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## A Quarterly insight from the POA

# Rancho Bel Air

A premier neighborhood of Las Vegas, Nevada

## Message from the Board President

Hello Neighbors!

The season is changing. Why do we sense that we hear soft music coming from our yards? Because the flowers are overjoyed with our recent fall in the air, and they are saying to us that now is the time to care for our winter yards, sow seasonal plants, and let the shrubs, flowers, and lawns remind us of their beautiful appearance and fragrance. Let's all take a look and listen to our yards to see if we hear that metaphorical soft music; if not, we need to do a little work in our yards!! Then the soft music of nature will delight our ears and eyes!! As the temperature falls, our properties may require extra efforts such as winterizing some plants. Before it falls below 35 degrees, it is also good time also to refresh our house trim. Let's all work together to enhance our community!!

**Special Note:** We hope everyone is staying safe during these unprecedented times and have not been affected by COVID -19. However, if you have been and are not able to make payment please contact the Performance CAM LLC office to make possible payment arrangements.

For more information go to  
[www.performance-cam.com](http://www.performance-cam.com)

## ***RBA Business meeting:***

The meeting was held on October 22, 2020 at Performance Cam office, and virtual online for those not yet feeling safe to attend due to COVID-19. As always an open session to hear from the members was held and valuable insight and information was heard. All matters and concerns were noted, respected, and taken seriously.

- One new Board member was appointed, Director Angelo Stamis
- The board discussed future upgrades to the security of RBA.
- The Newsletter Committee was reorganized: Director Angelo Stamis was appointed chair.
- The Security Committee was reorganized: Director Angelo Stamis was appointed Chair and is looking for input and volunteers from members to sit on committee.
- The next Board of Directors will be held on January 21, 2021 at 6:00 PM
- Separate notices will be sent as to the location of meeting.

## ***Other RBA Business:***

The Community is in the middle of a major Security System upgrade, around the middle of January 2021 there will be the installation of Transponders onto the Resident Entry gate and new RFID Tags will be issued to all residents.

Triton Security will co-ordinate the installation of the Radio Frequency Tags onto the headlight of vehicles.

The Resident side entry will be equipped with license plate cameras and all visitors will be provided with a computer-generated printed pass which will be stored in the data base of the computer.

The Association will replace all of the existing cameras with new updated models and new DVR's plus monitors.

These security system upgrades are being done in stages and should be fully operational in January 2021

# Seasonal...

## Keeping Our Homes Attractive Year-Round

In addition to preparing our landscapes for the colder weather, we must also pay attention to our home exteriors. Does your trim look like it needs repainting? Painting your home exterior in cold weather can be done, though you should select paint that is suitable for cold temperatures. We are fortunate in Las Vegas that the temperature seldom dips below 35 degrees in the daytime, though it does at times during the night. Your painter will know when the consistency of temperature allows cold-weather painting. All the preparation work such as scraping, taping, caulking, and sealing may be accomplished during the chilly days.

### *Food Insecurity within the Larger Community*

Our Rancho Bel Air community is fortunate; however, our lives may intersect with others who are not so fortunate. There are a number of food pantries that rely on donations, either monetary or in-kind. Donations of holiday meal staples are especially welcome now. During these unprecedented times of COVID-19, please consider one of the following organizations. Also, if you know of any that you would like to see included on this list, use the email address included in the Question Queue below.

- Catholic Charities of Nevada, 808 S. Main Street, Las Vegas, NV 89101, 702-385-2662, catholiccharitiesusa.org
- Lutheran Social Services of Nevada (LSSN), 4323 Boulder Highway, Las Vegas, NV 89121, 702-639-1730, lssnv.org
- Society of St. Stephen, 6151 W. Charleston Boulevard, Las Vegas, NV 89146, 702-870-4749, societyofststephen.org
- Three Square Food Bank, 4190 N. Pecos Road, Las Vegas, NV 89115, 702-644-3663, threesquare.org

### *Keeping Our Birds Safe*

Living as close as we do to The Springs Preserve, we have a plentiful and varied bird in Rancho Bel Air. Many residents have birdfeeders in their back yards and enjoy watching the birds. If you have an outdoor cat, your fellow birdwatchers respectfully request that you place a **collar with a bell or bells** on your cat for the peace of the neighborhood. Birds are often killed in back yards of residents who do not own outdoor cats. Thank you for preserving the serenity of their outdoor spaces of others.

## Neighborhood Awareness

The Holidays bring family, friends, and neighbors together in our community but in these hard economic times, thieves also gain access. Remember if you have any deliveries scheduled to your home, make sure someone is home to receive the delivery. Of the 120 homes in the community, keep in mind that many different vendors, maids and visitors enter our community each and every day.

With the new year just around the corner, Triton Security urges all residents to update your visitor log with the Guard House. An update helps to monitor the ingress of individuals who enter the community. Please keep your vehicles locked at all times, we have had our share of vehicular burglaries, in the past where the vehicles are left open allowing the thieves to ransack and rob you of any valuable contents. Report any and all robberies and events to our Security Company immediately. We must be vigilant and protect our properties as well as our community.

### Power Company:

NVEnergry.com

(702) 402-5555

### Water: Las Vegas Valley

Water District, Lvvwd.com,

(702) 870-4194

### City Sewer: City of Las Vegas

Sewer Service, lasvegasnv.gov,

(702) 517-9747,

### Garbage: Republic Services,

republicservices.com,

(702) 735-5151

### Tax, County Clerk: Clark

County, Clark County

Treasure, Clark County nv.gov,

(702) 455-4323

For Exemptions see Assessor:

Services

### DMV: Department Motor

Vehicles, dmvnv.com,

(702) 486-4368

### Voter Registration: Election

Department,

clarkcountynv.gov,

(702) 455-8683

### **Republic Services Bulk Pickup Schedule:**

December 2, 16, and 30, 2020

January 13, 27, 2021

February 10, 24, 2021

March 10, 31, 2021

April 14, 28, 2021

### **Street Sweeping:**

**Street sweeping goes the Third week of every month. Please park your vehicles in your drive, otherwise the Street Sweeper will have to go around them.**

# Helpful Hints..

## RBA Board of Directors

President: Robin Munier

Vice President: John Lendacky

Secretary: Doug Werner

Treasure: Barry Becker

Director: Anthony Ashby

Director: Angelo Stamis

Director: Helene Walker

Architectural review Committee: Helene Walker, Vicki Yuen, John Lendacky

POA Community Manager:

Martin Saxon

Performance CAM, LLC

5135 Camino Al Norte, Suite 100

NLV NV 89031

702.362.0318

702.380.9175 After Hours

Guard House: (702) 878-2044

Triton Security Incorporated

800 South Jones Boulevard

Las Vegas, Nevada 89107

Office: (877) 757-0909

City Council Ward 1: Brian Knudsen  
Mayor: Carolyn Goodman  
Sheriff: Joe Lombardo  
County Commissioner: Lawrence Weekly  
State Assembly Dis.10: Rochelle Nguyen  
State Governor: Steve Sisolak  
U.S. Congressman 1<sup>st</sup> District: Dina Titus  
U.S. Senator: Catherine Cortez Masto  
U.S. President-Elect Joseph R. Biden, Jr.

U.S.

## Feedback:

How are we doing? Stay connected and get involved. We hold Election annually certain number of Board positions open every year. The general meetings are open to all members. We would like to hear from you. If you have feedback or just a question, contact us at [www.performance-cam.com](http://www.performance-cam.com).

From the Las Vegas Valley Water District.

## Water Smart Guidelines

- Assigned watering days are mandatory for all customers. Running your landscape irrigation system outside your assigned days is water waste and may result in a water-waste fee or citation.
- It's always a good idea to water less often than permitted and increase the schedule only if your landscape needs more water.
- Winter from November 01, 2020 through to February 28, 2021 landscape watering is one **day a week**. Watering group C which falls onto Wednesdays only. Sprinkler watering on Sunday is prohibited
- For more info go to [lvwd.com](http://lvwd.com)

## List of Holidays – NV Legislature list, or Federal

These are a list of Holidays which the Guards according to their Post Orders will deny vendors access to the community, of course emergency services are the exception.

New Year's Day, January 1

Martin Luther King, January 20

Arbor Day (Nevada holiday)

Memorial Day (last Monday in May)

Independence Day, July 4

Labor Day (1<sup>st</sup> Monday in September)

Columbus/Indigenous People's Day (2<sup>nd</sup> Monday in October)

Nevada Day, November 1

Thanksgiving (4<sup>th</sup> Thursday in November)

Day after Thanksgiving

Christmas Day, December 25

If a holiday falls on a Sunday, the following Monday is a holiday (observed)

If a holiday falls on a Saturday, the Friday prior is a holiday (observed)

## Committees: *There are currently four committees formed.*

The Architectural Review Committee is ongoing and currently has several projects in the works. If you are looking to upgrade or to do renovations, please contact the Community Manager and request the Architectural Application form be provided. For all changes to the property an ARC Form must be submitted for committee review prior to the commencement of the project

A new Security committee was formed to guide in upgrades and to enhance the security of RBA. If you have suggestions or are familiar with security, feel free to contact management or the board to give us your input.

The newsletter committee is formed to produce a letter quarterly. If you are interested in helping out or have information to add, please contact management or the board to give us your input.

The Compliance & Enforcement committee is formed to monitor and maintain a community standard of Owners maintenance obligations through a written documentation process.

## Homeowners Question Queue

Do you have a question for the Board or PCAM, our Management Company or any comments on the Security Staffs Performance? Please send your question to [martin@pcam.vegas](mailto:martin@pcam.vegas).

Dear RBA Board,

One of the changes that went into effect with Triton Security, Inc. Is the use of the formal term, "Sergeant". I have been a resident for nearly three decades, and we were always on a first-name basis with the staff in the guardhouse until Triton. I realize that it seems professional, but is it preferable? It's quite a mouthful if we want to greet the person by name when we call.

Sincerely,

A. Resident