

# CLARIDGE POINTE VOICE

December 2008

Winter Edition

### Monthly Assessments

- **2009 Payment Coupon Booklets** should be received by December 2008 !!!
- If you have not received your coupon book by January 1, 2009 please contact Management at 775-674-8000 Ext. 107.
- The Monthly Assessments for 2009 are \$70.00 and are due at the first of each month.
- Please do your part and pay your Monthly Assessments on time.

## Garage Lights...

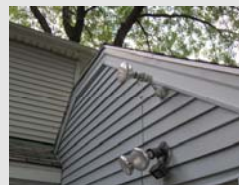
Beginning October 15, 2008 Rule 10 - Garage Light Rule took effect. Rule 10 is currently being **STRICTLY ENFORCED**.

The Rule States:

A. Each Resident of Claridge Pointe on the Greens (North and South) must keep an exterior light above the garage illuminated from the period from sunset until sunrise, every day. Motion detector lights are suggested in order to save on electricity costs to each homeowner, and may be installed at the homeowner's discretion. If you use a motion detector light the setting **MUST** be set

to high sensitivity to any motion detected from the street.

B. The penalty for not having the garage light illuminated from dusk until dawn will be \$50.00 after a Hearing is conducted per requirements in NRS 116.31031. 3 & 4.



"Keep a Light on For Safety!"

We appreciate your compliance with regards to keeping on a garage light.

**THANK YOU FOR YOUR CONTINUED COMPLIANCE!**

.....  
*Happy Holidays and Feliz Navidad*  
 .....  
*from your Claridge Pointe Homeowners Association*  
 .....  
*Board of Directors:*  
 .....  
*Harry, Brent, John, Jole, Carlene, Al and Richard!*  
 .....

### Inside this issue:

Garage Lights...	1
Community Improvements...	1
Christmas Tree Recycling...	2
Streets and Parking...	2
Your Homeowners Association...	3
Gates... Insurance...	3
2009 Meeting Schedule...	4

## Community Improvements...

As of May 2008, our community has been managed by our Provisional Community Manager, Don Lamers of Kenyon & Associates.

We have made many improvements to the community over the past seven months. The damaged video surveillance cameras on the South Side have been upgraded and two lights have been added for additional visibility. These cameras view all the way across the street to the

North Gate entrance and have come in handy since the installation.

Additionally, all the utility cover cement casings within the streets have been replaced and the streets have been crack filled to prolong the life of the streets. The parking stalls and the mailbox lots have been slurry sealed and striped including a **LOADING ZONE** designation in order to provide ease of mail pick-up.

All curbing has been

re-painted red within the community and the FIRE LANE stencils re-painted as well.

New street signage including a new NOT A THROUGH STREET and YIELD sign have been hung about property.

The golf course was repaired and the vinyl borders re-seated.

This was a busy seven months and we look forward to 2009 and continuing our efforts on behalf of the community.

## Christmas Tree Recycling...

promote beautification.

Christmas Tree Recycling is coordinated by Keep Truckee Meadows Beautiful in partnership with the City of Sparks Parks and Recreation, Washoe County Regional Parks and Open Space, City of Reno Urban Forestry, Sierra Fire Protection District, Truckee Meadows Fire Protection District, the Washoe County District Health Department, Tholl Fence, Waste Management Recycle America, City of Reno, City of Sparks, Washoe County, and numerous volunteer groups and individuals.

### Drop-off Criteria:

**Keep Truckee Meadows Beautiful reminds tree recyclers to remove all foreign matter from trees including tinsel and other decorations, wire, nails, tree stands and plastic bags prior to drop-off. Wreaths, yard waste, and flocked or plastic trees are not accepted.**

## Streets and Parking...

*It is the owners responsibility to see that all TENANTS and PERSONS INHABITING their home or visiting Claridge Pointe are in compliance with the Articles of Incorporation, Bylaws, CC&Rs, and Rules and Regulations which govern the Association.*

### STREETS AND PARKING

**Street Use Restrictions:**  
*Vehicles in violation are subject to immediate immobilization and/or towing at the vehicle owner's expense.*

**A. All of the streets within Claridge Pointe are PRIVATE STREETS and subject to the control of the Board of Directors of the Association.**

**B. Streets are not to be used by unlicensed or uninsured motor operated vehicles, or by anyone not licensed vehicles, or by anyone not licensed to operate a motor vehicle on a public streets shall not be used as playground areas or for use of skates, skate boards, scooters, wagons or any propelled vehicles so as to create a hazardous condition.**

**C. The speed limit on all streets shall be a maximum of 10 (ten) miles per hour. All posted street signage must be obeyed.**

**D. All streets within Claridge Pointe are FIRE LANES! Parking in FIRE LANES is STRICTLY PROHIBITED. Fire Lanes must be kept clear at all times.**

**E. No in-operable, unregistered, uninsured, or aesthetically offensive vehicle of any kind or type shall be allowed within any street, parking area or driveway, or any portion of the Common Area. Such vehicles should be parked in the respective Owner's garage.**

**The above are reminders and should be reviewed. Please be considerate and respectful of your neighbors.**

**WE THANK YOU FOR YOUR COMPLIANCE!!!**

# Your Homeowners Association...

## Winter Edition

What is your Homeowners Association? What does it do? Why is it there at all?

When one purchases a home in a Common Interest Community such as Claridge Pointe on the Greens, part of the agreement of purchasing your home is a contract with your neighbors. This contract can be found within the Governing Documents of your Homeowners Association.

The Governing Documents of the CLARIDGE POINTE HOMEOWNERS ASSOCIATION are comprised of :

1. **Articles of Incorporation of Claridge Pointe Homeowners Association**
2. **Bylaws of Claridge Pointe Homeowners Association**
3. **Declaration of Covenants, Conditions and Restrictions**

### Claridge Pointe Homeowners Association (Revised for FHA & VA Approval)

#### 4. First Amendment to the Declaration of Covenants, Conditions and Restrictions of Claridge Pointe Homeowners Association (Revised for FHA & VA Approval)

#### 5. Rules and Regulations of Claridge Pointe Homeowners Association

These five documents give the guidelines by which YOUR COMMUNITY is governed. If you DO NOT HAVE A COPY of these four documents or HAVE NOT READ THEM, the most important thing you can do aside from PAYING YOUR MONTHLY ASSESSMENT ON TIME, is to READ your GOVERNING DOCUMENTS.

A good understanding of your Associations Governing Documents helps reduce Notices of Violation, and in turn helps to reduce costs of running YOUR ASSOCIATION.

**The Claridge Pointe Homeowners Association IS YOU, YOUR NEIGHBORS, and THOSE LIVING in the Claridge Pointe North and South SUBDIVISIONS.**

Your Association may be managed by a professional management company such as Kenyon and Associates, Inc. **But don't forget YOUR ASSOCIATION IS YOU AND YOUR NEIGHBORS.**

If you need a copy of any of the four Governing Documents, they are available by contacting your management professional at 775-674-8000 extension 107 or by emailing your management professional at [don@kenyonandassociates.com](mailto:don@kenyonandassociates.com)



*Your Board of Directors,  
Harry, Brent, John, Jole,  
Carlene, Richard, and Al,  
wish to extend their thanks  
to everyone who came to a  
board meeting in 2008  
and wish everyone a safe  
and prosperous 2009!*

## Gates...

Part of living in a gated community means that you have to RESPECT the GATES.

The South Gate and the North Gate at Claridge Pointe offer deterrence for would be vandals, but require the residents of the Community to utilize them properly.

1. **Do not hang on, about, ride, push, or stand on the gates.**
2. **Do not follow another car through the gate. ALWAYS USE the call box, or a clicker/opener to gain entrance.**

Please use your clicker/opener or the code box in order to gain entry to the property. **(If you do not have a**

**clicker/opener, one is available for \$35.00 at them management office.)**

3. **If you choose to run the gate, piggy back another vehicle, or not use a prescribed method to gain entry and damage to the gate occurs you will be liable for the costs to repair the damage to the gate, and any damage to your vehicle.**

4. **If you do not have a code that for the call box, contact management at 674-8000 extension 107 and one will be input for you.**

5. **When guests come to visit, they should press # and your four digit code.**

6. **When you receive a call from the gate entry call box press and hold down the number 9 on your telephone keypad, to signal the gate to OPEN for your guest. If the homeowner presses any number on their phone key pad other than the number 9, the gate will disconnect and the guest will have to call again.**

7. **Should vandalism to the gates occur, or if they are locked in the open or up position, contact management at 674-8000 extension 107.**

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## Insurance...

Every Owner and Resident in our Community is required to carry Homeowner's Insurance

Association insurance covers the Common Area ONLY It does not cover individual homes, cars, or any structures on individual lots.

Contact your insurance Agent and discuss with them purchasing a Homeowners Insurance Policy to protect your home.

If your unit is a Rental Unit, advise your tenants to purchase Renter's Insurance.

It is a requirement of All Owners to have personal Homeowners policy to cover your Home in case of flood / fire or other damage. In addition, your policy should have a liability component in case you become responsible for damage to other homes or the Common Area.

Increased Ordinance Coverage, Loss Assessment Coverage, Personal Liability, Fire, and Flood Insurances are good basic coverages to discuss with your agent.

You always want to protect yourself from potentially large out of pocket costs by having current insurance.

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**GET INSURANCE COVERAGE !!!**



**Claridge Pointe Homeowners Association**

Professionally Managed by  
Kenyon & Associates, Inc.  
645 Sierra Rose Drive, #105A  
Reno, NV 89511  
Provisional Community Manager:  
**Don Lamers**  
Phone: 775-674-8000 ext. 107  
Fax: 775-674-8010  
E-mail:  
[don@kenyonandassociates.com](mailto:don@kenyonandassociates.com)

HAVE A SAFE WINTER!!!  
HAPPY HOLIDAYS!!!

## 2009 Meeting Schedule...

The Claridge Pointe Homeowners Association Board of Directors Meetings are Scheduled on the Third Monday Every Other Month beginning January 2009 at 4:30 PM and are held at the offices of Kenyon & Associates, Inc. located at 645 Sierra Rose Drive, Suite, 105A, Reno, NV 89511.

**All Residents and Owners are welcome and encouraged to attend.**

**Make it a goal to attend at least one Association Meeting in 2009!**

**January 19, 2009**

**March 16, 2009**

**May 18, 2009**

**July 20, 2009**

**September 21, 2009**

**November 16, 2009**



## Board of Directors...

Your 2009

Board of Directors are as follows:

President: **Harry Tolles**

Vice President: **Brent West**

Treasurer: **Jole Teserio**

Secretary: **John Foster**

Director: **Al Wurth**

Director: **Carlene Erickson**

Director: **Richard Anderson**



**CLARIDGE POINTE HOMEOWNERS ASSOCIATION**

c/o Kenyon & Associates, Inc.

645 Sierra Rose Drive #105A

Reno, NV 89511

