

THE OFFICIAL PUBLICATION OF THE NEVADA CHAPTER  
OF COMMUNITY ASSOCIATIONS INSTITUTE

THE MAGAZINE FOR COMMON INTEREST COMMUNITIES

# community interests

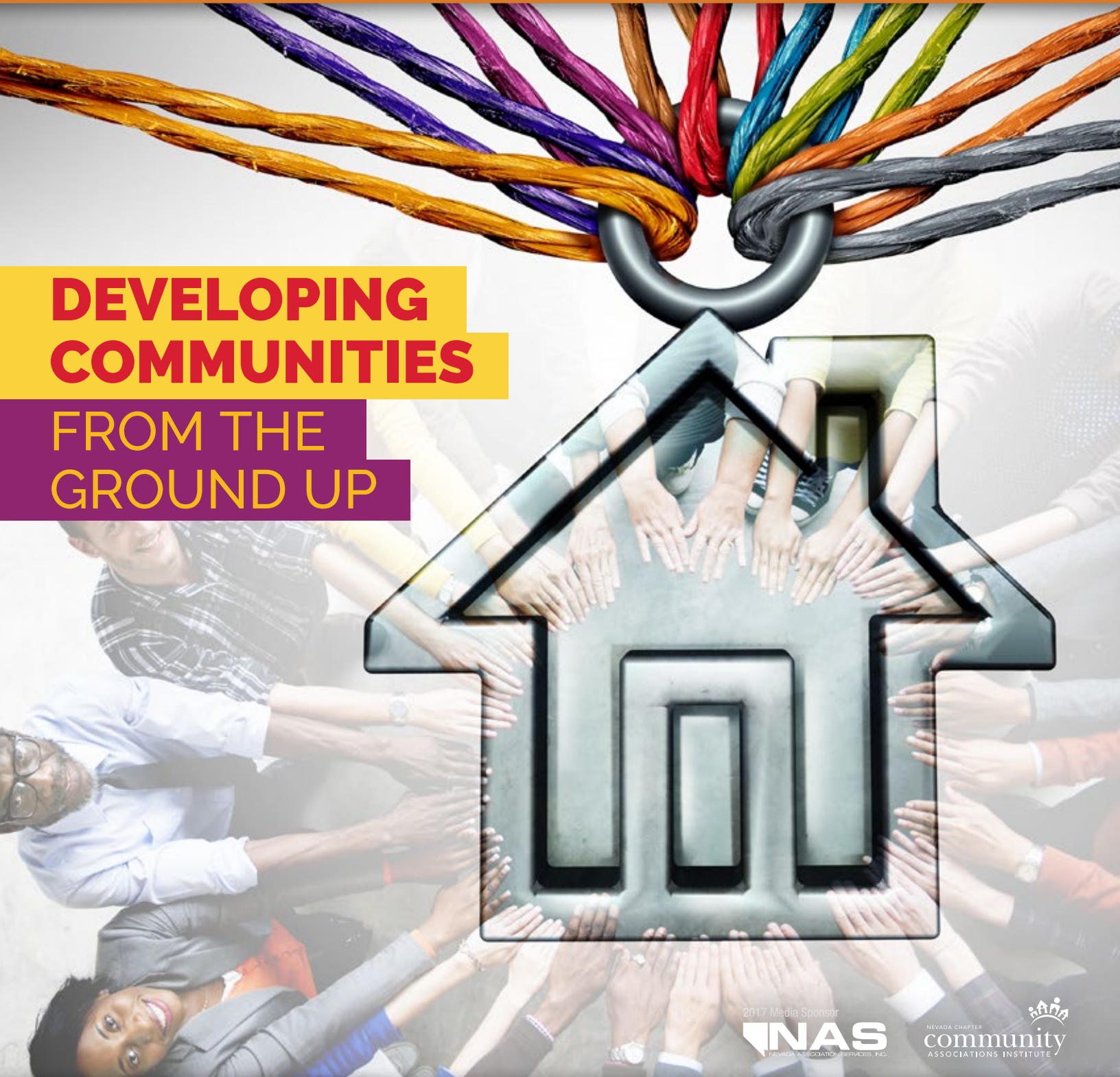
WHAT OUR INDUSTRY IS TALKING ABOUT

WHAT HOMEOWNERS NEED TO KNOW

JULY 2017

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**FROM THE  
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# 2016 Awards Gala Gallery

The CAI Nevada Chapter annual Awards Gala was recently held at The Smith Center. Award nominees were honored at the lavish event which was followed by a dramatic dinner on the stage of The Smith Center. Congratulations to the winners and thank you to all the nominees, sponsors and The Awards Gala Committee.



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## in this issue:

### Columns

- 4 President's Message
- 5 Editorial Exclamations

### Articles

- 2 2016 Awards Gala Gallery
- 6 What Does Building Community Mean to YOU?
- 8 Cohousing, an Old World Concept with a Twenty-First Century Twist
- 10 Creating Neighborly Relationships and a Strong Sense of Community Helps Effectively Implement Governing Documents
- 10 CAI Nevada Chapter Members' Brag Page
- 11 Aspirational Communities
- 12 The Importance of a Shared Vision

- 14 Building a Sense of Community
- 16 NNO – What's that?
- 18 From Vision to Reality, Nevada Developers of all Sizes Bring our Dreams to Life!
- 20 Foundation Assisting Seniors
- 22 In the Beginning, There was Dirt
- 24 Tips on Management of Mixed-Use Residential Condominium
- 25 Calling all Business Partners and Individuals: Silent Auction Donations for LAC Will Be Helpful!
- 26 Nevada Legislative Action Committee

### The Marketplace

- 31 Classified Advertisements



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*Community Interests* deadline for advertising or editorial submissions is the 20th of each month, 40 days prior to publication. Example: submit article by April 20 to be included in the June issue.

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# Finding the Positives



April Parsons, CMCA, 2017 CAI Board of Directors President

**C**an you believe that we have passed the midpoint of 2017? Half of this year is over!

We have discussed many topics in the issues of our *COMMUNITY Interests* magazines this year, including Growth through Education, Why CAI, Is your Community Sexy, and so much more. This month's theme is Building Communities, which means more to me

than you may know.

I started in the community management industry a very long time ago, and building communities was all I knew. The market was booming. I didn't have the laws to follow as we do now; so, I could more freely concentrate on the transition of the communities, educating boards, landscape designs, the governing documents and enforcing them, social events, and the harmony of the community as a whole. I was a community manager.

Okay, I still am a community manager today. But what I have witnessed over the years in building communities is that we are losing focus on the UNITY, one big reason that I chose my CAI slogan this year: UNITY in our commUNITY! It is to remind us to have UNITY in our work environments, UNITY in our own community, UNITY in the communities we serve as board members or volunteers, and UNITY within CAI. We are all in this together.

As I have seen over the years in building communities, boards and homeowners are focusing on the laws (not a bad thing). Who is doing it wrong? What rules should or should not be enforced? Why isn't everything perfect? Well, it's

because we have been programmed to look for things, write up infractions of the governing documents, checking to see if our vendors are doing their jobs, providing customer service with emails/phone calls, and then we take action.

Because of the negativity that can arise, my recommendation is to think positive and take positive action. Yes, we have to send out the non-compliance letters, but remember, we are communicating with adults and our DO NOT's can come across as insulting. Talking down to people is never a great way to deal with things.

In the next community letter that you may be writing, and noting all the reminders of what not to do, focus on the positive and write an article commending the homeowners for noticing something great within the community. Point out the yard that has no weeds and makes the community look amazing! Remind residents to look around the neighborhood. Property values are going to increase because of the great job they are all doing with their yards and keeping their community standards right where they need to be.

I guarantee you will see many more violations going away as residents of your community will be paying attention and not want to be that owner of "that" yard. Think of a way to change the outlook from what can we find wrong, to what stands out to improve our community and recognize it. You will have fewer infractions. Not that they will go away, but praise is better than "DO NOT DO THAT." Let's get back to building our communities with harmony and being creative to get there.

I hope you are having a great summer!

*April Parsons, CMCA*

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# Building Community from the Ground Up



Vicki Niggemeyer, DCAL, Community Interests Magazine Committee Chair

**B**uilding community. It starts with construction. My great-grandfather helped build (literally) the tiny farming village in Ohio where I grew up. It was my home for the first 21 years of my life, and still is my "home"

in many poignant ways even though I have not resided there since I left as a young bride.

Because I was raised in a small but tight-knit community, my expectations for living in a community today are pretty high. I want to live in a neighborhood that is friendly, engaged in supporting one another physically and emotionally, engaged in providing a sense of shared commitment and pride by the residents. I love living in a community where "everybody knows my name!"

Building community is something that CAI encourages and promotes. Our issue this month is devoted to both physical structure of our communities and the incorporeal, those things that we cannot see or touch and yet we know exist (or not) that make our communities "home" to so many of us.

Tonya Gale starts us off with *What Does Building Community Mean to YOU?* Tonya provides a bit of history to our understanding of community, points out the differences between the ideological and tangible community, plus she includes some of her own insights as a community manger. It's a good preface to the rest of the issue.

Read about the physical construction of our communities in my article, *From Vision to Reality, Nevada Developers*

*of all Sizes Bring our Dreams to Life!* This three-part piece showcases one major builder and one boutique builder. The early stages of community life can be challenging for HOA/community development. Dawn Osterode and Randy Ecklund explain some of those challenges through their articles, *In the Beginning, There was Dirt* and *The Importance of a Shared Vision*, respectively.

Once our communities are developed and occupied, the work shifts to community residents, HOA board members, and managers to generate community spirit, which is essential for making a community more than just a group of neighbors. Greg Toussaint provides great ideas based on the CAI class about building community in his article: *Building a Sense of Community*. Cary Brackett provides even more ideas in *NNO - What's That?*

Neighbors being neighborly is a big part of building community. Check out Favil West's article about the foundation he organized in *Foundation Assisting Seniors*. Another new (yet old) concept in neighborliness is coming to Nevada soon. Read about it in Chuck Niggemeyer's, *Cohousing, an Old World Concept with a Twenty-First Century Twist*.

CAI Nevada Chapter is also a community. A community of like-minded, dedicated people who share a sense of purpose and dedication to an entity that enhances the greater community. Congratulations to everyone who was recognized at our recent Gala Awards event.

Equally as important, congratulations to each-and-every CAI member who devotes time and effort to bring out the best in our communities. North. South. Large or small. We love our communities. As the song says: Nevada means "home."

*Vicki Niggemeyer, DCAL*



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# What Does Building Community Mean to YOU?

By Tonya Gale, DCAL, SCM, CMCA, PCAM

**T**he dictionary defines community as "a social group of any size whose members reside in a specific locality, share government, and often have a common cultural and historical heritage." Coincidentally, I would think they hit the nail on the head when one uses the words homeowner association interchanged with "community," as most do.

Although homeowner associations are relatively new in the history of the world, communities have been around for centuries and even millenniums. According to historical accounts, it is believed that Aristotle was the first to define a "community" as a "group established by men having shared values" while he was alive in the 300s BC. Although the term "community" has evolved over time to the definition used today, the same basic meaning from thousands of years ago still remains.

The original thirteen colonies that started the United States were communities in their own respect. People came together building bonds that would have started on the 8 to 10 weeks long boat journey across the Atlantic Ocean. Once they had arrived in America they would live with others who had a similar interest in farming, religion, or in the same economic status, coming together and living as a group starting their own community.

As the population began to expand in the United States, enclaves began to emerge. An enclave is a "group that is different in character from those surrounding it." In the different state settlements, there might be a large population of a specific nationality, but as time went on smaller populations of other ethnics would start to emerge. Let's look at New York as an example. In the 19th century, there were waves of Italians, Irish, and Germans who began taking up residence in the New York area. The most predominant were the Irish through the 1850s, but in the 1870s the Italians were quickly increasing their numbers. Italians mostly lived in a section of New York that was referred to as Little Italy, but the remainder of the city was predominantly Irish. This would make it an Italian enclave, a community within a community.

Still today, when looking for a home, we look in areas of town that interest us, as they interest others, for their convenience to freeway access, types of restaurants in the area, the schools their children will be zoned for, etc. You probably chose the location of your home for the

same or similar reasons that your neighbors chose their homes. You might have even chosen it because there is a larger population of your nationality in that area. It unites you as a group. In this day and age, we call those groups homeowner associations.

As a community, you help each other. You help keep the community looking its best by paying your association assessments so the common areas can be maintained accordingly. You support your neighbors by helping them pull their weeds or replace a light bulb in a coach light. You look out for your neighbors, their homes, and their families to ensure security and safety for all. You may not even realize you are doing some of these things, but that is what being part of a community is all about; and to some, it is second nature.

Communities need leaders to help guide them in the right and successful direction. However, they also need followers willing to do what is being asked of them to have a community thrive. Last, but certainly not least, they need volunteers to help build and enhance the community with ideas, events, and beauty. There would not be a community without each of these separate aspects working together in harmony. It is this kind of "teamwork" that allows a community to prosper, even through the toughest of times.

So once the homes are built, and the physical aspect of the community in place, how do you "build" the successful community and how do you help keep it successful? That question brings into play another kind of "community," Community Associations Institute.

Community Associations Institute is an ideological type of community, meaning a community of people who are brought together by common interests and values rather than a neighborhood where they live. Ideological communities are comprised of a multitude of genders, nationalities, ages, etc., yet with very similar philosophies, and in many cases the same goals. Churches, political



groups, veterans, and scouting groups are just a few examples of ideological communities.

CAI gathers people who are affiliated with the homeowner association industry. We share the same interest in making our physical communities the best they can be. Members of CAI help introduce others to the industry, provide avenues for marketing their businesses, and above all, educate other members regarding the laws of the homeowner association industry.

CAI is a community of people including homeowners, board members, management companies, and business partners that have a specific interest in making each-and-every Nevada community great because we all have a vested interest in the individual communities in one way or another. We live in a community, we manage a community, we actively work in a community; and no matter which way you look at it - we have some kind of responsibility for making our individual communities successful.

CAI also provides opportunities to come together and learn from one another, to share stories and experiences which hopefully steers others from making the same mistakes we have made. As active members of CAI, we are nurtured and strengthened with tools for the task of building community spirit where we live.

We then take those ideas and lessons learned from our ideological CAI community and incorporate them into our individual communities and professions. We volunteer as board members to help lead and guide with honesty and integrity. The thankless job of being a board member will go unnoticed by most, but is vital for a community to come together and become stronger. Homeowners who do not wish to have directorship of the community nevertheless pitch in to keep their homes looking their best so the community, in turn, looks its best. Business partners are hired by the community to maintain common elements so they too shine and cause other people to want to be a part of that community. All of these elements have to work together tirelessly in order for a community to look good, but this cannot be all that is done to have a strong community. There is more building left to do.

Talk to your neighbors. Get to know them. Help them when in need. That is a good start for building a community. It is more than just the requirements of what you signed up for by purchasing the home and following the CC&Rs. In order to continue building a community, long after the stucco and roofs are complete, you have to be active in the community, bring people together to enjoy each other, and build those relationships that are lifelong and life changing.

This is all great, but where do you start with building these communities in order to bring people together?

Community Garage Sales are not just a way for people to get rid of their old junk, they also help people get to know

others in the community. There are the people that do the selling and those that do the buying, allowing neighbors to interact over a commonality. If one person is selling an item, and their neighbor is interested in purchasing it, that is one more brick that can be placed in the wall - one more item that draws them together because they have a similar interest they may not have known before. Garage sales really are good conversation starters.

Community events where people can bring their families together and interact with one another for a few hours really help build that sense of community that most are looking for. Whether it be a BBQ, a potluck, or a scavenger hunt, these events allow people to build the neighbor-to-neighbor relationships that keep the community strong. Once people are introduced and start opening up, they find their common threads; when twined together, they can be indestructible.

Contests such as Holiday Decorating or Most Beautiful Yard provide the competitive aspect that drives some to go above and beyond what they would normally do just to outdo their neighbors and friends. It creates a friendly competition with the hopes of involving people from the community to participate and be better than the rest.

What are you doing to help build a stronger and successful community? What have you tried that has worked? What have you tried, but did not get the results you had hoped for? We would love to hear your stories so we can incorporate them into our everyday lives.

We have all chosen the path of being a part of a homeowners' association. Sometimes it feels daunting, but HOAs were not designed to be a burden on the homeowners. They were established to keep property values up, with the added benefit of building a sense of community amongst those who chose to live in that community.

It is up to you, as a member of the association, to choose how strong you want your sense of community to be and whether you want a vibrant community relationship. Get involved, volunteer, bring people together, and start building your community from the ground up. On the other hand, if your community is already on the right path, help it become stronger. It is beneficial to you, your home value, and your neighbors!

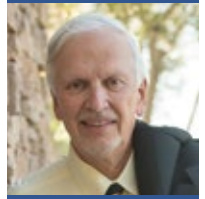
All of us in the larger CAI community are interested in individual HOAs throughout Nevada. Demonstrate your perception of building community. Share your successes, so we can all work toward building a better tomorrow for communities everywhere! 🌍



Tonya Gale,  
SCM, CMCA,  
PCAM, DCAL.  
Is the owner  
of EPIC  
Association  
Management  
and member  
of the  
Membership  
Committee.

# Cohousing, an Old World Concept with a Twenty-First Century Twist

By Chuck Niggemeyer, DCAL



Chuck Niggemeyer, DCAL, CAI Nevada Chapter treasurer, Vice Chair of the Nevada Legislative Action Committee and President of Sage Hills BOD

## What is cohousing?

**A**ccording to the book *Creating Cohousing* by Kathryn McCamant and Charles Durrett, cohousing is an intentionally established community that “helps individuals and families to find and maintain the elements of traditional neighborhoods – family community, a sense of belonging...” Hans Anderson, a cohousing organizer says: “Cohousers are simply creating consciously the community that used to occur naturally.”

It really isn't a new concept. It's been around for hundreds of years. Our first cohousing experience in America began with the Pilgrims in 1620. The very first building erected in their new “home” was the common house used for shelter, meeting space, worship, storage, and eventually as a hospital. Individual homes closely encircled the common house.

In today's world, many communities have a clubhouse that serves as a type of common house. While it isn't necessarily located at the center of the neighborhood, club houses are defined as common use properties. Even so, the emphasis is low-key and use is optional.

The heart and soul of cohousing, on the other hand, is embodied in the intentional commitment of its residents to share a lifestyle; and the common house serves as the heartbeat.

Blending the private life with the community at large is a primary focus of cohousing. And, as we all recognize, eating together often seals the deal! “Breaking bread as a group is a timeless means of stitching together a society. It is a ritual that serves as the foundation of community.” Residents are certainly not required to eat in the common house, but testimonials from cohousing residents indicate

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that most residents gather for meals anywhere from four to six times a week. Families volunteer to cook once or twice a month.

Community activities abound in cohousing neighborhoods. It's part of the commitment of becoming an "extended family." Seasonal celebrations, birthdays, anniversaries, or any special occasion bring neighbors of all ages together to celebrate. Cohousing neighborhoods can be intergenerational, or age restricted, depending on the consensus during the formation period. Neighbors can gather in the common buildings, parks, playgrounds, on individual front porches, pools, spas, or all of the above.



**“...cohousing is an intentionally established community that “helps individuals and families to find and maintain the elements of traditional neighborhoods – family community, a sense of belonging...”**

### **Developing a cohousing community.**

“The specific development process is different for every cohousing community. In some cases, the group forms around a specific site. In others, the group begins by establishing goals and objectives, sometimes meeting for years before identifying a site.” Once a group has been formed, the future residents begin planning their neighborhood.

Cohousing communities are designed by the future residents. What are the needs of this particular community? Will the community be a condominium style neighborhood? Or individual homes? In addition to the common house for meals and social gatherings, do they need an exercise room, a woodworking shop, a playroom, a craft room, a library/computer room, playground area, pool and/or spa? The group decides.

If the group chooses the individual home concept, all parking is on the periphery of the neighborhood, placing homes inside for maximum neighborliness. A labyrinth of sidewalks provides for leisurely strolling, conversations with anyone sitting on the front porch, and easy access to the common house/buildings. Home sizes vary from the small to those accommodating larger families. Each individual home has its own kitchen, living areas, laundry facility, and bathrooms.

The typical size of a cohousing community is anywhere from 20 to 35 homes. Each community is organized as a self-managed HOA, responsible for the governance of the community and activities for all ages.

### **Are there any cohousing communities in Nevada?**

Not yet. However, there is a group of individuals in Henderson hoping to establish the first cohousing community within the state.

Cohousing originated in Denmark in the mid-1960s and spread to the United States fairly rapidly. According to the cohousing website, the first established cohousing community in the US was in Davis, California, in 1973. Several others were formed during the '80s and '90s; however, the majority of cohousing neighborhoods in America have been established since the year 2000. Currently, there are 165 established cohousing communities in 34 states, plus the District of Columbia; there are another 136 forming in 12 states, including Nevada.

If cohousing sounds interesting to you, you can find out more about the pending cohousing development in Henderson by going to: [snvcohousing@gmail.com](mailto:snvcohousing@gmail.com).

*\*All quotes are from: Creating Cohousing by Kathryn McCamant and Charles Durrett.*

# Creating Neighborly Relationships and a Strong Sense of Community

## Helps Effectively Implement Governing Documents

By Brian P. Nestor, Esq.,

**B**oth established and new associations face the challenges of creating a safe, engaging, and sustainable living environment through implementation of the governing documents. For established associations, many residents have been settled for quite some time. As a result, the governing documents are not a resident's primary or daily concern for most unless a problem arises, such as a violation notice or a nuisance neighbor. Thus, established communities face the challenge of obtaining greater awareness for, and cooperation with, the implementation of the governing documents. On the other hand, in a new association the residents are just beginning to settle in. Thus, a new association faces the urgent challenge of establishing the type of awareness and cooperation with the implementation of the governing documents that will permeate the entire association and last for many years.

Whether an association is established or brand new, obtaining such awareness and cooperation requires getting residents to subscribe to the idea that the governing documents are not a cold and calculating rulebook, but rather an effective means to sustain a strong association. Getting residents to "buy-in" to this idea requires a strong sense of community, and the foundation of a strong community is significant resident relationships.

To foster these type of resident relations, an association may wish to encourage certain resident interactions. For example, an association could hold exclusive, yet simple events, such as pancake breakfasts, weekend

brunches, cocktail mixers, holiday parties, or movie nights. Furthermore, an association could hold events that encourage community wide participation, such as garage sales or holiday lighting competitions.

These types of events help residents create neighborly relationships door-to-door, which creates a compelling sense of community across an association. When these types of relationships and sense of community exist, residents begin to take pride in their association. As a result, residents become increasingly aware of an association's governing documents and are more willing to cooperate in their implementation. 🗣️



Brian P. Nestor, Esq., MDR, is an Associate with The Clarkson Law Group.

## CAI Nevada Chapter Members' Brag Page



Our Awards Gala couple **Cameron & Lauren Starner** who met at our 2012 Gala are the proud new parents of **Aubrey!**

Aubrey was born on Wednesday the 7th – 5lb 9 oz! Mom and baby are happy and healthy!



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CAI collects Pop Tabs for the Ronald McDonald House and BoxTops for Education! Bring them to CAI for donation.



# Aspirational Communities

By National CAI



**A**ccording to author Brent Herrington, community associations, and the people who lead them, are either administrative or aspirational.

Administrative associations operate under the premise that a community association is a neighborhood housekeeping organization whose sole purpose is to maintain common elements and enforce rules. The board and the manager running an administrative association tend to regard a high level of resident apathy as a compliment. They believe the more invisible and unnoticed the association becomes, the happier its members are presumed to be. Issues of conflict are resolved in a dispassionate, process-oriented manner.

The board's goal in administrative associations is to treat every person and issue in a uniform fashion. Interactions tend to feel businesslike.

In aspirational communities, the roles of the board and manager are as much about building the well-being of the community as they are about maintaining the physical plant or enforcing rules.

Aspirational communities tend to be managed by people who express a sense of passion and idealism about their community. These types of managers and board members believe their roles are to provide leadership and inspiration, not merely administration. Apathy is viewed as negative, and community meetings tend to draw high levels of attendance and participation.

These managers often identify themselves as community managers rather than association managers. Not surprisingly, they have learned that their efforts to build a sense of community tend to greatly reduce the number of administrative problems such as rule violations and delinquent assessments. The goal is to transform units into vibrant neighborhoods and communities.

The difference between these two types of associations has little to do with the association's governing documents and everything to do with the values and priorities of the people who lead them. Those who are willing to place a strong emphasis on community seem to transcend the legalistic nature of their governing documents.

As a community builder, you'll need perseverance and determination. Not every new program will be successful. Most start slowly and gradually gain momentum. However, there are initiatives you can take to help get the ball rolling:

- Set a tone that is light-hearted and fun. It should be a joy to be active in the community. Remember to celebrate small victories – recognition is like rocket fuel for volunteer-based activities.

- Don't make the community an island. Connect and collaborate with the larger community. Your community can have mutually beneficial relationships with area schools, businesses, clubs, city government, social service agencies, worship groups, activity groups, and others.
- A major part of our volunteer activity should be based on helping others. Community-based philanthropy or social service projects embody the highest ideals of community.
- Build community traditions. In the greatest communities, residents look forward every year to major seasonal events and community celebrations. These recurring events can help create countless memories and become deeply ingrained in the pattern of life in the community. 🎉

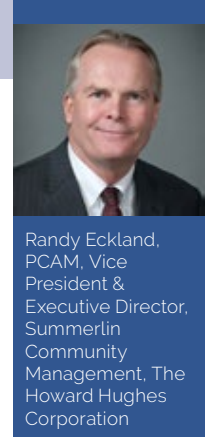
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## MANAGERS!

When helping your associations prepare their budgets for 2018, please remind them to add a line item for CAI membership and education!

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Randy Ecklund,  
PCAM, Vice  
President &  
Executive Director,  
Summerlin  
Community  
Management, The  
Howard Hughes  
Corporation

# The Importance of a Shared Vision



By Randy Ecklund, PCAM

**S**ummerlin is a 22,500-acre master-planned community adjacent to the Red Rock Canyon National Conservation Area in Las Vegas, Nevada.

## The Early Days

Incorporated in 1990, the initial governance structure of the Summerlin Community Association was that of one large master association. Everyone under one set of governing documents, led by the vision of one Board of Directors, with all members sharing the same community goals and common amenities. A worthy approach; however, it became clear after a few early years of remarkable growth (more than 6,000 homes) and healthy resident participation that the community might be better served with a different governance structure.

The reality was that Summerlin soon had dozens of completed neighborhoods with more residential villages under development and filling quickly. The various committee positions and delegate roles within the original structure were invaluable in introducing residents to their

community association operation, but within a few years, our residents naturally sought even more responsibilities and stronger leadership participation in their community process. As master developer, we clearly heard and respected our residents' message, yet we also needed to protect some level of board control and declarant stewardship in future phases of development for years to come.

Thus began the essential process of researching existing documents and proactively meeting with our engaged community residents to explore and consider various workable long-term solutions. Fortunately, the individuals tasked with drafting our community association's initial governing documents had given great credence to potential future adaptations and included language and voting structures within the governing documents that allowed for a practical and achievable evolution.

By now, everyone involved in this inevitable amendment process understood the dynamics of the situation and had a vested interest in the outcome. As the master-developer's association management team, we were highly motivated to find the right solution. Our positive relationship and invaluable credibility with existing customers were heavily in play, as was the future operational harmony and success of the remaining 15-18,000 acres to be developed. Given the nature of such public issues it was critical to us that the solution not only worked, but "felt right" too.

## You Don't Know What You Don't Know

As fate would have it, another meaningful community issue was beginning to surface. That of rethinking and potentially redefining our ongoing approach to the common area open space ownership in the community.




The original association common area approach was one of typical improved streetscape landscape and non-gated neighborhood tot-lots being transferred to the master association for ownership and perpetual maintenance. Larger regional parks and amenities were destined for municipal ownership and operation. In fact, The Hills Park and Pueblo Park were already in the hands of The City of Las Vegas. At the time, the master developer was constructing the soon-to-be Trails Community Center/Pool and Trails Park when, within one of the many ongoing community meetings, the idea surfaced for the Summerlin residents to assume ownership and control over such community amenities. It seemed many residents preferred a higher level of maintenance and programming control over these large park areas, even if it meant adopting the ownership and maintenance tab for these amenities through an increase in their own monthly assessments.

In the end, together we found a dual solution. Through the process of holding several well-attended, vocal, and productive resident meetings, we were able to achieve a far-reaching amendment to our original governing documents. This critical CC&R amendment provided for the creation of three master associations served by an umbrella "Recreation Council" that would oversee the maintenance and operation of all existing and future regionally shared amenities such as our village parks, community centers, and swimming pools.

The concept of three separate master associations would allow for a more timely transition to resident control as each area matured, while the developer retained desired control in newer phases. The creation of our "Recreation Council" addressed the important ability to share maintenance funding of community-wide regional amenities among all Summerlin properties, while also maintaining a common social and recreational link for all residents. Decades later, this multi-faceted governance and recreation structure remains an exciting and successful work in progress, currently serving over 29,800 residential properties and facilitating maintenance of over 1,000 acres of community common areas.

I believe this specific community experience underscores many of the successes our Summerlin management team has realized since. Our resident meetings and workshops provided for an excellent environment to exchange information and maintain focus toward positive progress. The meetings also solidified our vision and credibility with our homeowners.

We showed our residents that we were committed to remain good stewards. We opened the floor to everyone's opinions and ideas. Best of all, we ultimately achieved a higher common ground, together. 

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# Building a Sense of Community

By Greg Toussaint, DCAL



**T**here's a strong parallel between the need to have a sense of community in our neighborhoods and our president April Parson's emphasis on the "unity" portion of commUNITY to bring our chapter closer together.

## So what is a sense of community?

It can be many things, but mostly it's about people's feelings - like a sense that you belong, that you matter, that there's a common history and culture, and a feeling of pride in where you live.

## Why is it so important?

Because according to a Gallop Poll survey from 2010 to 2013 of 30,000 residents in 26 communities all around the country, it's what people want most. The survey asked residents which of twelve community attributes most influenced their *attachment* to their communities.

Surprisingly, all 26 communities chose the very same top three community attributes.

- Social offerings: People want to know and care about one another socially.
- Aesthetics: People want to live in a community that looks beautiful and that they can be proud of.
- Openness: People want to live in a community where they feel welcome and that they matter.

No entity is better positioned to satisfy these three needs than your community association. Most board members and managers want their communities to be friendly and harmonious because it simply makes their jobs easier.

Apathy is the enemy of community spirit and vice versa.

Our busy lives are certainly a factor in resident apathy. People often lack a connection to their community that is sometimes caused by lack of social connections and also by a sense that their association doesn't care about them or their concerns.

So what can a community association do to overcome apathy and build a sense of community?

## #1 Just be reasonable!

Make hearings an exercise in problem solving rather than punishing. It's hard for residents to feel a sense of community if they don't feel their association treats them with respect and fairness.

**Hearings** are often the most difficult part of living in an association and serving on the board. When they're not handled well by the association, they can create

resentment and animosity within the community. Strive to be a neighbor, not the sheriff. Smile and welcome your guests, and always listen to what they say because very often they just want to be heard. Demonstrate that you're sincerely looking for a solution to the problem and prefer not to have to fine.

**Hold town hall meetings** to let residents feel included when you're considering major projects or discussing significant homeowner concerns. You just might get some good ideas!

**Form committees.** Get residents involved, provide them an opportunity to learn how things work, offer them a chance to meet their neighbors, and possibly groom future board members. Remember, board members have a lot to do, committees are a great way to lighten the load.

## #2 Just Communicate!

I can't overemphasize the importance of **communication**. Successful communities communicate all they can. You cannot communicate too much.

Always **be a cheerleader** for your community. All too often communications are dry, talking about problems but never talking about how wonderful the community is. Emphasize your accomplishments, not just the problems. Make it interesting.

Communicate in several ways because different people consume information differently. Many prefer **electronic communications** rather than paper, see if you can offer this option. Create a website and possibly a FaceBook page and encourage your residents to register for electronic notifications. Send community information email blasts.

**Send out surveys** to members asking their opinion on important projects/issues under consideration by the board.

If possible, **post information** in prominent locations like a bulletin board or signs.

Provide convenient ways for homeowners to communicate to the association, like email, and a website.

## #3 Bring people together

A community isn't just a collection of homes. Real communities bring people together.

**Community events** get residents together to meet and socialize. Invite them to workshops. Holiday events are always fun. Have a pot-luck in the park or street. Have a pool party. Conduct a charity walk/run. The opportunities are endless.

Everyone loves **contests**. Here are some ideas: holiday decorating, talent competition, resident art show. At homeowner meetings, conduct drawings for gift cards from nearby businesses. Everyone likes to win! Use your imagination.

**Special interest groups** bring people together who share a particular interest such as: card games, ancestry research, sports, exercise, gardening, travel, etc.

#### #4 Community Aesthetics

The Gallop survey showed that homeowners overwhelmingly want to live in an attractive, well-maintained community. They want to be proud of their community and want their guests to be impressed.

Associations have two mandatory duties to homeowners that directly affect the aesthetic quality of their community. They must maintain the common elements of the community – even if it means raising assessments to pay for it – and they must enforce community rules and standards.


Failure to perform these duties isn't just unfair to residents, it may violate the law and governing documents. No one needs lawsuits or invitations to defend themselves before the CICCH Commission.

#### Enjoy a safer community

When we know one another and get involved in the community, we become real neighbors who care for and watch out for one another. Communities are significantly safer when neighbors know one another and care about their community.

#### We can do it!

We're doing a lot now, but there's always more that can be done. On August 26, 2017, from 9:00 to noon, Brittany Taylor and Greg Toussaint will be conducting a DCAL class called "Building a Sense of Community." Sign up through the CAI office and learn even more about building a good community.


Let's roll up our sleeves and bring our communities even closer together. 




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# NNO – What's that?

By Cary Brackett, CMCA, AMS, PCAM

**L**ooking to host a fun special event for your community? Need something to bring everyone together and promote safety at the same time? I suggest you consider hosting a National Night Out event.

*NNO is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places to live. NNO enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.*

First, let me fill you in on some impressive statistics. The first annual National Night Out started in 1984, three years after the National Association of Town Watch (NATW) was founded. It now boasts over 38 million neighbors that take part in NNO across more

than 16,000 communities from all 50 states, U.S. territories, Canadian cities, and military bases worldwide.



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NNO is celebrated on the first Tuesday in August, but some states or cities have elected to celebrate it on the first Tuesday in October, so please check with your local police department.

The following locations are currently registered supporters of NNO in Nevada: Carson City, Elko, Gardnerville, Humboldt Co., Las Vegas, Las Vegas Metro; but any community can organize an event.



Cary Brackett, CMCA, AMS, PCAM, General Manager, Desert Shores Community Association



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The event you organize is entirely up to you. It can be as small or big as your imagination (and budget, of course).

First, determine the type of event you plan to coordinate such as a neighborhood block party or centralized community event at a local park or parking lot.

Second, plan food and beverage options. Think bottled water, soda, juice, root beer floats, shaved ice, hot dogs, hamburgers, popcorn, funnel cake, ice cream, cookies, pizza, potluck, food trucks, or local restaurants.

Third, incorporate activities and entertainment such as local bands, music, face painting, magician, bounce houses, dunk tanks, Kg demonstration, guest speakers, coloring activities, chalk art, water balloons, helicopter landing, neighborhood awards, trivia, and giveaways, just to name a few.

Lastly, invite your neighbors and community including emergency personnel, local businesses, officials, or organizations.

**Focus on the following:**

**Food & Beverage,  
Activities for Kids,  
Police & First Responder Involvement  
And HAVE FUN!**

If that sounds easier said than done, then check out NATW.org where you can register for FREE and they will provide a NNO Guide PDF, a Coordinator's Toolkit and you will receive the annual Organizational Kit in the mail with more information and resources. You can also check out resources and membership options for NATW a non-profit organization dedicated to enhancing the communities in which we live through an established network of law enforcement agencies, neighborhood watch groups, civic groups, state, and regional crime prevention associations and volunteers across the nation.

You've probably heard that one great way to enhance community spirit is to have a community event, but organizing such an event can be a daunting task, especially when resources are limited. Here is one event that can be easily organized, especially since NAWT will provide you all the information necessary to organize a successful event. You can start out small and grow over time. That alone is a great motivator, but, as mentioned, the NNO event also involves local law enforcement or first responders to help improve safety in our communities, and that is priceless! 🇺🇸



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**C**onstruction is back! Commercial properties and residential developments are springing up everywhere again. Since 2015, construction spending nationwide has seen a gradual, but steady increase, and Nevada is no exception.

It takes a village to create a village: developers, civil engineers, planners, architects, road crews, construction crews, landscape crews. Developers go to great lengths to study the market, find the right location, plan the

infrastructure, and design and build our neighborhoods. And there is plenty of work for both large and small developers.

## Dirt to Door Mat



**T**om Warden, Senior Vice President, Community and Government Relations for Howard Hughes Corporation, knows a thing or two about building communities. From playing with Tonka trucks as a kid in Detroit, to digging into the intricacies of master community development in Las Vegas, Warden has learned a lot about turning dirt into a community.

In the case of Summerlin, ranked the fifth top selling master planned community in the US in 2016, it started with 22,500 acres of dirt. Raw, desert dirt. Turning that dirt into a neighborhood, Warden says, "is a very long process and involves very thoughtful planning." He proudly points to the excellent engineering and planning departments.

"A fundamental sequence to development is dictated by infrastructure. Our engineering staff plans out the storm drains, sewer system, water, power, communication. That's the backbone. We couldn't just leapfrog and build a new community," Warden explains. Like building with Legos, it all needs to connect; undeveloped parcels of land must sit adjacent to one that already has infrastructure in place.

Tapping into the water is compounded by the necessity of reaching the water zones. "Each zone of water has at least one reservoir and a pump station," says Warden. The farther out the development extends means bringing water to the next step in the alluvial plain. "That governs how far and how fast we can go."

Planning is another essential part of building communities. Warden highlights the indispensable duties of the planning department. "They do the forward planning. Where will the retail go; how dense will it be? Where do the residential areas go;

how dense will they be? The road structures. Houses of worship. Schools. Parks and trails. All of that is laid out by the planners."

Keep in mind, while all the engineering and planning steps are taking place, there is also the issue of permits from the state, county, and city that must be secured. No small task there either!

The condition of the market is an additional component to the timeline of building a community. What is the market like? Are builders ready to buy? Warden adds, "Those home builders that we work with come in and talk to us. They say, 'We want to build a neighborhood. What land is available?'"

Individual builders purchase what is called a super-pad. Hughes Corporation puts in all the underground infrastructure up to the edge of the parcel. The super-pad is then ready to be sold to a developer who is, in turn, responsible for infrastructure inside the walls, cutting the individual pads for homes, for the streets, sidewalks, common elements and any common buildings within that particular neighborhood. Once the developer has purchased the super-pad, the process moves from horizontal building to vertical building. Those of us watching from afar can finally see something "going up!"

So how long does it take from dirt to door mat? Approximately four and a half years.

Warden's educated calculation sums it up: "The infrastructure in raw desert takes about a year to plan, a year to design, and a year to construct. But once it is





Vicki Niggemeyer, DCAL, Community Interests Magazine Committee Chair

Tom Warden gives us an interesting look at the inner workings of the giant developer Howard Hughes Corporation. Jaimee Yoshizawa provides a glimpse of the

other side of the coin, a smaller but no less accomplished "boutique" company, The RED Ltd.

Yes, it takes a village to create a village. Read on.....

completed, that infrastructure will serve a number of parcels (neighborhoods). Add a 12 to 18-month timeframe from closing of the parcel sale to the homebuilder until the model homes open and they start selling homes."

come together, and then you have the woven community in the end."

As Warden notes, "The complexity and beauty of community development is like a tapestry of threads that

Dirt to doormat. Complex? You bet. Beautiful? Absolutely. Home sweet home at last!

## The RED Ltd: A Boutique Builder



**J**aimee Yoshizawa, president and founder of The RED Ltd, a boutique developer, has served Nevada communities since 1997. After receiving a degree in Civil Engineering from the University of Hawaii in 1993, Yoshizawa gained valuable experience working on civil engineering projects within both the public and private sectors in Hawaii and Nevada. Yoshizawa is also a licensed real estate broker and property manager in Nevada. She is a Certified Commercial Investment Member (CCIM) which establishes her as an expert in the commercial and investment real estate industry.

Yoshizawa's RED Ltd is a multi-faceted real estate company specializing in real estate development. The industry calls the company a "boutique" developer, but don't let the word "boutique" throw you. Yoshizawa explains, "As a boutique developer, our preference is in outlying areas and in the path of growth. We are small. But we never rule out any options available. Master planned has advantages; however, as a small developer we prefer areas outside master planned communities that are not subject to LID(s) or SID(s)."

plan and zoning designation need to be amended prior to moving forward with the project."

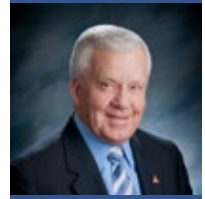
The development process is the same for both small and large developers. Yoshizawa points out that "we assemble parcels to meet market demands and economic objectives. We survey the homes and projects in the vicinity of the prospective development. Project parameters are contingent on how the development is complementary to existing projects as well as assessing how our project may meet the needs of the area growth."

Like large developers, RED Ltd. development is "contingent on the current entitlements and infrastructure available when the land was purchased. If the property is fully entitled, mapped, and infrastructure available, it could be three to four months to vertical construction. On the contrary, the process could take twelve to eighteen months from time of land acquisition if both the land use

According to Yoshizawa, one of the big differences from large to small developers is the personal relationships afforded between employees and clients. She exudes enthusiasm when she talks about the personal aspect of her company. She likes having a tight knit team. Her successful company is the personification of the word boutique: small, stylish, unique, and personal.

# Foundation Assisting Seniors

By Favil West



Favil West,  
Cofounder  
and President  
of Foundation  
Assisting Seniors

**M**ost of you who are reading this article are in your 40's or maybe 50's with little thought of growing old. You've watched your grandparents, your parents, and even your friends grow old and you knew it would happen to them but not to you. But, somehow, in the blink of an eye, you are a senior with all the attendant aches, pains, medications, and replacements. Then, at some point, you find that you can no longer do what you've always done and finally admit, if only to yourself, that you need help.

The Foundation Assisting Seniors was founded in April 2002 with the mission of helping seniors "stay on" in their chosen community as long as possible. To this end, the Foundation began delivery of durable medical equipment, providing limited transportation, and home maintenance services. The Foundation later expanded these services to include providing various counseling services for those suffering from Alzheimer's, loss of spouse, cancer, alcoholism, etc.

In 2010, we learned that 41 seniors had passed away in one community and nobody knew. These people had laid undiscovered in their house, backyard, or garage for three days or up to six weeks. Some had an alert notification system either on them or in their homes. They had not remembered or were unable to activate them.

In many cases, alert notification systems are a wonderful thing to have, but the cost can run up to \$500 for the

base station and up to approximately \$40 per month. For some, the notification range is limited by the base station; for others, a GPS locator is part of the system. As you know, there are times when you are out of range of your base station or the GPS cannot penetrate the structure of the building.

Unfortunately, as we age, a stroke, an inner ear problem, or trauma can result in our senses being scrambled. We forget or are incapable of activating the alert device. Anecdotally, I bought each of my parents one of these devices thinking, "now they are safe to live alone." What I found was the medallions or wrist watch type devices were "bulky, uncomfortable, made them look old, etc."

When my mother fell at 4:00 in the morning, she laid there until 9:00 when my sister came over to visit. She had left the medallion in the shower and the base station was an arm's length away, but she never activated it. It was as a direct



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result of these experiences that the Foundation decided to find a notification system that would work in all cases and was fail safe.

As we began researching and testing off the shelf systems, we found two systems that we thought might work. Unfortunately, while testing, we found them either unreliable or lacking. It was at this point that we set out to design a system that would be virtually fail safe and would provide precise contact each day.

After three years of programming and testing the system, we felt it was time to do live tests in real time. We dubbed this program the How RU™ program. The How RU™ program places an automated call to the client at a time selected by the client which asks, "How RU? If you are OK press 1, if you need help call 911." If there is no answer, 15 minutes later a second call is placed. If there is still no answer, their first emergency number is called. If there is no answer, the second emergency number is called. Then, if there is still no answer, the monitor is notified and either calls the client or a neighbor, then 311. A first responder will then do a wellness check. All of this takes place in a matter of 30 to 45 minutes.

The How RU™ program has been endorsed by the Fire and Police Departments of the Cities of Henderson and North Las Vegas. To date, the program has saved four lives and



resulted in finding two other seniors who were incapacitated and required medical assistance. This program, as with all Foundation Assisting Seniors services, IS FREE. Recently the Foundation introduced its new medical notification program that will remind you to take your pills.

For more information or to enroll in these programs, call the Foundation offices at 725-244-4200. Learn more about the Foundation by visiting our website: [www.foundationassisting seniors.org](http://www.foundationassisting seniors.org).

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# In the Beginning, There was Dirt

By Dawn Osterode, CMCA, AMS, PCAM, RS



Dawn Osterode,  
CMCA, AMS,  
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Supervising  
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**W**hen most of us become involved in the world of community associations, the community's assets have already been completed. Amenities such as roads, gates, clubhouse, parks, and pool areas have been established, and thus, we are more focused on maintaining those components as they age through the years. However, some of us have had the opportunity to work with new developments from the project planning stages before the first home closes escrow. If you are lucky enough to have had this opportunity, there are various aspects of new community development involvement that are key to supporting the project over the years to come. Many of these key areas are also excellent focus points when taking on a new community in your portfolio, as a checks and balances to ensure all aspects are accounted for in the day to day management of your community.

Before we think about rules enforcement and collection of assessments, where do we start? Day 1, start with dirt!

## What Does the Association Own?

Final maps are of public record and can usually be obtained from the assessor's website. These maps are referenced by the CC&Rs defining the core responsibility of the physical land assets of the community. Within the final map is a description of the common area/common elements, even encroachments and easements of responsibility. By initially referencing these maps, you can narrow your search by parcel and verify that the land has been legally transferred to the association for ownership. As a part of the transition of the project, the developer/declarant will transfer property over to the association. Public record

searches can verify if this has been done, and usually will have a link to the recorded deed reflecting ownership in the association's name. These maps and recorded deeds should be made permanent records of the association.

TIP: Take a moment and create a reference map that highlights all common areas and street names. This will help management, the board, and owners know the boundaries of their community and what areas fall under their responsibility.

## Special Obligations

Within the CC&Rs and/or final maps, there may be reference to special maintenance or encroachment agreements. These documents are typically not recorded like a final map

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or deed, but are something executed as a part of conditions of development with the City/County; and thus, a copy held by the builder needs to be obtained and kept as part of the association's permanent records. These documents can define additional areas of responsibility such as drainage ditches and landscaped property. If you can be involved with the builder during development, initiate communication to discuss the details of the document and ensure that the roles of responsibility are clearly defined and tie in with the CC&Rs and current legislation. When auditing an existing property, and you find you are maintaining property you do not legally own, talk with your attorney and how best to coordinate transfer of ownership to the association's name.

## **Improving the Common Areas**

Now that we have defined what the association is responsible for, we can look to the future and begin planning.

- **Utilities:** If there is power, water, sewer, or trash services associated with the improvements, it is important to ensure they are transferred into the association's name, and when possible, consolidated into a summary billing statement for ease of management. Keep a record of what meters service which areas to help you with troubleshooting down the road.
- **Improvement Plans:** A key asset to the community is acquisition of improvement plans from original construction. They will define the location of underground utilities, irrigation lines, plumbing, plant counts/types, and so much more. In the development stage, sometimes builders will consult with management on future assets before they are presented to the City/County for plan approval as a part of the development. This can be a great opportunity to share some real life scenarios if certain improvements are appropriate for the community design and location. As components age, these plans can assist trade partners in restoring assets to the original design of the community, keeping the community's appearance consistent. If you do not have them, contact your local City/County and see if they have access to provide you a copy.
- **Warranty & Maintenance Manuals:** It is best to connect with the builder at the time an asset is installed to obtain warranty and maintenance manual information, in lieu of waiting until transition to request such documents. Communities are typically constructed in phases and assets are regularly added as common areas are improved. As a manager, you can work with your developer to be the record keeper of this vital information to help ensure these new additions are maintained as they should be. It typically costs more to replace than to be proactive in routine maintenance to extend the life of your property's amenities.

## **Establishing a Plan From the Beginning**

As with any new community that you bring on board, focus is on understanding the governing documents and what

the roles and responsibilities are of the association. We have defined the land ownership and the amenities that will be constructed thereon; however, we have the role of administration of the corporation and all the timelines and responsibilities that come with it. This is the time we define the operations calendar. As we search through our large binder of governance, we pull out meeting date requirements, committee obligations, contractual restrictions, maintenance responsibilities to further define contract scopes of service, insurance requirements, and the list goes on. Take the time to notate those unique details on your calendar to ensure timelines are not missed.

## **Inventory the Policies & Resolutions**

If a community is new, then we know there are minimum policies and resolutions that are required to meeting statute and carry on the day to day. However, as a community ages and has experienced various administrations of the board of directors, the policies and resolutions of the community may have been amended and rescinded so many times that it is hard to keep track. Take time to create a "table of contents" categorized by resolution/policy type in date order. You can then determine what documents are still in effect, and by review, determine which ones are in need of amendment to ensure they are compliant with our ever-changing legislation. Moving forward, as you create resolutions and amendments, title them by year and number (ex. Resolution 2017-001) to keep an inventory of the decision making process of the board. Nothing helps more than organization!

## **Warranty Work**

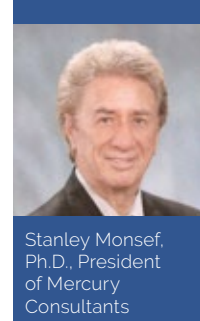
In new construction, often the original installer for landscape may be the choice by the declarant controlled board of directors for ongoing maintenance. This is due to a potential extension of the new installation warranty by the installer if they are awarded the maintenance agreement. It is important to know what the warranty period is and ensure you are taking advantage of this before it expires. Complete an inspection with management, board, and the vendor of the impacted assets providing ample time for resolution before any warranty period expires. This practice can be extended to any project work completed throughout the life of the community. CAI provides great resources on contract language to protect the community, and warranty language is just one such aspect. Before work commences, know what warranties are in place and take advantage of the due process and response timelines.

## **Contracts**

Know your obligations and scope. Most vendors who work on the property year round have an operational calendar of what services they will provide, per month. When reviewing your contracts, ensure you obtain a copy so it is clear to all parties, what services will be rendered and when. This is also a great tool to keep your membership informed as to what services they will be receiving, through community websites and newsletters. 🌐

# Tips on Management of Mixed-Use Residential Condominium

By Stanley Monsef, Ph.D.



**I**n a mixed-use residential condominium, residents live in homes above commercial and retail units. The key issue in any mixed-use project is structuring the operation and maintenance obligations for common areas.


By their nature, mixed-use condominium projects may involve different players with potentially divergent interests. Although the real estate designation in a mixed-use residential condominium may have separate ownership for the commercial and retail units, the management and operation of the complex is generally

the responsibility of the association. The owners' association engages in appropriate rental contracts to generate revenues for the benefit of the owners, and for the cost of maintenance and repair of the common areas. The Uniform Condominium Act, Section 3-105, covers contracts and leases and does not appear to invalidate such legitimate property interests.

Another solution to the maintenance and repair issue is creating a separate condominium unit under a master condominium declaration comprised of all commercial and retail areas of the project. That separate unit may be owned by the developer or an affiliate of the developer while the maintenance of that unit is handled by the association. From a cost allocation perspective, the condominium declaration should allow the association to allocate costs it incurs in maintaining the common areas to the owners of both the residential units and the commercial/retail units that are benefited by those common areas.

While in a mixed-use residential condominium, there are several ways of approaching the common area maintenance obligations; each scenario needs careful analysis and clear understanding of the allocated costs combined with identification of the common areas involved.

Property management, preventive maintenance, and coordination of operation for the mixed-use, high-rise complex may become troublesome for the association and the management if management and operation schedules with clear directives are not issued to the residential and commercial/retail clients.

Nevada state laws governing condominiums are different than laws governing commercial properties. For example, the right of entry and the right of inspection to the residential units, insurance requirements and responsibilities, ownership and claims, who pays what and to whom, sub-association within a master association, shared elements, and traffic to and from the complex are several management issues that require precise definition and directions. Instituting evacuation and other emergency procedures can be difficult for commercial entities since the association, not the owners of commercial entities, has control over the building safety and evacuation plan. As a result, the association and commercial entities must develop a comprehensive knowledge about building safety procedures, fire, and security systems. 





# Calling all Business Partners and Individuals

## Silent Auction Donations for LAC Will Be Helpful!



Jeanne Tarantino,  
CMCA, AMS,  
PCAM, Nevada  
LAC Member

By Jeanne Tarantino, CMCA, AMS, PCAM


**T**he Nevada CAI Legislative Action Committee (LAC) has scheduled **two silent auction and raffle events: August 8, 2017**, in Las Vegas at the CAI Monthly Luncheon and **September 14, 2017**, in Reno at the Northern Nevada Trade Show and Legislative Update. The proceeds from these fundraisers will go to support the Nevada LAC.

### Nevada LAC Needs Your Help!!!!

We are calling out to our business partners, and/or anyone interested in donating items for the silent auctions and/or raffles. Donations will be accepted anytime between now and the event dates, but the sooner the better. Contact Jeanne Tarantino for Northern Nevada donations at [jtarantino@associasn.com](mailto:jtarantino@associasn.com) or at 775-334-7403, and Norman Rosensteel for Southern Nevada donations at [norman@nas-inc.com](mailto:norman@nas-inc.com) or at 775-225-9022.

Nevada LAC, with the help of our paid lobbyist Garrett Gordon (they call him the "HOA Guy" in the legislature), works hard to support you - the homeowner, the business partner, the manager, and the industry.

LAC's effectiveness in the legislative process has increased exponentially after retaining Garrett as our industry lobbyist. Thanks to him, and the volunteers of LAC, we have been able to help enact legislation that is a win/win for everyone and avoid some bad legislation that could have had a negative impact on many of us in this industry. A big thank you to Garrett and the LAC!

**We need your help to continue supporting Garrett's efforts on our behalf and hope you will consider a gift donation.** We thank you all in advance for your continued support of CAI and the Nevada LAC Committee. 

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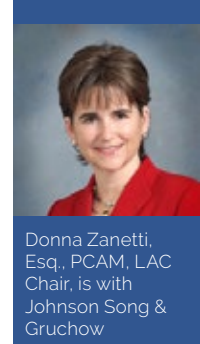


CAI HOA Champions is registered. Use the link below to join our team! We are under the "Organization" category.  
<https://secure.qgiv.com/event/team/803808/>

# Nevada Legislative Action Committee

## Seeks Members for Two-Year Terms!

By Donna Zanetti, Esq.



**T**he Nevada Legislative Action Committee (NVLAC) is a CAI National committee whose purpose is to advocate on behalf of common interest communities in Nevada for common sense legislation and regulation. LAC is comprised of up to 20 members who are homeowners, community managers, and business partner members of CAI. The Nevada Chapter Board appoints six members to LAC. These appointees are known as "Chapter Delegates." Existing LAC members select the remaining members of the committee and are known as "At Large Delegates." All LAC members, whether LAC appointed or chapter board appointed are subject to approval by the president of the CAI National Board of Trustees.

To be considered for appointment to LAC, an applicant must be a member in good standing with CAI and remain so during the entirety of the member's term. Unless there is a shortage of applicants, no more than one person per company or association, per membership category, may serve on LAC at the same time.

Most importantly, LAC members must have sufficient time to dedicate to LAC obligations. During the legislative session, which begins in February 2019, LAC members can expect to spend a minimum of 20 hours per month attending meetings, testifying at legislative hearings, reviewing bills, and drafting talking points. If you are an

officer in LAC, the time commitment is greater. During the legislative session, it is not unusual for lawmakers to propose 20 to 30 bills dealing with community association issues. In addition to time spent directly on legislation, LAC members are also expected to raise funds to pay for the LAC lobbyist and to participate in educational events to raise awareness of LAC and common interest community issues. LAC currently meets on the second Monday of each month by conference call. Additional meetings may be required during legislative sessions. Persons appointed to LAC generally serve a two year term and no LAC member may serve more than five consecutive terms. Terms are staggered so that half of the members are appointed each year to ensure continuity of experienced members.

If you are interested in applying for a position on LAC, please complete and submit the LAC nomination information form. You are applying for an "At Large Delegate" position. The Nevada Chapter Board has their own process for selecting chapter delegates. If you are recommended for appointment, you will also have to complete a Conflict of Interest form. The one page application form may be downloaded from the Nevada Chapter website at [cai-nevada.org](http://cai-nevada.org). From the home page, select the Advocacy tab, then Legislative Action Committee, then LAC Nominee form.

Please scan and email your application to Sharon Bolinger, LAC Secretary, at [sbolinger@ccmcnet.com](mailto:sbolinger@ccmcnet.com). All applications must be received by 5 p.m. on August 7, 2017. LAC will select its "At Large Delegates" at its August 14, 2017, meeting, and will notify CAI National following the meeting. If you are appointed to LAC, you will be notified by September 2017.

Thank you for your interest. We look forward to receiving your application. 



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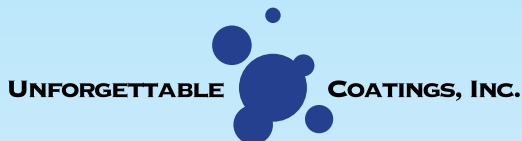
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