

Eldorado

Neighborhood First Association



April 2024 Newsletter



Your Executive Board of Directors

President: Rod Sievert
Vice-President: David Strait
Secretary: Mike Kinney
Director: Julie Black
ARC Chair: Mike Kinney
Director- Larry Bergren
Director-Alicia Porter

Serve as a Board Member

There is currently ONE open position on the board of directors. Please contact Performance Cam if interested.

We are looking for homeowners that have the desire to share their skills to benefit the entire Eldorado Community. We hope we can count on your participation!



Community Events

Yard sale!



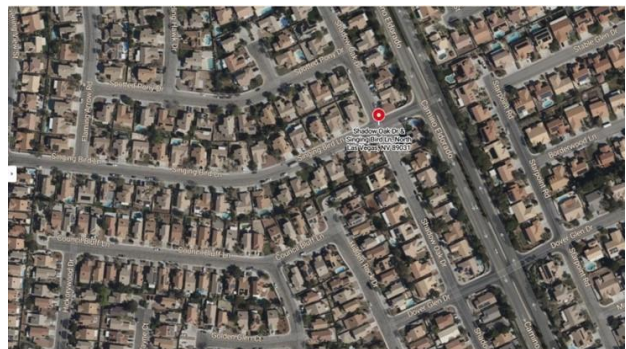
Yard sale! We are having a yard sale together with Eldorado Second April 26th-28th. Shop around and find treasures in your neighborhood.

Shred Event

We are offering a **Shred-it event** scheduled for **April 27th from 10am-2pm** to unload your sensitive documents. A truck will be parked near 6090 Shadow Oak Ave. You don't have to worry about removing any paper clips, staples, or binder clips. Please come and take advantage of this **free service**.



LOCATION: CORNER OF SHADOW OAK AND SINGING BIRD



Exterior Modifications

Any exterior modifications to your home require an ARC application. Modifications include items such as gate replacement, painting of home, solar, pool installations and front yard improvements including replacements of plant materials. If you are looking to repaint or refresh the color of your home your association has a large color palette with wonderful options to choose from. Below is the link to Dunne Edwards where you can find the approved paint schemes.

https://www.dunnedwards.com/colors/archive/color-ark_pro/eldorado-first/eldorado-first

Thinking of converting to Artificial Turf or Desert Landscaping

CHECK THIS OUT!

SNWA offers the largest cash-for-grass incentive yet.

Spring into action this season by trading your grass for cash with the Southern Nevada Water Authority's (SNWA) biggest incentive ever. The SNWA has temporarily increased the Water Smart Landscape Rebate (WSLR) for homeowners from **\$3 to \$5 per square foot** of grass upgraded to water-efficient landscaping for the rest of 2024.

Qualifying homeowners will receive \$5 for each square foot of grass they convert (up to the first 10,000 square feet) to drip-irrigated, desert-adapted plants and trees, and \$3.50 for each additional square foot. Conversions must be completed by the end of 2024 to receive the increased incentive.

Outdoor landscaping is the biggest user of Southern Nevada's limited water supply. By converting to a Water Smart landscape, you'll use 55 gallons of water less per square foot than thirsty-grass landscapes.



Summer watering restrictions now in effect through August

As summer approaches, the Southern Nevada Water Authority (SNWA) is reminding residents and businesses to continue their support in conserving our region's precious water resources by following the community's mandatory summer watering restrictions, in effect **May 1 through August 31**.

- The summer restrictions **prohibit** spray irrigation between **11 a.m. and 7 p.m.**, when water can be lost to intense heat and high winds.
- Watering in the early morning or evening reduces the amount of water lost to evaporation.
- Watering during prohibited hours or allowing water to spray or flow off your property is considered water waste and may result in a costly **fine**.
- Irrigate grass with pop-up sprinklers for a maximum of **12 minutes per watering day**, set in three four-minute cycles, spaced one hour apart. That's all your grass needs.
- And remember, **Sunday watering is prohibited year-round!**

Over-watering plants and trees with drip irrigation can do more harm than good, as most plants and trees can thrive when watered less often, such as on a two or three-day per week summer schedule. These water-efficient plants have distinct needs compared to grass and can thrive on less water even in hotter conditions. Drip systems typically run for 30 to 90 minutes, depending on the flow rate of the emitters.

By following seasonal watering restrictions year-round, you can save up to \$300 annually on your water bills.

To learn more about how often and how long to water, and for other important landscape summer watering tips, visit **snwa.com**.

OPEN FORUM DURING REGULAR SESSION INFO:

During the Board of Directors Regular session, the OPEN COMMENT & DISCUSSION PERIOD is intended to provide an opportunity for homeowners to:

- 1) Comment about Agenda/Action items the Board is considering at this meeting.
- 2) Provide helpful information or suggestions that may assist the Board in their decision making.
- 3) Volunteer to assist in resolving a problem confronting the Association.
- 4) Offer suggestions for future agenda items.

To help assure that all homeowners who wish to make remarks are given the opportunity:

- 1) Each homeowner must complete form provided to them before meeting and turn it in to the Manager prior to the PERIOD.
- 2) Each homeowner will be provided up to 3 minutes to make their comments. At the conclusion of the PERIOD homeowners are welcome to stay and observe the Board meeting, which includes everything except for the Executive Session.

HERE IS HOW THE OPEN COMMENT PERIODS WORK:

Any owner will be allowed to speak in the order they have submitted their comment form to the manager. The owner will be provided with three minutes to comment on any of the agenda items listed on the agenda. When you are recognized by the chair, please state your name and address and let us know your questions or concerns regarding any agenda items.

Once the first period for comments on the agenda items is closed, the board will proceed to conduct matters of business without interruption.

After the board completes their business, the second owner comment period will be open for any questions or comments on non-agenda items. Again, each owner will be kindly requested to fill out the comment form. Each owner will be provided with three minutes to address any concern regarding the community. Please remember that your board of directors consists of neighbors just like you who volunteer their time to manage the business matters of your association. We kindly request you to always remain calm, kind and courteous when addressing any concerns you may have. Thank you!

Keeping You Informed!

Our Association Has A Website:

Please visit our HOA website and register your home by entering or clicking the following link:

<https://www.performance-cam.com/eldorado-neighborhood-first-hoa.html>

Click on Resident Information Form please fill it out and email it to: admin@performance-cam.com.

You may also find additional forms here to:

- Make an Architectural Change, such as painting your home or any landscape changes.
- You can also pay your annual assessments through the payment portal link on the page.

The Executive Board of Directors Meeting

The Executive Meeting is held monthly at Performance CAM at 5PM to address individual, confidential concerns, and hearings.

The **Regular** Meeting follows at 6PM. The Board completes association business as listed on the agenda. You are invited to attend all our monthly Regular meetings in person or online at 6PM. There are two homeowner Open Forums where you may make comments and ask questions concerning your community.



Upcoming Meetings

May 2 5pm Executive 6pm Regular
June 6th 5pm Executive 6pm Regular
July 2nd 5pm Executive 6pm Regular
August 1st 5pm Executive 6pm Regular

Community Association Institute (CAI)

The Board offers in-person, online training, and local fun events to support our volunteers to conduct business by State and local regulations.

Neighborhood Resource

<https://www.cityofnorthlasvegas.com>

<https://www.republicservices.com>

REMINDER

Please stay up to date on the latest information for your community by registering with Performance CAM. You can do this by filling out a resident information form.

Why should you fill out the Resident Information Form and provide your email address?

1. ****Timely Updates: **** Receive important 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 community 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. Rest assured, the information provided will be

kept confidential and used exclusively for community-related communications.

YOUR COMMUNITY MANAGEMENT TEAM



5135 Camino Al Norte Suite 100
North Las Vegas, Nevada 89031

Babette Buiten- Community Manager

Babette@pcam.vegas

Cassie Schindler Administrative Assistant

cassie@pcam.vegas

Phone: 702-362-0318 Fax: 702-331-4188

You can find the Board Meetings and the agenda at [My Community](#)