailing costs down we need an updated resident information form with your email address so we may get in touch with you in a timely manner.

Why should you fill out the Resident Information Form?

1. ****Timely Updates: **** Receive important information, announcements, community news, and event notifications directly to your inbox.
2. ****Surveys and Feedback: **** Participate in community surveys that help us understand your needs and preferences, shaping the direction of future initiatives.
3. ****Monthly Property Inspections: **** Stay informed about scheduled property inspections, ensuring transparency and collaboration in maintaining our property values.

Your participation is crucial in making our community a better place for everyone; prompt communication is key in achieving this goal. Rest assured; the information provided will be used exclusively for community-related communications.

Register Now

Advice from The Southern Nevada Water Authority



A five-word watering rule of thumb for green thumbs

When it comes to landscape irrigation, you can help the community conserve water and prevent water waste—while saving money on your monthly bill—by following a simple five-word rule:

Drip It, Don't Drown It.

Most residential landscapes in Southern Nevada feature a variety of drip-irrigated plants and trees. It's essential to recognize that plants and trees need much less water than grass to flourish. Knowing how much to "drip it" can help you avoid "drowning it."

You can determine how long to set your drip irrigation by identifying whether your drip emitters have a high- or a low-flow rate, based on gallons per hour (gph). A consistent flow or stream-like release of water means your emitters are high-flow, while a slow drip or a bead-like release of water drops indicates a low-flow emitter.

Once you've determined the flow rate of your emitters, follow these suggested watering times, and adjust as needed:

- High-flow emitter (up to 20 gph): 20-40 minutes or less
- Low-flow emitter (up to 4 gph): 30-90 minutes or less

Drip irrigation systems deliver water slowly and more efficiently, and they should run longer but less frequently than sprinkler systems used to irrigate grass. Water your drip-irrigated plants and trees in winter every seven to 14 days. Water grass in short cycles for no more than 12 minutes per watering day. Check your trees and plants monthly and adjust your drip irrigation as needed.

Don't forget, mandatory winter watering restrictions, which limit landscape watering to one assigned day per week, are in effect through Feb. 29. Sunday watering is always prohibited.

For more information on drip irrigation watering, visit **snwa.com**



Inspection Announcement

We are trying something new.

In February we will conduct our inspections on the 1st, 5th, and 6th. During this inspection we will be paying special attention to yard maintenance (leaves, weeds, and trash) and tree trimming. Please have a look around your property from the street and see what needs to be done.

In March the inspections will be conducted on the 4th, 5th, and 7th. We will be looking for painting needs, specifically the fascia and walls of your home. It has been observed that the fascia on some homes has been deteriorated by the intense sun and weather conditions. March and April will be the perfect time to get this addressed. Eldorado Second has an extensive color palette on file at both Dunn Edwards and Sherwin Williams to assist you with paint options and choices. Please be aware to submit an Architectural Request Form prior to starting the paint project.

As always, we will be citing violations for trash cans, vehicles, and other obvious violations of the CC&Rs.

It is our hope by announcing the inspection date ahead of time that it provides you with adequate time to check for any infractions at your residence so that the cost for mailings to our association may be reduced. Let's work together to maintain our properties and beautiful community.

Be a Good Neighbor

Have you cleaned your yard of leaves and weeds? By keeping your yard clear of both you prevent the spread of them to your neighbor's yard and you are being a good neighbor.

Vehicle Issues

We have many new owners and rental properties in our community. It is not uncommon for new owners or landlords to fail to provide their tenants with copies of the CC&Rs. A few issues that are becoming more numerous are Vehicle Violations. As a refresher to our community residents, I am reminding them of the following:

1. Trailers, boats and recreational vehicles are only allowed to be stored in the garage.
2. Commercial vehicles are only allowed to be parked in the garage.

Excerpt from CC&R 11.19

(a) (As used herein the term "Commercial Vehicle" shall be defined as: (i) any vehicle with a sign displayed on any part thereof advertising any kind of business or other venture; or (ii) any vehicle on which racks, materials, ladders and/or tools are visible; or (iii) any vehicle with a body type normally employed as a business vehicle whether or not a sign is displayed on any part thereof; or (iv) a truck of greater than one (1) ton capacity; (v) a van other than one used solely as a family passenger van; or (vi) a bus. A Commercial Vehicle may be defined as such even if the vehicle does not have a commercial license plate.

YOUR COMMUNITY MANAGEMENT TEAM



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You can find the Board Meetings and the agenda at [My Community](#). Or you can now attend the meeting in person at 5135 Camino Al Norte Suite 100