

The Claridge Pointe Lawsuit Funds Distribution Committee voted itself out of operation on September 18, 2006.

The following items have been accomplished:

1. Electrical inspection of the 95 homes signed on to the lawsuit and correction of code violations.
2. Plumbing, heating, and air conditioning inspection of the 95 homes signed on to the lawsuit and correction of code violations.
3. Installation of continuous metal gutters was authorized for all 101 homes, however thirteen [13] homes chose not to have them installed or already had them installed.
4. Distribution of \$3,000.00 to 94 of the 95 homes who signed onto the lawsuit as payment to help resolve individual issues not common to all homes.
5. Distribution of \$400.00 to 100 of the 101 homes to remove the association from responsibility to mow lawns and to help offset the cost of maintaining or Xeriscaping individual front yards.
6. Having a lawyer draft a change to our C C & R's to require that all homes within the 101 home association be converted to "Real Property" and to prohibit any home from converting back to "Personal Property." Legally obtaining the vote of over 75% of the homeowners of Claridge Pointe on the Greens, thereby increasing the resale value of our homes.
7. Installation of proper drainage piping behind the concrete retaining wall on North Claridge Pointe Parkway and proper backfill with crushed stone.
8. Installation of a "French drain" system for the Adult Recreational Area to divert naturally occurring water runoff into the street drainage system.
9. Installation of artificial turf and putting greens to fulfill the original promise of the builders for a golf area.
10. Xeriscaping of the Adult Recreational Area to reduce the enormous costs of watering the grass.
11. Installation of a Gazebo within the Adult Recreational Area.
12. Installation of a horseshoe pit within the Adult Recreational Area.
13. Installation of an electrically operated fence for North Claridge Pointe to fulfill the original promise of the builders for a gated community within North Claridge.
14. Installation of a fire gate at the entrance to Brookshire off N. Virginia Street Pointe to fulfill the original promise of the builders for a gated community within North Claridge.
15. Removal of existing dividing fence and installation of a fire gate west of 5 Brookshire at the end of Brookshire Street and the beginning of the Wellington property per order of the Reno Fire Department.
16. Installation of a new fire gate at the south end of South Claridge Pointe Parkway to replace the improperly installed old gate.
17. Installation of a new electronic key pad allowing for maintenance and updating electronically at our property management company.
18. Installation of magnetic locks on the South Claridge Pointe Gates.
19. Installation of a fence on the hill west of Diamond Pointe Way to enclose the community.
20. Installation of an entrance gate to the common area above Diamond Pointe Way off Wellington Way.
21. Pressure Washing of all exterior common area fences and staining of said fences.
22. Surface sealing of all the streets within the Claridge Pointe Association
23. Painting of all curbing in red and marking "fire lane" on all streets within the Claridge Pointe Association in order to be in compliance with the City of Reno Fire Code.
24. Installation of a retaining wall at the south end of Claridge Pointe in between 7501 and 7511 Diamond Pointe Way.
25. Approval by the Committee to install a security camera system to overlook the Adult Recreational Area in order to protect this valuable investment.
26. Installation of security cameras to overlook the entrance gates to north and south Claridge Pointe.