Next Board of Directors Meeting
March 25, 2026 5:00 pm



DAYTON VALLEY COMMUNITY ASSOCIATION

ESTABLISHED IN 1990

THIS EDITION

Message From DVCA President

Dear Homeowners,

I hope this message finds everyone well as we continue to navigate the winter season. While we are all hopeful that the recent snowfall is behind us, Nevada weather can be unpredictable. As we begin preparing for spring, please be mindful of landscaping matters that were deferred during the winter months. Addressing these items promptly at the beginning of the spring season will help ensure our community remains well-maintained and attractive.

Legacy 49 Update

At this time, there is no agreement in place with Legacy 49. The matter remains under review by DVCA's legal counsel and the attorney representing Legacy 49. From the outset, my position has been clear: protecting Palmer Drive and preventing the addition of any new gates remains a priority.

As a gated community, we are fully aware of the significant costs associated with gate maintenance and repairs. These expenses have contributed to an increase in our insurance deductible from $2,500 to $25,000.00 (with the new insurance quote). When gate damage occurs and the responsible party is uninsured, the Association must initially absorb the repair costs and then attempt recovery—often a lengthy and uncertain process. We are continuing to pursue reimbursement for the Palmer Gate damage that occurred in 2023.

Insurance Update

Many homeowners have likely experienced substantial increases in their personal homeowners' insurance premiums. Similarly, Farmers Insurance has elected not to renew DVCA's policy. We were actively working to secure replacement coverage with the anticipation of a significant premium increase.

This increase will directly affect the shared-wall homes on Cruden Bay. As required by the State of Nevada, the Association must maintain insurance coverage for these attached homes. The Association pays the premium, and the homeowners on Cruden Bay reimburse the Association for their proportional share of the cost. Insurance is included on tonight's agenda for further discussion.

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Legal Fees and Budget Overview

Legal expenses remain an ongoing concern. A small number of homeowners have filed complaints, made allegations of Board misconduct, and threatened legal action. All such complaints were found to be without merit; however, responding to these matters requires legal counsel and incurs significant cost. Last year, legal fees exceeded the $30,000 budgeted amount by $16,000.

Despite this overage, I am pleased to report that the operating budget finished the fiscal year **$28,000 under budget.** The Board remains highly attentive to fiscal responsibility and continues to evaluate expenditures carefully to protect the financial stability of our community.

Parking Boss & CC&R Amendments

Information regarding Parking Boss continues to be distributed to homeowners. Please plan to visit the Clubhouse on **Saturday, March 14th or March 21st** to obtain your passcode for the new system.

The Board has also voted to extend the CC&R Amendment voting period for an additional 180 days. Homeowners may cast their vote at the Clubhouse on the dates listed above. Board Members will be present to answer questions and provide clarification regarding the proposed CC&R changes.

Community Management Update

We are saddened to share that our Community Manager, Brooke Gilman, will be transitioning from her role with DVCA. Brooke has served our community since August 2022, and we sincerely appreciate her hard work, professionalism, and commitment to strengthening our community from the management side.

Brooke will continue her career with FirstService Residential and will be relocating to Kansas City. We extend our gratitude for her dedicated service and wish her much success in this next chapter.

We would also like to warmly welcome Jose Ayala as our new Community Manager and wish him every success in his new role with DVCA. Jose will be working under the direction of Regional Director Tiffany d'Aquila. The Board looks forward to working collaboratively with Jose to continue serving our community effectively and professionally.

Thank you for your continued involvement and commitment to our community.

Carla Cole
President

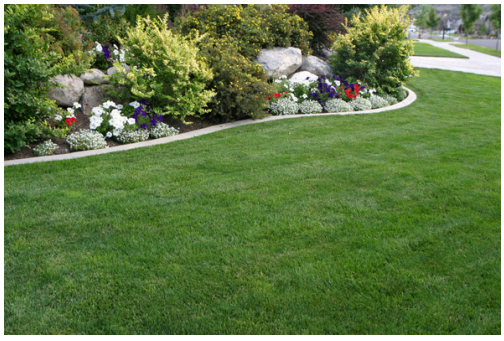
🌷 Spring Is Around the Corner – Let's Get Your Yards Ready!

As winter begins to wind down, it's time to start thinking about preparing your property for the spring season. A little early attention goes a long way in keeping our community beautiful and well-maintained.

Here are a few helpful reminders as we transition into spring:

Winter Cleanup
Remove fallen branches, leaves, and winter debris.
Clear out dead plants and trim back damaged shrubs.
Dispose of yard waste properly.
Lawn & Landscape Care
Rake and dethatch lawns if needed.
Apply pre-emergent weed control.
Refresh mulch or decorative rock where thinning has occurred.
Replace any dead or damaged plants.
Irrigation Systems
Inspect sprinkler heads for damage.
Check for leaks before turning systems on.
Adjust timers as temperatures begin to warm.
Exterior Home Maintenance
Inspect fencing for repairs.
Touch up peeling or faded paint.
Make appointment with contractors early to get on the schedule.
Check for weather-related damage to your home's exterior.

Please remember that any exterior modifications or landscape changes may require approval through the Architectural Review Committee (ARC). Submitting requests early helps avoid delays during the busy spring season.
By taking proactive steps now, we can ensure our community continues to reflect the pride we all share in our homes.



ATTENTION:

If you have received a violation for your yard in the fall of 2025, the violations and fines were placed on hold in October until May 2026. Please be sure to take measures to fix the violations and contact the Management Company of your progress.

May 2026 the fines for yards will start to accumulate!

FirstService RESIDENTIAL

IF YOU NEED FSR CUSTOMER SERVICE:
CALL: 775-624-8805:
ONLINE: CLICK ON NVSUPPORT.FSRESIDENTIAL.COM**(NEW)**

MANAGEMENT INFORMATION

FirstService Residential

Office Location and Hours
639 Isbell Road, Suite 320 Reno, Nevada 89509
Monday - Friday, 8-5

Jose Ayala, Community Manager

Customer Service Information:

Phone - 775-624-8805

Online Questions- nvsupport.fsresidential.com

Resident Portal - daytonvalley.connectresident.com

Account/Contact Updates, Inquiries,

Resale Process Account Balances
Assessments, ARC Modifications, Complaint
Disputes, Gate Remotes, Documents and
Form Inquiries at:
nvsupport.fsresidential.com
or go to the resident portal at:
daytonvalley.connectresident.com



Please fill out the Communication Preference Alert form on page 8 to take advantage of up to-date information from the Board and Management Company such as road closures, gate issues and other alerts.

Mail your completed form to :
FirstService Residential, 639 Isbell Rd. Suite 320, Reno, Nevada 89509

Dayton Valley Community Association
2026 ASSOCIATION MEETING SCHEDULE

BOARD OF DIRECTORS MEETINGS

Wednesday, January 28, 2026
Wednesday, February 25, 2026
Wednesday, March 25, 2026
Wednesday, May 27, 2026
Wednesday, June 24, 2026
Wednesday, July 22, 2026
Wednesday, August 26, 2026
Wednesday, September 23, 2026
Wednesday, October 28, 2026

All meetings will be held at 5:00 pm at the Dayton Valley Golf Course Clubhouse
101 Palmer Dr. Dayton, NV 89403

ANNUAL MEMBERS MEETING AND ELECTION

Wednesday, April 22, 2026 at 5:00 pm
Held at the Dayton Valley Golf Course Clubhouse
101 Palmer Dr. Dayton, NV 89403

BUDGET RATIFICATION MEMBERS MEETING

Wednesday, November 25, 2026 at 10:00 am

via Microsoft Teams (link to be sent at a later date)

We are notifying all homeowners as to when meetings of the Executive Board of Directors will be held as per NRS 116.31083.2, "not less than 10 days before the date of a meeting of the Executive Board." The following are the scheduled meetings for 2026, including the Annual Membership Meeting and Budget Ratification. All Board Meetings will be held at the above listed details.

Agendas for the Board Meetings will be posted online and available at the management office. Any changes to the meeting dates will be updated online on the Association's Website http://daytonvalley.connectresident.com. You may also obtain a copy of the agenda by contacting Customer Care at (775) 624-8805.

Executive Meetings may be held before or after a scheduled Board Meeting to review and take action on executive session meeting minutes, hold hearings for non-compliance issues, review the delinquency report, review and take action on correspondence/appeals, review and take action on the progress report from the collection agency. Executive Board Meetings are not open to owners unless a violation hearing has been scheduled.

Each meeting of the executive board shall be audio recorded unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Upon approval of the minutes by the executive board, unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of $.25 per page for the first ten pages, and $.10 per page thereafter.

A period at the beginning and the end of each Board of Director's meeting is devoted to comments by unit owners and discussion of those comments.

FirstService RESIDENTIAL

Dayton Valley Homeowners Association
https://daytonvalley.connectresident.com

Customer Care: 775.624.8805
nvsupport.fsresidential.com

February Board Meeting Highlights

Cash in Operating Account **$210,381.17** Cash in Reserve Accounts **$2,140,400.48**

Assessment Delinquencies **$11,659.92** Fine Delinquencies $**52,430.00**

For the month of December, the expenses were **$17,237.00 over budget** but for the year ending we were **under budget $28,067.00.**

The Board reviewed and acknowledgement the 2025 Tax Filing. Taxes were filed with a payment due of **$16,933.00.**

The Infrastructure Committee is looking into solar lighting for the street lights that are in need of repair. More to follow next month.

Farmers Insurance informed the Board they will no longer insure us. The Board received two bids; one for **$59,000.00** per year and another for **$47,692.00 per year**. The Board voted on the policy for **$47,692.00** that included Cyber Insurance. The other bid did not include cyber insurance. This is a significant increase to our budget. The budget amount for 2026 for Insurance is **$39,491.60.**

****Note: The new deductible for property loss is now $25,000.00.**

The Board approved renewal of the Gate Contact for $2400.00. The contract amount stay the same as last year.

The Board approved an expenditure of **$2,321.08** for the Palmer Gate Control Board Replacement. The Control Board failed and was just out of warranty. This is a Reserve Expense.

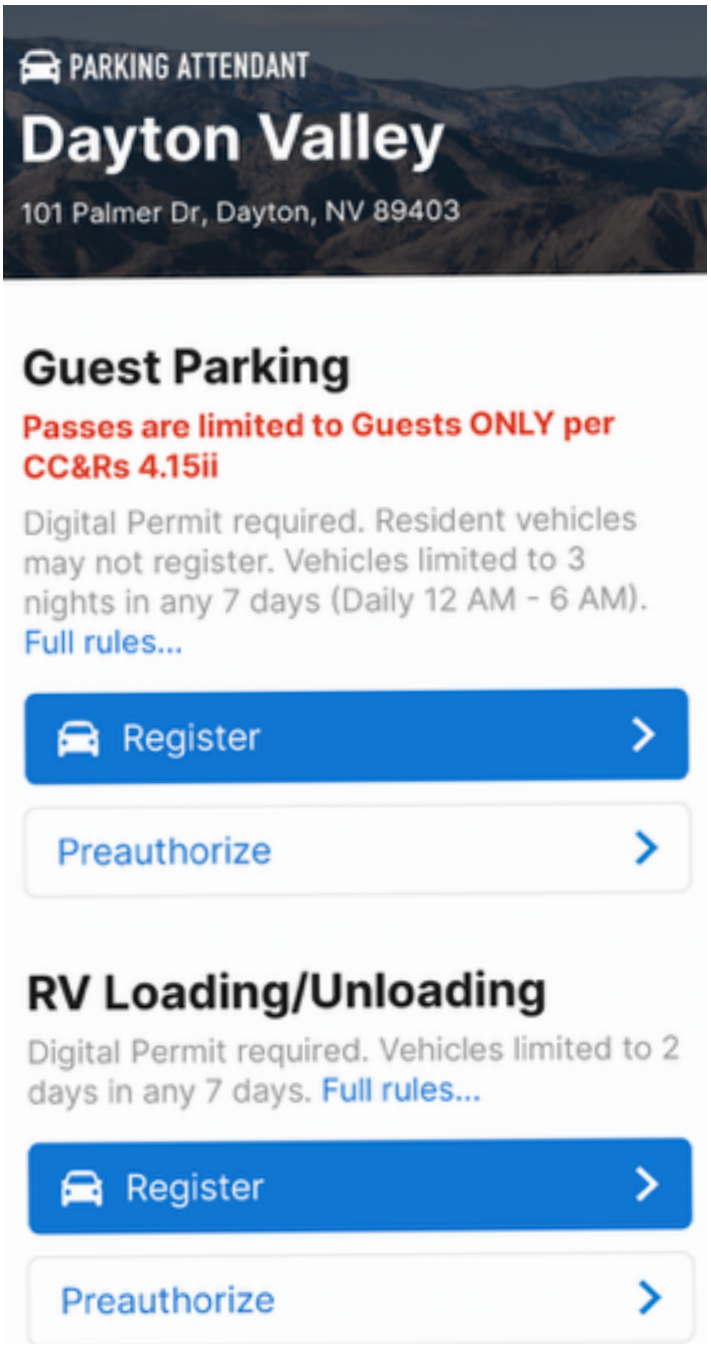
The Board approved a contract with the Golf Course for rental of the Sierra Room for **$200.00** per meeting for 10 months.

Next Board Meeting is March 25th at 5:00pm.

Mark Your Calendar



March 14th and 21st Board Members will be at the clubhouse to continue to pass out the Parking Boss passcodes for overnight parking. Also you will be able to vote on the CC&R changes **IF YOU HAVE NOT ALREADY VOTED.** Please make an effort to come to the clubhouse!



Instructions to obtain a Parking Pass

1. Scan the QR Code or visit **https://daytonvalley.parkingattendant.com**
2. Select **register** for Guest Parking or RV Loading/Unloading to obtain an immediate pass or **preauthorize** for a future permit.
3. Enter your address and six (6) digit pass code assigned to your address and press continue.
4. Enter the license plate, telephone number, email address. Select a method of communications, either text/email.
5. If you are pre-authorizing a permit it will give you a selection to choose from.
6. Check the acknowledgement box and press **REGISTER.**

Your permit is issued and no need to display anything in the window. Parking enforcement is performed via photographs of license plates. If you have any questions please reach out to FSR directly. If you are unable to speak to someone please email cc911@sbcglobal.

Dayton Valley Community Association
Preferred Method of Correspondence – FirstService Residential

Maintaining timely and effective communication between homeowners, the Board of Directors, and FirstService Residential is a top priority for the Dayton Valley Community Association.

To enhance communication and take advantage of the technology we already have in place, we encourage all residents to receive Association notices and updates via **email and/or text messaging**.

For homeowners who choose to continue receiving all correspondence through the **United States Postal Service (USPS)**, please note that delivery timeframes cannot be guaranteed and may be delayed due to mailing processes.

For those who select **email and/or text** as their primary contact method, please note that **Nevada Revised Statutes (NRS)** require certain items to still be mailed. These items will be sent in accordance with NRS requirements.

Sign-Up for Email and/or Text Communications

If you would like to receive Association communications by email and/or text message, please the information below:

Homeowner Name: _____

Property Address: _____

Telephone Number: _____

Email Address: _____

Phone Number (Enable Texting Y/N): _____

Billing Address (if different from Property Address):

_____

Signature: _____

Date: _____

DAYTON VALLEY

GOLF COURSE ACTIVITES

COME OUT AND ENJOY CORNHOLE, THE FAMOUS CHILI COOK-OFF AND SAINT PATRICKS DAY CELEBRATIONS.




— 101 Bar & Grill —
CORNHOLE FRIDAYS
JOIN US EVERY FRIDAY AT 5PM!
FOOD / DRINKS / FUN
Arrive by 4:30 to register your team


SAINT PATRICK'S DAY
Join us for some Irish inspired food & drink specials served ALL DAY!
3/17
101 bar & Grill!