

expand relationships with public agencies. The Board will also pursue meetings with the Sheriff and the County Planning Department to address issues in their areas of responsibility during the 3<sup>rd</sup> quarter.

## **YOUR QUARTERLY REPORT CONTENTS**

Since HOA meeting attendance is not possible for all Owners, the HOA Board is taking steps for more complete and timely communication including:

- Initiation of this quarterly report covering recent board activities and actions
- Upgrading the HOA website to include email contacts for the Board members

To be certain that all Owners are aware of these steps, the quarterly reports will initially be mailed along with quarterly dues notices

Contents of the report this quarter include:

- Board priorities summarized by Buz Carrade, the Board President
- Ladera Declarant's Vision and Plans at Montrêux
- Important information for combating the wildfire danger in Montrêux
- **Be certain to read the attachment with important information on the Fire Station planning for 2012**
- The Treasurer's Report

## **THE PRESIDENT'S REPORT**

Fellow Homeowners, in the inaugural issue of the Quarterly Report, I identified immediate, medium and long-term priorities that are expected to efficiently set the foundation for building on the successes of the past, planning for the future and addressing needed improvements. I am happy to report HOA operations have made progress on the immediate priorities and set direction for addressing medium and long term priorities. Specifically, the Board:

- Established a centralized construction storage area located in an unobtrusive area and has received commitments from contractors to maintain orderliness, as well as, remove equipment and material no longer required for on-going construction.
- Members of the Board held meetings during the 2<sup>nd</sup> quarter with Fire Protection and NDOT in an effort to

- Traffic safety concerns raised are being resolved this quarter by new striping and signage.
- The common area landscape program was initiated. Road repairs were completed to Board satisfaction.
- Lastly, the Board will continue its program to monitor construction sites for cleanliness, organization and noise control. We are discouraging construction traffic noise, speeding, excessive exhaust noise, disruptive use of sound systems, and we are encouraging civility.

While medium and longer term priorities remain on the Boards radar for action, the RTO remains an area of immediate concern. The Boards position with the RTO has not changed from the beginning of discussions early in this year. The Board strongly requests that the RTO:

- Cover HOA costs at a minimum for security and any damage to property
- Comply with rules relating to fire safety, vehicle storage and parking
- Keep all roadways unobstructed for emergency vehicles and community residents.

It is expected that having a representative of the HOA Board, Mr. Michael Burkitt, participate in planning meetings will manage success.

In closing, the second quarterly report will reflect six months progress and address medium and long term priorities.

*Buz Carrade, President*

## **DECLARANT VISION AND PLANS**

Like most Montrêux home owners, the first time I drove into Montrêux, I knew I found one of the most spectacular communities in the nation, if not the world. I have tremendous respect for the developers, Sam Jaksick and Rob Nichols, and the amazing community they created.

As a Declarant and representative of Ladera, we are committed to preserving and enhancing the beauty of the community. Our area of influence includes the Southeastern section of Montrêux, which is currently undeveloped. Our plans are long-term in nature and

include developing this section over time to be one of the greatest gems in the community.

We believe Montrêux offers an amazing variety of lifestyles with world-class golf, skiing, Lake Tahoe, outdoor activities, near-by Reno with its international airport, and of course, the Nevada tax advantage. We will leverage these great qualities as we continue to build the community with an increased focus on family living.

We welcome ideas and feedback which we are happy to discuss with interested members. We look forward to working with the community, Country Club and my fellow HOA members in taking Montrêux to the next level of excellence.

*Jeff Pickett, Ladera Representative and HOA Board Member*

### **LIVING WITH FIRE**

One of Nevada's most pressing natural resource issues is the threat of wildfire to human life and property. Our awareness of wildfire impact was greatly increased following the Angora fire in June 2007 when 254 homes were destroyed in the watershed area of Lake Tahoe. Much of Nevada is considered a high fire hazard environment. Unfortunately, many Nevada homeowners are not prepared to deal with a wildfire.

The **Living with Fire program** was developed to inform Nevadans how they can live safer in high fire hazard environments. For example:

1. Be sure to remove pine needles from rain gutters
2. Remove pine needles that fall and lay in the valleys of your roof. A small amount can be a fire danger.
3. Remove all dead and overgrown brush from your lot and under pine trees. Remove all limbs at least six feet above the ground surface.
4. Create a minimum 30 feet defensible space from any structure. If your home (structure) is only 15' from your property line you need to clear that 15' and your neighbor needs to clear another 15' even if that 15' is on a vacant lot.

The Montrêux CC&R's, which mandate that your property be maintained, include the requirement to remove dead limbs and other dead vegetation. For additional information on protecting your property, you can access the Living with Fire publication - [A Guide for the Homeowner – Eastern Sierra Front Version](#) at the

website

<http://www.unce.unr.edu/publications/files/nr/2005/SP0507.pdf>

New organizations and resources are available to assist property owners in minimizing the potential for wildfire damage in Montrêux. One of these organizations is the **Nevada Fire Safe Council (NVFSC)**. Their mission is to serve as a bridge between public agencies and Communities threatened by wildfire. The Montrêux HOA Board has facilitated a NVFSC presentation immediately following the quarterly Board meeting on June 22 to inform individual property owners how to take advantage of federal grant monies to assist with the removal of excessive native growth and dead brush. The Board is particularly concerned about vacant lots nearby existing homes, but assistance is available to homeowners to inspect for defensible space. Eligible participants can receive grants covering 66% of their costs for vegetation management.

Montrêux is one part of a broader community where grant money is allocated. A Montrêux chapter of Nevada Fire Safe Council has been founded and is led by Montrêux residents. Your support and NVFSC membership can help in the allocation of grants for Montrêux properties. If you missed the NVFSC presentation, you can contact members of the Montrêux NVFSC chapter for additional information. Contact Linda Lester, phone 853-6448 or email at [tahoblossom@gmail.com](mailto:tahoblossom@gmail.com)

If you have recommendations or concerns about fire mitigation at Montrêux, contact Mike Joseph, Property Manager. HOA Board members and Mike Joseph have ongoing meetings with the Battalion Chief of the Sierra Nevada Fire Protection District to receive his assessments and to jointly implement an action plan to minimize the wildfire hazards.

### **THE RENO TAHOE OPEN AT MONTRÊUX**

The list of HOA/RTO priorities as outlined in the President's Report has not changed. The result of the February 1st meeting with the RTO Board was agreement on most items on the priority list. The point not agreed upon was the HOA fee and damage deposit.

At all subsequent meetings with the RTO board, the disputed item has been discussed. No major sponsor for the RTO has been signed as of this date.

Four joint planning meetings have been held to this date and an additional three meetings are scheduled before the RTO... all focused on achieving the HOA priorities.

All homeowner requests and concerns have been addressed on a case by case basis. A meeting was held on April 13th with Mr. John Mutch, from PGA management, where all the priority items were discussed. He spoke very highly of the RTO event and their desire for a long and mutually positive relationship with the Montrêux community.

A "Code of Conduct" document has been added to all RTO vendor contracts (copy previously given to HOA board). Two suggestion boxes are in place for homeowner input. Additional suggestions and comments from homeowners and/or HOA board members are welcome.

- Michael Burkitt, RTO Representative

### HOMEOWNER WEBSITE

As reported last quarter, the websites for the Montrêux Homeowners Association and the Country Club are being merged. This single integrated site will make it much easier to stay informed on all Montrêux activities and to find all of the contact information necessary to communicate with those responsible.

On June 17<sup>th</sup>, a Beta site for the new website was made available. We are now in the process of giving feedback and providing the data for completion of the site. We expect the site to be fully operational this summer. The completed site will provide information useful to the Owners including:

- Updates by the HOA Board of ongoing activities and actions
- HOA documentation including CC&Rs
- Timely notices and reminders by both Security and the Property Manager
- Phone and email contacts for HOA Board members
- Contact numbers for medical, fire or law enforcement emergencies
- Real time winter road conditions
- HOA calendar of quarterly and annual meetings
- Archive of the HOA quarterly reports
- Procedures for Contractor access and conduct while at Montrêux

### TREASURER'S REPORT

As a general summary, the first quarter of 2011 exhibited YTD figures indicating that **Income**, \$352K, and

**Reserves**, \$69K, are on track. (*Note; Reserves are primarily invested in CDs that are all within the insured limit of \$250K*). Similarly, the first quarter's **Operational Budget** demonstrated a Positive Variance. Operational figures exhibit YTD Actuals of \$348K of expense compared to the YTD Budgeted expense figure of \$362K.

The Association's continued efforts to maintain an aggressive, but fair, collection program is yielding positive results; HOA **Income** experienced fewer and declining *delinquencies* and figures exhibit some indications of a return to previously experienced levels of approximately \$50K. Specifically, end of month *delinquencies* for February totaled \$155K, compared to \$61K in April and \$54K for May.

The **Operational Budget** again demonstrated *Positive Variances* which included \$21.8K in accounts associated with Security; the result of employee staff changes. *Negative Variances* of significance included a singular \$11K in Administrative accounts resulting from tax preparation and uncollected monies. As stated in the previous report, seasonal costs for snow removal were realized; snow removal services were 5% under the \$68K budget. Similarly, Landscape expenditures were on budget for the quarter. The **Reserves**, \$69K YTD, continued to demonstrate a very small but positive growth for the quarter in line with the modest growth experienced in 2010. Lastly, no **Reserves** expenditures were realized in the first quarter.

Going forward, the HOA will continue its now established aggressive, but fair and legal collection program. The Board will closely monitor Landscape and irrigation expenditures as we progress through the summer months. The Board is pursuing details of the required and due Reserve Study. This required study, performed by qualified and licensed engineers, is used to determine the level and use of **Reserve** funds.

Finally, the HOA contracted the accounting and audit firm of Kohn-Colodny to execute an audit of the HOA financials. The report indicated no inconsistencies in practices, policies, and transactions. No Material Corrected Misstatements were noted. Copies are available for homeowner inspection.

-J. Lauretig, Treasurer

### SECURITY NOTICES AND REMINDERS

**Resident Datasheet Review and Update:** Montrêux Security received an excellent response from residents for updated data sheet and contact information. We thank those who have participated and remind everyone that this is an ongoing process. Updated contact and

guest information may be submitted anytime by contacting the Gatehouse by fax, e-mail or phone. If you need a copy of the information that we enclosed with your previous HOA dues statement, contact Security.

**Traffic Safety & Compliance:** Traffic enforcement and the compliance with traffic regulations is a legitimate concern in all communities, and Montrêux is no exception. We all want to live in a community that is enjoyable, and as safe as possible.

The Montrêux HOA Board and Montrêux Security are concerned the lack of adherence to traffic control measures, specifically speed limit and stop signs within Montrêux. Section 41 of the Montrêux Declaration of Covenants, Conditions and Restrictions requires that all individuals obey signs and speed limits while on property. Traffic safety and the adherence to traffic laws is a responsibility for all of us that live, recreate and work in Montrêux. The needless tragedy of traffic accidents resulting in death, injury, property loss and litigation can be prevented. In the interest of public safety, it is critical that all individuals comply voluntarily.

All vehicles, including golf carts, are subject to the same traffic laws and rules of the road that are in place on public streets.

For effective right of way traffic management, the compliance with stop signs is absolutely necessary and cannot be overstated. The placement of stop signs was carefully planned by Montrêux Development not to over regulate our community but still ensure safety and effective traffic flow. To increase driver (including golf carts) awareness the four way stop at the intersection of Bordeaux Dr. and Montrêux Ln. /Nordend Way has been restriped and stenciled with the word "stop" on the roadway surface. To avoid mishaps please comply with posted stop signs while operating your vehicle or golf cart.

The HOA Board and Montrêux Security ask that you drive safely and obey all posted traffic signs. We thank you for your cooperation and understanding.

Pete Christoffersen, Director of Security  
775-849-9780 775-849-9782 (fax)  
[pete@Montrêuxgolf.com](mailto:pete@Montrêuxgolf.com)

#### **PROPERTY MANAGER NOTICES AND REMINDERS**

**NDOT Meeting:** In an effort to improve the safety of entering and exiting the Montrêux subdivision, a meeting was held by members of the HOA Board and the Nevada Department of Transportation (NDOT) on May 16<sup>th</sup>. Improvements for the Bordeaux Drive/Highway 431 intersection were discussed with the cognizant NDOT

Engineers. Further talks are planned to address possible solutions to the limited "line of sight" and lack of an acceleration lane in the present intersection configuration. A new traffic survey by NDOT is being implemented to better assess the issue.

**Maintenance Activities:** This quarter, the HOA performed all street maintenance for the year:

- the sweeping of all streets,
- the removal and replacement of asphalt, most noticeably in front of the clubhouse
- curb repair and patching.
- Crack filling of all streets
- Slurry coat of the streets in the Renaissance area.
- Slurry coat was also applied at the entry area

Some striping has been applied at the intersection of Bordeaux Drive and Montrêux Lane due to the lack of adherence to come to a complete stop at the intersection. It is important that all vehicles obey the rules of the road, including golf carts. Please exercise caution when driving and please obey all posted speed limits.

We hope you have noticed that the pavers at the porte-cochere at the security office were removed and replaced with a larger paver, a different color and design and several areas were repaired so that low spots and bumps were removed. The new design gives the entry a fresh look as well as providing better durability by using the larger paver stones.

**Property Owners:**

- Please remember that **any changes** you wish to make to the exterior of your property whether it's changing the color scheme of your home, revising your landscaping, adding a play structure, etc. it must first be submitted to the Design Review Committee before any work is commenced. It is also a good idea not to schedule any contractors until you receive final approval. If you are unsure of the process for submittal, questions or information required please contact Mike Joseph at 853-9056 for details.

- If you have a fire hydrant on your property please make sure that all bushes and trees are sufficiently trimmed so that there is easy access, generally the fire department wants a minimum of three feet around the entire perimeter.
- Don't forget to secure your trash receptacle lids and any other refuse that is out on collection day.
- All pet owners, the Association request that when walking your pet within Montrêux, especially along the manicured common areas that you pick up after them and discard their waste appropriately

- If you notice a sprinkler head malfunctioning please make note of the time of day and location and report it to association management at 853-9056.

*Mike Joseph, Property Manager*