

Presidents Message

To all our friends, neighbors and residents of the Association a very healthy and prosperous New Year. I would also wish to thank my fellow Board members for their dedication of time and energy which they unrewardingly donate for the good of our community. Each Director has their own unique area of expertise that they contribute making them well qualified in making good business judgments to our community.

It's the start of another year I look forward to the upcoming projects we have planned this year, as always the focus is appearance and the ambiance of the community. This community is where I reside and my home is my investment. I will continue to work hard to keep every Property Owners investment protected as well.

Glenna Bolster

Board's Message

The Executive Board of Directors wishes a Happy Healthy and Prosperous New Year to all of our residents

As volunteer Owner members we will continue to work diligently in 2017. We pride ourselves with the effective governing of this great little community. Our current Board is made up of a fantastic team who work well together for the betterment of the entire association.

The Board reviews and negotiates all Association expenditures and vote on the most cost effective projects for our community. Several projects were completed in 2016 all within our budget. We review the reserve study annually to identify which major components need to be addressed during the course of the year. The Real estate market in Las Vegas is on the rise again and hopefully our efforts will lead to a positive impact to our property values as well.

COMMUNITY SAFETY

Over the Holidays the community had the mailboxes at the north end vandalized, the Postal Inspectors were called out to investigate this burglary and USPS scheduled repairs to the damaged locks. We urge all residents to be vigilant and report any suspicious activity that is witnessed. Also Owners phoned management to report that packages have been stolen from their Patio's. Please take caution if you have a delivery scheduled make sure you're home to receive your parcel otherwise there is no way to positively find the thief's unless someone witness' the actual theft.

Durango Patrol / Narisha Parks

702-348-5461

TRASH CAN RULES

Once again we have to revisit this condition which is a continual problematic situation that has taken over the community. The Board has given a few months grace period for residents to make room for trash containers in the garage. The Association has trash container storage rules and we need everyone living in this complex, to do their part and follow the trash rules of the association. Again 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 service day.

It's a new year please take time to make room in your garage to store your Trash Cans out of site, until the next pick-up day. The Trash Rules are simple to follow, all trash must be placed out of site until 12 hours before pick up and the empty cans must be stored out of view and inside your garage no later than 12 hours after pick up.

The community has major pigeon and rat problems, trash left out is a food source for them, the association Pest control service has set traps, but that not enough.

We need your co-operation and help to store the trash cans out of the street and keep them inside your garage until service day rolls around.

COMMUNITY PROJECTS 2017

- The Board will be reviewing Roof repair bids for Phase 1
- Pigeon trapping will continue as needed in the new year with Phase 3 targeted as priority.
- The pool decks will be evaluated and if needed Cool Decking bids will be solicited.
- Tree trimming bids will be solicited for all three Phases.
- **Beautification enhancement** installation of plants, shrubs, and rocks for phase 2

Pet Rules

Pet Owners, it is your responsibility to pick up after your pet. There are pet waste stations in our community please use plastic bags provided to pick up and properly dispose of the pet waste.

You must pick up your dog waste in the common area landscaping, and clean your patio free from Dog feces and urine daily, its not fair to your neighbors to subject them to foul odors & smells because of your neglect. Nevada requires all dogs be on a leash at all times without exceptions, Management is still receiving calls about dogs running loose and unattended during the evening hours. Owners have an obligation to maintain care and control of their pets, this includes excessive barking. Your pet is part of your family and should be treated in that manor, leaving pets outside all day and night unattended and barking is in fact abusive, and Clark County Animal Control frequently go on site and issues citations and in many cases removes the pet from the property once its reported that there's Animal cruelty is taking place.



THEMUSICAL

TICKET PRICES: \$29-\$127

VENUE: Reynolds Hall

Fax: 702-331-4188:

Web-Site: www.performance-cam.com

It began as one man's story... became everyone's music... and is now Broadway's musical. *Motown The Musical* is the true American dream story of Motown founder Berry Gordy's journey from featherweight boxer to the heavyweight music mogul who launched the careers of Diana Ross, Michael Jackson, Smokey Robinson and many more. Motown shattered barriers, shaped our lives and made us all move to the same beat. Featuring classic songs such as "My Girl" and "Ain't No Mountain High

as "My Girl" and "Ain't No Mountain High Enough," experience the story behind the music in the record-breaking smash hit *Motown The Musical*!

The Election of Officers Meeting

Will be held on January 23, 2017 at 6:30 pm at the Community Clubhouse 1046 Nevada Sky St. Las Vegas NV 89128

Followed by the Executive Board of Directors Meeting at 7:00 pm

The Annual Meeting of the Membership

Will be held on January 30, 2017 at 5:00 pm inside the Community Clubhouse Located at 1046 Nevada Sky St. Las Vegas, NV 89128

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 Durango Trails 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.

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