

# Happy Holidays from Naples Community Association



WWW.NAPLESCOMMUNITY.NET

DECEMBER 2007

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Management  
LLC  
630 Trade  
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## BOARD OF DIRECTORS:

President  
Lisa Conti

Vice President  
Randy Watts

Secretary/  
Treasurer  
Alex Herzog

**Provisional  
Manager:  
Bob Rush**

## 2008 Board Meeting Schedule

Good news! The board has decided to hold all of their board meetings at the Sahara Library in 2008. **EXCEPTION:** The January 8 meeting will be held at RMI, 630 Trade Center Drive. This will make it more convenient for homeowners to attend and hopefully will increase attendance. Below is list of the dates for 2008. Homeowners may attend all board meetings, *yet Hearings are by invitation only, unless you make arrangements with RMI prior to any scheduled hearing, as these are closed meetings.* All meetings will begin at 6:00 P.M.

January 8 Board Meeting

February 12 Hearings

March 11 Hearings

April 8 Board/Annual Meeting

May 13 Hearings

June 10 Hearings

July 8 Board Meeting

August 12 Hearings

September 16 Hearings

October 14 Board Meeting/Budget Ratification

November 4 Hearings

December 2 Hearings



## NEW GATE CODE!

Effective Monday, 7 January 2008, the new gate code to the community will be 5541.

We will also be installing a combination lock on the pedestrian gate which the code will also be 5541. We do not have a time estimate for this installation, but it is forthcoming.

## 2008 Coupons

Your Payment Coupons have been ordered and mailed. If you have not received, please contact RMI at 737-8580.

## Help Protect Your Community & Minimize Your Out of Pocket Costs

The association recently had had damage done to one of our community walls. This damage was an act of vandalism and had cost the association money to repair. All homeowners are reminded that these unplanned expenses are paid for out of your assessments. We all have a responsibility to watch what is going on in the community and to report these crimes (to the appropriate agency) when witnessed. By reporting who and what you see, the property owner(s) responsible for the damage may be held liable and financially responsible for their actions.

Continued destruction of association property are costs that are not budgeted for and may lead to increases in monthly assessments and/or "Special Assessments" to all property owners within Naples. Again, these are costs that ought to be borne solely by the property owner(s) who do the damage and not all of us. But, that can be up to us. Please call RMI and or the Police to report damages.

# FROM THE PRESIDENT

## Pet Related Issues

There has been an increase in pet related violations recently and as a pet owner myself, I fully understand our responsibilities. The violations primarily concern excessive barking and the not cleaning up after our pets relieve themselves. Let us all be considerate of our neighbors and remove dog waste from our yards promptly, not let our dogs relieve themselves on our neighbor's property (and remove this, too) and control our pets from excessive barking that may bother others, especially during the early morning and night hours. You may be used to the sound of your animals, but your neighbor's do not appreciate it.



## Front yard landscapes in disrepair

As you all have probably noticed, we have a number of front yard landscapes that have fallen into extreme disrepair. After considerable feedback from homeowners and consultations with multiple attorneys, the board has decided to take any and all legal means allowed by Nevada Revised Statutes (NRS) and Naples Covenants, Conditions & Restrictions (CC&Rs) to bring these properties back to acceptable living standards. A distressed front yard can be deemed a Health & Safety concern for the community. The association will bill the offending property owner(s) for these costs, and Special Assess the property if needed, to recover these costs.

## Winter Watering Restrictions

Mandatory watering restrictions limit landscape irrigation to one assigned day per week from November 1 through February 28.

Watering restrictions also apply to drip irrigation. Sunday is not an optional watering day.



## Children at Play

Also, there have been children playing in the entrance and exit gate areas of late. This, is a Health & Safety issue, is dangerous to the children and the vehicles, and could pose financial liability issues for the association (and the association is all property owners).

## No Resident Street Parking; Restricted Visitor Parking; No Red Zone Parking at Any Time

We are still seeing way too many vehicles parked in the streets; please remember that street parking is not allowed for residents and restrictions apply for guest parking. No parking at any time in any red zone. This is considered a Health & Safety violation of our CC&Rs and blocks emergency vehicle access to properties (which has happened on numerous occasions).

Also, there have been children playing in the gate area as of late. This, too, is a Health & Safety issue, and is not only dangerous, but could pose liability issues for the association.

## Changes to Front yards or Backyards Require an ARC

We would like to remind homeowners that *any changes to your front yard or backyard landscapes* must be approved by the association, **prior** to the start of those changes. You can find all the required forms - Architectural Review Committee (ARC) form and Neighbor Awareness form. - at the above mentioned website or by calling or emailing Bob Rush, our manager, [brush@rmillc.com](mailto:brush@rmillc.com), or mail to Bob Rush, 630 Trade Center Dr, Las Vegas, NV 89119 or fax 215-8154.



## Community Web Site

We would like to remind our homeowners that we have a website [www.naplescommunity.net](http://www.naplescommunity.net) Since many of our homeowners have asked about our governing documents, they can be easily downloaded (at no cost) from this site. There is also a schedule of upcoming meetings that can be easily referenced.