

Claridge Pointe Homeowners Association

Claridge Pointe Voice

July / August 2010

Summer Edition 2010

Sprucing up for Summer. . .

Summer is upon us and this is a fantastic time to **spruce up the community**. Your Board of Directors has endeavored to enhance the aesthetic of the community with ongoing and planned projects such as perimeter fence replacement, street slurry and crack fill, updating signage, and painting and stenciling all the fire lanes.

As an owner/resident of the community, it is important that each owner take pride in the condition of their home.

Painting of your home is an easy way to increase the aesthetic of the community and maintain your property values.

Homeowners are required to maintain the quality of the paint color on their homes. If there are any signs of paint fade or blackened marks which is a sign of complete paint loss, the homeowner is expected to repaint their entire house. There are no exceptions to this rule. A \$50.00 weekly fine may be assessed for this violation.

As a reminder In 2003 the Board adopted an officially approved color pallet. The pallet is available by contacting (Don) Management at 775-674-8000 or via email at don@kenyonandassociates.com or online at www.claridgepointe.com



“Let’s All Freshen Up the Look of our Community and put a new coat of Paint on our Homes!”



Claridge Pointe on the Web!

Our New Website: <http://www.claridgepointe.com/>



Owners and Residents of the Claridge Pointe Community, WELCOME to the world wide web.

In November 2009, the Board of Directors elected unanimously to publish a website on the internet. President, Richard Anderson introduced the idea to the Board of Directors and volunteered to create the site at no charge to the community. **In early January 2010, www.claridgepointe.com was launched!**

The website includes the following pages:

Home (The home page), **News** (Weather and information), **About Us** (A video of the community), **History** (Information about the community development and past), **Board of Directors** (Photos and a list of Claridge Pointes Board of Directors for 2010), **Calendar** (A list of when all Board Meetings for the Association are scheduled for 2010), **Claridge Pointe Voice** (Archived copies of the Claridge Pointe Official Newsletter), **Architectural Review** (A copy of the Architectural Review Form, Paint Guidelines, and Architectural Rules), Community Board (Guest Book and Join us on Facebook!), CC&Rs and NRS 116 (The legal pages), Photo Gallery (Photos of the community), Meeting Archive (Minutes of Meetings of the Board of Directors), CPHOA Projects (Information on perimeter fence project and other association projects), Management (management agent contact information), Pet Corner (submit pictures of your pets!), Map (Directions to the community), Links (Helpful Links), Contact (email contact for the community).

Thanks to **Richard Anderson** for concept and development, Thanks to **Harry Tolles** for ideas and content. Log on and visit us at www.claridgepointe.com. See you soon!



Perimeter Fences, FAQ's...

Many homeowners have asked questions about the current project to replace our perimeter fence. Below are some answers to those frequently asked questions.



When is my section of fence going to be replaced?

There is a schedule on line at: http://www.claridgepointe.com/images/Composite_Perimeter_Fence.pdf where you can see the schedule.

How long does it take to replace my section?

It takes approximately one week. First the old section of fencing needs to be removed. Second, 2 3/8" galvanized steel pipe is being set into concrete to serve as the new supporting posts for the fence. Third, since concrete cures over a 28 day period, the contractor will allow a few days for the concrete to setup. Fourth, pressure treated rails are mounted to PGT2Z Pipe Grips which are secured to the galvanized pipe. Finally, Veranda Composite Pickets are nailed to the pressure treated rails.

Will the contractor install a temporary barrier during this process?

No, the contract does not call for a temporary barrier. The homeowner may install a temporary barrier such as: Tenax 4 Ft. x 100 Ft. Orange Warning Barrier \$25.00—\$30.00 available at Home Depot and Lowe's.

Why are there gaps between the new fence pickets and the ground?

The perimeter fence is NOT designed to be an earthen barrier. City of Reno building code specifically prohibits the use of fencing to act as an earthen barrier. Should a homeowner wish to create a physical barrier between the bottom of the fence pickets and the ground, he or she should use landscape blocks on the INSIDE section of the perimeter fence. An example of how to do this is at our web site, www.claridgepointe.com.

Can I finish the interior section of the perimeter fence?

Yes, provided that you use Simpson StrongTie PGT2Z Pipe Grips and pressure treated rails. An example of how to do this is at our web site, www.claridgepointe.com

Lawn & Yard Care...

Have you ever wondered how your neighbor's lawn looks so much greener than yours? No matter how much you try, the grass in your yard just doesn't look the same. The truth is there are a lot of different factors that go into having a green lawn. Your lawn needs water, fertilizer, weed control, and constant care.

The climate of the area where you live is a key factor for having a green lawn.

In some climates, there may not be as much rainfall, especially during the summer months. An example would be Arizona or Nevada where it takes constant watering and care to produce a good-looking lawn. Areas that are prone to drought may not have as much nutrients in the soil. That is like sitting down for a banquet but there is nothing to eat. So climate is an obvious factor.

Another influence on your lawn is how it is used. If you walk only on a path and rarely tread on the grass itself then your lawn shouldn't be subject to a lot of wear. If, on the other hand, you and your family play outside a lot and walk across the grass daily, then your lawn puts up with a lot harder use and will need more care. Lawns that see a lot of use from traffic tend to wear down quicker and natural paths can form. So if you don't want to use a paved walkway, then you are going to have to give your yard some extra attention.

During the peak growing months, you should mow your lawn about once a week. Keeping it mowed regularly will help keep any weeds down and help your grass to keep its healthy look. The longer the grass gets the more water and nutrients it requires. It is also kind of like human hair. As it gets longer, it gets older and more frayed at the ends. When you mow your lawn, be careful how low you cut it or you can scalp the grass, exposing and damaging roots which can cause brown spots. A good length to mow your lawn is anywhere between 2 to 4 inches depending on the type of grass.

WEED OFTEN!!!



WATER YOUR GRASS!!!

Watering Days For Odd Addresses (ending in 1, 3, 5, 7, or 9) are Sundays, Wednesdays and Fridays and for even addresses (ending in 0, 2, 4, 6, or 8) are Tuesdays, Thursdays and Saturdays. Be sure to water on ONLY your assigned watering days!!!

THANK YOU

Our New Website: <http://www.claridgepointe.com/>



Unsupervised Children...

Children's safety is the responsibility of the parent. It is against the community rules to have kids out in the common areas unattended. An adult should be supervising children at all times when children are playing outside. Vandalism, such as broken tree limbs, broken gazebo, moving of rocks and other landscaping happen when children are left unattended.

Please do your part as a responsible neighbor and pay attention to your children and keep them from playing in the streets and causing disturbances to neighbors.




No idea! I was just doing some cleaning and he'd gone!

THANKS!

SPEED LIMIT AND SPEEDING IN OUR COMMUNITY

The speed limit on all streets shall be a maximum of 10 miles per hour and all posted signs must be obeyed. A potential fine of \$100.00 may be assessed if an owner or resident is found to be in violation of this Rule.



Not only is it wise to adhere to the speed limit on the street for your safety, but also for the safety of the children and elderly in your community.

Please continue to be responsible and remember that going faster than 10 MPH is quite dangerous on the narrow roads of our community

Thank You in Advance for your Continued Compliance!

ANIMAL CONTROL SOLUTION

Reno's Animal Services has merged with Washoe County so that currently all issues/complaints relating to animals are handled by Washoe County Regional Animal Services, regardless of whether the complaint concerns an animal in Reno city limits or in Washoe County. (Including letting Animals roam without a leash, and Barking Dogs, even in back yards of homes).



Washoe County Animal Control Officers enforce all laws pertaining to animals at large, animal noise nuisances, animal bites and rabies control, and investigate reports of possible neglect or abuse to animals. Call their dispatch number to report these complaints at 322-3647 or 322-DOGS. Animal Control Officers are on duty seven days a week.



Call Animal Services' main office number for routine questions pertaining to animal licensing, etc. or to check on a missing animal that they may have picked up.

The Claridge Pointe Homeowners Association encourages you to contact Animal Services to address any barking dogs or neglect of pets you might be concerned with.

THANK YOU!

(article courtesy of City of Reno)

**CLARIDGE POINTE HOMEOWNERS ASSOCIATION
BOARD MEMBERS**

Richard Anderson — President
Al Wurth — Vice President
Harry Tolles — Treasurer
John Foster—Secretary
Brent West—Director
Mo Harun—Director
Carlene Erickson—Director

2010 Board Meeting Schedule:

Time: 4:30 PM
Location: Conference Room
Kenyon & Associates, Inc.
645 Sierra Rose Drive, Suite 105A
Reno, NV 89511
Day: Monday
Date: July 19, 2010
August 16, 2010
September 20, 2010
October 18, 2010
November 15, 2010
(Annual Meeting &
2011 Budget Ratification Meeting)



“EVERYONE IS WELCOME!!!”

Garage Lights...

It is the responsibility of each individual homeowner to own and maintain a garage light containing a light bulb which may be a fluorescent, LED, incandescent or any other light producing bulb which has an output of no less than 60 watts, 870 lumens. This light MUST be on during any period of darkness by whatever means the homeowner chooses. There is no exception to this rule.



“Keep a Light on For Safety!”

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.

Thank You!



**Claridge Pointe Homeowners Association
c/o Kenyon & Associates, Inc.
645 Sierra Rose Dr. #105A
Reno, NV 89511**



*“Keep our Community
Beautiful... Pick Weeds
Often!!!”*

