



July 26 2007

Dear Montreux Property Owner,

As you are no doubt aware, this summer has extreme fire danger.

Many of you are concerned as to the general fire safety of Montreux. Our Property Manager, Mike Joseph, has had meetings and inspections with the Nevada Fire Council and the Battalion Chief of the local fire district to receive their input as to how Montreux fares from a fire safety aspect. Their visual assessment was positive in that Montreux has many areas that are "fire safe", however, any community can do more.

It is advised by the Reno Fire District that property owners create a minimum of thirty feet of defensible space from any structure. So 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.

Also, under the CC&R's, it is mandated that areas of your property be maintained, not only from a fire defense aspect but also the removal of dead limbs, weeding, removing trash, etc...

Please inspect and maintain your property in a "fire safe" mode each year. The relatively small amount of time and money you invest now will help insure your property value in the event of a major wildland fire.

Tips and suggestions are listed below to help you minimize the potential fire hazard.

Helpful Tips

1. Be sure to remove pine needles from rain gutters once a year.
2. Be sure to 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 the pine trees. Remove all limbs at least six feet above the ground surface.

The Board is requesting that ***all owners take immediate steps*** to "fire safe" your property.

Contact Mike Joseph for information on people to do clearing. Whether you clear yourself or hire people, please have fire prevention in place in the event of sparking, ie.. fire extinguisher, garden hose, etc...

We thank you for your cooperation!

Rob Nichols
Board President

Remember, your property is only as safe as your neighbors.