

# CLARIDGE POINTE VOICE

December 2009

Winter Edition

## Monthly Assessments

- 2010 Payment Coupon Booklets should be received by December 2009 !!!
- If you have not received your coupon book by January 1, 2010 please contact Management at 775-674-8000 Ext. 107.
- The Monthly Assessments for 2010 are \$75.00 and are due at the first of each month.
- Please do your part and pay your Monthly Assessments on time.

## 2010 Meeting Schedule...

The Claridge Pointe Homeowners Association Board Meetings are held at the offices of Kenyon & Associates, Inc. located at 645 Sierra Rose Drive, Suite, 105A, Reno, NV 89511 at 4:30 PM (Unless otherwise Noticed).

All Residents and Owners are welcome and encouraged to attend.

**Make it a goal to attend at least one Association Meeting in 2010!**

January 11, 2010	February 22, 2010
March 15, 2010	April 19, 2010
May 17, 2010	June 21, 2010
July 19, 2010	August 16, 2010
September 20, 2010	October 18, 2010
November 15, 2010	

## Board of Directors...

Your 2010

Board of Directors are as follows:

President: Richard Anderson

Vice President: Al Wurth

Treasurer: Harry Tolles

Secretary: John Foster

Director: Mo Harun

Director: Carlene Erickson

Director: Brent West

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## Community Improvements...

In 2009 your Board of Directors has continued fulfilling its fiduciary duty to the Community by making required improvements.

The putting green or (adult recreational center) was re-seamed and sanded and is now on a routine maintenance schedule for 2010.

The wrought iron pedestrian gate was added to North Claridge Pointe in order to

mirror the pedestrian gate at South Claridge.

Most significantly your Board of Directors authorized a contract to replace the entire perimeter fence in your community with new composite pickets and stainless steel posts.

This project is being done in phases as to keep in line with budgetary constraints.

The new fencing offers more sound proofing, is easier to maintain, and does not require staining or paint.

In 2010, major projects for the community will include Crack Seal and Slurry Sealing of the private streets and red curb painting of the fire lanes.





## Winter Edition



### Winter Reminders

- Check washing machine hoses for cracks and leaks
- Check and replace smoke alarm batteries
- Change furnace filters and/or schedule professional furnace service
- Check hot water heater for leaks
- Disconnect all garden hoses from exterior hose bibs

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

5. 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.

## Christmas Tree Recycling...

Christmas Tree Recycling runs from Saturday, December 26, 2009 - Monday, January 18, 2010 from 9:00am - 5:00pm at Bartley Ranch Regional Park, Rancho San Rafael Regional Park and Shadow Mountain Sports Complex.

- Make sure trees are clean of tinsel, bases, nails, etc. The trees cannot be chipped with these items them.

A donation of \$3.00 per tree is requested to help continue the Christmas Tree Recycling Program. Receipts can be given to those residents wanting one. Receipts are available in the Green Bin at each site.

Excerpted from [www.volunteermatch.org](http://www.volunteermatch.org)



## Holiday Decorating Contest...

Your Community will be hosting a Holiday Decorating Contest. Please decorate your homes for the Holidays! Board Members will judge the home with the best decorations and the Winners will be announced in the next Claridge Pointe Community Newsletter!



## 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 Board of Directors,  
Richard, Al, Harry, John,  
Brent, Mo, & Carlene, wish  
to extend their thanks to  
everyone who came to a  
board meeting in 2009  
and wish everyone a safe  
and prosperous 2010!*

## Snow Removal 2009 / 2010...

It is expected that this Winter will be a fairly heavy Winter. Please keep in mind that the Association has contracted with a company for the 2009 / 2010 Winter Season to be available should snow fall in your community. They are responsible only for plowing the streets. It is each homeowners' responsibility to keep the snow clear from all walks. It is human nature to get excited when snow accumulates and we understand your frustration, as the streets in your community are narrow. But, please have patience as your community is one of several that are being addressed as new snow accumulates. If you have any specific concerns with regards to snow removal on or about Claridge Pointe, please contact Don at Kenyon & Associates, Inc. at 775-674-8000 extension 107 and he will forward your concerns to the snow removal contractor.

## Message From Your Community Manager...

I would like to take this opportunity to THANK Harry Tolles for his countless hours of volunteerism on behalf of the Claridge Pointe Community. He has been an invaluable resource since I started managing the Claridge Pointe Community in mid 2008.

In addition, I would like to thank the entire Board of Directors in 2009 (Al Wurth, Jole Teserio, Brent West, John Foster, Richard Anderson, and Carlene Erickson) for working together as a team in order to keep the your community a pleasant and enjoyable place to live.



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

HAPPY HOLIDAYS!!!

HAVE A SAFE WINTER!!!

## 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.

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:*

*Richard, Al, Harry,  
Brent, John, Mo &  
Carlene!*

CLARIDGE POINTE HOMEOWNERS ASSOCIATION

c/o Kenyon & Associates, Inc.

645 Sierra Rose Drive #105A

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