



Claridge Pointe Voice

The Newsletter for the
Claridge Pointe Homeowners Association

July 2015

Front Lawns and Xeriscape



In 2005 and in conjunction with Lawsuit Committee, the Board of Directors authorized a lump sum of money to homeowners and encouraged them to use this to xeriscape their front yards. Many did not take the advice from the Board. Today, in our severe water drought, it is in everyone's interest to xeriscape their front yard and conserve water. For those who insist on keeping a grass lawn, the Board will expect compliance with the Rules and Regulations concerning lawn maintenance. For those who would like more information on xeriscaping, please visit our website.

<http://www.claridgepointe.com/xeriscapegroundcover.html>

ALL Streets are Fire Lanes

When Claridge Pointe was built, the builders got a variance from the City of Reno to install narrow streets and short driveways. As a result, the City of Reno ordered ALL streets to be Fire Lanes. The sign on the right is located at the entrance to both North and South Claridge. No one knows how the builders managed to do this, however we, as an Association, are left with the unpleasant task of notifying homeowners not to park in the streets or have their vehicles stick out into the street. For more information about parking within Claridge Pointe, please visit our website.



<http://www.claridgepointe.com/parking.html>

House Painting



Many of the homes within Claridge Pointe have been painted with unapproved colors and many others are in need of paint. Claridge Pointe CC & R's specify that colors "shall be limited to earth tones, soft blues, soft greens, soft yellows, whites, grays, and natural wood colors." Prior to 2003, all house colors required Architectural Review.

In 2003, the Board of Directors adopted a palette of approved colors which met the defined standards established in the CC & R's. You can visit our website to see all the colors and rules which apply to painting and paint colors.

<http://www.claridgepointe.com/paintingrules.html>

Garage Lighting

The City of Reno requires that residential streets within the city are lighted from dusk to dawn. Somehow, the builders managed to convince the city that due to the narrow streets, our garage lights would provide sufficient light for the streets. It would cost the Association tens of thousands of dollars to install and maintain street lamps not to mention the electric costs. Our one existing street lamp at the entrance to South Claridge Pointe costs \$360 per year just for the electricity. As a result the Association is left with the task of enforcing a dusk to dawn rule for garage lights. We recommend an LED bulb which produces 800 lumens and can be purchased in town for as little as \$2.50.



Vehicle Entry Gate Remotes



The Vehicle Gates at the entrance to both North and South Claridge can be opened with a remote control device. The remote that we use is a Multi-Code by Linear, Digital Transmitter Model 3089. With a \$35.00 deposit you can pick one up at Kenyon and Associates, 645 Sierra Rose Drive, Suite 105A, Reno, NV 89511. Only Check or Money Order will be accepted. Please make payable to Claridge Pointe HOA. Or you can purchase one on line and ask for the program key setting from Kenyon.

Perimeter Composite Fencing

In 2010 the Board of Directors replaced 3,000 lineal feet of wooden perimeter fencing because the wooden 4 x 4 posts were rotting and fence sections were collapsing during our windy season. The new construction uses steel posts in concrete which do not rot. Pressure treated 2 x 4 horizontal framing members were installed for nailing the composite pickets. Unfortunately, the contractor did not stagger the butt joints on a number of sections. During wind storms, these connections fail. The Board has a contract with a local contractor to repair sections when they come apart. If you have a section of perimeter fence that has separated, please contact Kenyon. This fence is NOT to be used for support of any kind. It is decorative ONLY. If you have any questions about the perimeter fence, please go to our website.



<http://www.claridgepointe.com/perimeterfencing.html>

Adult Recreational Area



Claridge Pointe Homeowners has an **A**dult **R**ecreational **A**rea located south of the mailboxes off Platinum Pointe Way. All residents are invited to use the area responsibly and enjoy it. Originally the homeowners were promised a nine-hole pitch and putt golf course. The picture at the left shows what we received. In 2002 the Association was paying \$8,000 per year in water charges and the Board spent tens of thousands of dollars trying to grow anything. This mess was replaced by the ARA. The ARA was designed by a sub-committee of homeowners, paid for with lawsuit funds approved by the lawsuit committee and ratified by the Board of Directors. The ARA is a wet land area with multiple drainage pipes and two overflow ponds which are a watershed for Peavine Mountain. For more information, please go to our website.

<http://www.claridgepointe.com/adultrecreationalarea.html>

Architectural Review

Our CC & R's define what requires Architectural Review. The board will review all properly submitted requests within thirty [30] days of the receipt at our Community Management company, Kenyon and Associates. For more information, please visit our website.

<http://www.claridgepointe.com/architecturalreview.html>



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Welcome New Homeowners

We would like to welcome all the new homeowners to our community, Claridge Pointe on the Greens. The Claridge Pointe Homeowners Association was established in 1995 with the first homeowner occupancy beginning in 1996 and final completion of the community in 1999. For complete information about our Association, including CC & R's, Bylaws, Rules and Regulations, Board Minutes, Accounting and a wide variety of other information, please visit our website at:

www.claridgepointe.com

Our Association is professionally managed by Kenyon and Associates, 645 Sierra Rose Drive, Suite 105A, Reno, NV 89511. Our Community Manager is Gary Kenyon who can be reached at 775-674-8000 Extension# 105 or via email at: garyk@kenyonandassociates.com for more information, please visit our website: <http://www.claridgepointe.com/management.html>

Claridge Pointe Homeowners Association
c/o Kenyon & Associates, Inc.
645 Sierra Rose Drive, Suite 105
Reno, NV 89511

