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BINGO Card Tips

Below is a rundown of each square so you can be sure to get credit for all squares you complete. Some squares will require proof of completion to be included with the final submission and some are self-explanatory. If you have any questions or concerns, please contact Chris Snow (marketing@cai-nevada.org) or Tonya Gale (tonya@ideal-mgmt.com).

- B1 Check in required at CA Day
- B2 Be sure you place your name as the recruiter on the CAI application. You should also contact Chris Snow once you are sure the application has been submitted so she can ensure you received credit for the recruiting.
- B4 Take a picture of you giving the CAI representative the gift card for the drive and attached the picture to the final Bingo Card submission
- B5 Same as B2
- I1 Snap shot of testimonial included with final Bingo Card submission
- I2 The actual 50/50 raffle ticket should be included with the final Bingo Card submission
- I3 Copy of Certificate of Completion to be included with final Bingo Card submission
- I5 There are certain committees looking for new members. Contact CAI office for additional information
- N1 Contact CAI if you need your log in information to vote
- N2 Take a picture of you at the event with another CAI member and submit a copy of the picture with final Bingo Card submission
- G1 Take a picture of you giving the CAI representative the bike for the drive and attach the picture to the final Bingo Card submission
- G2 Check in required at Luncheons
- G4 Same as B2
- G5 Email your good potential CAI members to Tonya Gale at email address above
- O2 Contact CAI Office on how to RSVP with the prospective member
- O4 Contact CAI office to learn how to join the respective teams
- O5 Same as B2

CAI BINGO

	B	I	N	G	O
1	Attend CA Day	Facebook Testimonial of how CAI has personally benefited you or your company	Cast your Vote for CAI Board Elections	Donate a Bike for the Toy Drive or Hope Drive	Join Grassroots Committee
2	Recruit 3 New CAI Members	Buy 50/50 Raffle Tickets	Attend Social Committee Neon Museum Event	Attend 3 CAI Luncheons	Bring 1 Prospective Non-Member to a CAI Luncheon or Breakfast
3	Sponsor Bowling Team	Attend a Class/Seminar		Become a Chapter Sponsor for 2015	Renew Your CAI Membership
4	Purchase and Provide Gift Card for Toy Drive or Hope Drive	Write a Magazine Article	Like & Share the CAI Facebook Page	Recruit 1 New Manager Member	Join the CAI Candelighters Walk or Sierra Nevada HOA Champions Team
5	Recruit 1 New Business Partner	Be an active CAI Committee Member*	Purchase a Gala Ticket	Send 10 Good Prospective Members to CAI Membership Committee	Recruit 1 New Community Volunteer Leader Member

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Community Interests

THE MAGAZINE FOR COMMON INTEREST COMMUNITIES

OCTOBER 2014

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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.

Correspondence

Send business card, ad copy or articles for reprinting to CAI of Nevada, 9171 W. Flamingo Road, Suite 100, Las Vegas, NV 89147, along with payment. The publisher retains the right to edit articles to conform to content and space requirements. Authors are to be clearly identified in each article and the author is responsible for developing the logic of their expressed opinions and for the authenticity of all presented facts in articles. Opinions expressed in *Community Interests* are not necessarily the opinions of CAI, CAI of Nevada, its board members or its staff. Authors are solely responsible for the authenticity, truth and veracity of all presented facts, conclusions and/or opinions expressed in articles. Article submissions should be in Word format or plain text.

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Classified advertising in *Community Interests* gives you a classified ad for \$50 per issue (includes 25 words/.50 each additional word) or \$330/year for members or \$395/year for non-members. Advertising contracts are available from CAI Nevada.

Payment, a signed contract, and your ad sent by e-mail or disk must be received by the 5th of each month prior to publication. Acceptable file formats are Microsoft Word, plain text or in the following high resolution (300 dpi) graphic formats: .jpg, .tif or .eps format. Please send a hard copy of the ad along with contract.

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NORMAN ROSENSTEEL,
CMCA, AMS, PCAM

President's Message

Happy October!

Hopefully all of you are doing your research on who to vote for in the upcoming November elections. Remember, if you don't vote, you don't really get the right to complain after the fact! Along with some very important state legislative positions up for election, we will also be voting on the Margin Tax initiative. I think we all agree that our schools need more funding, however, in my opinion this is not a good way of raising those funds in this economy. I recently saw a poll on the Ralston show with 53% in favor and 44% against. In the host's opinion, this is because most people don't know how the proposed tax will really affect us, and it will affect everyone. We will have a guest speaker at the October luncheon doing a brief presentation on this issue. Our main speaker will be Chris Sproles with the City of Las Vegas discussing emergency preparedness.

Our November luncheon will also bring a new speaker to us. Sharon Jackson, the Ombudsman for Common Interest Communities will be joining us to discuss her office and working better together.

I'm sure by now all of you have heard of the recent changes in the Real Estate Division. We welcome the new Administrator, JD Decker, and look forward to some positive changes within the Division.

And finally, don't forget CA Day in Southern Nevada on October 24th, if you haven't registered yet, better hurry! Have a great month!!

Norman Rosensteel

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MARY RENDINA
CHAPTER EXECUTIVE
DIRECTOR

Chapter Commentary

We are one month into using the new online registration system CVENT.

Thank you to our members who took the time to provide positive feedback.

I think you will all agree the new system is easy to navigate. I wanted to reiterate we no longer accept email or phone reservations. If you have not received an email blast by now from CVENT announcing one or more of our events, please email Katie admin@cai-nevada.org.

Our CA Day Tradeshow is taking place on October 24, 2014 at the Gold Coast Hotel. This year we are excited to offer two Continuing Education Classes that will run simultaneously.

John Leach, Esq. and Michael Schulman Esq. will be presenting the 2013 Legislative Update for Common Interest Community Continuing Education Class # 0187001 - LAW.

Kelly Mitchell will be presenting HOA Collections Continuing Education Class # 0177100 - GEN.

The Tradeshow will have 70 exhibitors, starts at 4:00 p.m. and will end by 7:00 p.m. Our Grand prize is a 55" smart TV.

As with all of our events you must register through CVENT. Managers and homeowners are welcome to attend the Tradeshow at no charge. Business Partners must be a paid exhibitor or CA Day sponsor to attend. Managers and Homeowners who attend the educational classes will be charged \$20.00 for members and \$40.00 for non-members. Attendees of the classes will receive a drink ticket to be used at the Tradeshow. For more information please email me at info@cai-nevada.org.

On September 11, 2014 we held a Sponsor Appreciation Mixer at Tommy Bahama in Town Square. Thank you to the sponsors who took time out of their busy schedule to attend. We appreciate the support of all of our sponsors. Our sponsor appreciation for Northern Nevada will be held in November. Sponsors will be sent details at the end of October. If you would like information on our 2015 sponsorship packages please email info@cai-nevada.org.

Warm Regards,

Mary Rendina



Snow Ball

2014 CAI Nevada Awards Gala

Saturday, February 21, 2015 • at the Treasure Island



SHIRL MCMAHON IS AN IS A CERTIFIED ARBORIST WITH GREEN IMAGE, LLC, DBA GTI.

Come Contain Yourself at Container Park!

by Shirl McMahon

Container Park - have you been there yet? If not, put it on your list! This little downtown space is definitely a draw for both the local community as well as the multitudes of Las Vegas tourists. Just blocks from Fremont Street, downtown Container Park opened in November, 2013, as a new concept in retail space for the Las Vegas valley. In their efforts to revitalize the downtown area of Las Vegas, the Downtown Project demolished an old Motel 6 in order to make way for the park.

Container Park is visited by over 5,000 people a week, making it one of the most highly used park and recreation facilities in the State of Nevada. It's great that the park is being used by a large demographic of users on a regular basis. It's a place to come grab a bite to eat, do some shopping and recreate a little - and people can do all three on their lunch hour! The space combines a park and playground surrounded

by dining and retail space, all within repurposed shipping containers. And the playground was designed and installed by CAI Business Partner, Big T Recreation, of Draper, Utah.

Owner and founder, Thad Egan (the "Big T" of Big T Recreation) and son, Dane Egan, were in town recently (to attend the CAI luncheon) and I had a chance to meet them at the park to talk about their role in this project. When I asked Dane how their Utah-based company became involved in a Nevada project, he said Big T Recreation was contacted by the Downtown Project team and introduced to the general contractor, Breslin Builders, who led the design-build efforts of the project. Big T went to work on putting together a team of play designers and manufacturers to meet the exciting challenge of creating an immersive play environment incorporating shipping containers - something their company had never done before.

Taking shipping containers and turning them into shopping and restaurant spaces was pretty visionary, and Big T had the challenge of matching that vision with their work on the interior park area. It took hundreds of hours in design and 3D modeling to make all the pieces come together. The best way to describe the unique park is to imagine industrial containers as the building blocks for the Swiss Family Robinson's tree house. The park also includes other unique play immersion items like the NEOS 360, which is found on the north side of the park. Container Park was the first in Nevada to have this electronic playground system that is instrumental in getting kids and families off the couch. Kids love it and it really gets them moving and physically active. And adults play the NEOS 360 just as much as kids at the park! This multi-generational use was a key focus of the Downtown project team.

The large tree house is a favorite with parents and children alike because it takes kids into a new creative environment. Let's face it, kids just don't get to play and climb in tree houses much anymore. At Container Park, kids can climb on the outside and inside of the tree to the second level, find the bird's nest, locate the

WANT SOME ANSWERS?

Here's your chance to get some **EXPERT** advice on questions that's been puzzling you! One of our upcoming issues will highlight "ASK THE EXPERT?" Don't hesitate! Take advantage of receiving your answers 'free of charge.'

Send your questions to Chris or Mary at marketing@cai-nevada.org

Container Park is visited by over 5,000 people a week, making it one of the most highly used park and recreation facilities in the State of Nevada.

squirrel collecting nuts and make music on the interactive soundboard created to look like an old wooden barrel. And the playground is very secure – with both security staff/playground attendants and a fence enclosing the entire play area discouraging toddlers from wandering off.

For those looking for some excitement within the play structure, venture onto the slides that cascade off the shipping containers’ various levels. Riders will be surprised to experience light and sound enhancements as they go sliding down. Another perk of the park is the panoramic view seen from the highest container’s lookout. There’s also an outdoor amphitheater on the south end of the park with live entertainment nightly – making the park usable as the temperatures cool in the evenings (and a big draw for adults).

Big T Recreation is also collaborating on the new Inspirada Park in Henderson, designed by their team, and including a number of cool playground activities - namely, a one-of-a-kind Big Piano playground piece. The Big Piano is an

oversized keyboard that you step on to make music. It’s really big and really, really cool - remember Tom Hanks in “Big”? In addition, Inspirada Park is installing the second NEOS 360 in Southern Nevada.

So what has Container Park contributed to the local community? If you visit this part of downtown, you will quickly see it is predominantly cheap motels and apartments (again, mostly low-rent), block after block of concrete and asphalt, and totally lacking in green space. While working for the Chicago Park District in early 2000s, I helped in the transformation of a 25 acre abandoned railroad yard into one of the most successful open spaces in this country, Millennium Park - with over 4,000,000 visitors annually - and in the heart of the downtown Chicago area! While Container Park is certainly not to that scale, it is an enormous service to the local community any time park space is gained in a downtown area that is predominantly asphalt and rundown buildings. Yes, it is also retail space, but it is a place to gather - and that concept of gathering is an important element in strengthening our communities. ●

Scott Kelsey and David Bray Join the Angius & Terry Construction Defect Department



Scott P. Kelsey

Scott Kelsey is an associate attorney with the law firm of Angius & Terry LLP. He has practiced law for over 13 years as a litigation attorney in various areas of

law, including Construction Defect.



David Bray

David Bray is an associate attorney with the law firm of Angius & Terry LLP. He practices Community Association law, with a focus on construction

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Once a Resident, Now a Tourist

by Brianna McDonald

I spent my childhood in a Las Vegas that looked drastically different from the Las Vegas I now visit as an adult.

We had the typical places for kids to go like Wet 'n' Wild, go-kart tracks, and roller skating rinks, but it was obvious that the real money was spent on entertainment for adults. Yes, there were game rooms in every casino. My favorite was the "dungeon" at Excalibur. I'd spend hours trying to flip a stuffed witch into a caldron! But, to get to them, you had to walk through the smoke-filled casino floor.

Looking back, I feel like most of my childhood was spent in places that were using me to get to my parents. If we passed enough slot machines on the way to the arcade, surely Mom and Dad would be tempted to give Lady Luck a few quarters!

Twenty years later, the culture is completely different. Not only are there way more fun, age-appropriate things for kids to do, but also the city is taking an active role in reinventing their image and reputation. No longer is Las Vegas a sin-filled base for depravity ... unless that's what you're looking for. Sure, you can still find all of the old draws, but now you can also find everything you would ever want for a family, kid-friendly vacation, starting with the new and improved Downtown.

When I was a kid in Las Vegas we never, never, never went Downtown. Downtown was that dark place Mufasa told Simba to never go in Disney's The Lion King. Now, it's one of the coolest tour attractions in town!

From my perspective, the new Downtown started with Fremont Street. The first time my Grandma took me there I was very skeptical and a little scared. How could it have changed so much? When we got there and I saw the beautiful ceiling with the awesome light show I was shocked! Everyone there was enthralled and it felt like we were all part of a great community. Plus, we were surrounded by all the old casinos with the traditional Vegas neon which was spectacular! When my neck got tired from looking up at everything I turned my attention to the stores. They were all fun and inviting, just like any other tourist town.

It's remarkable to me that Fremont Street continues to improve. I am very excited to try the new Slotzilla zip-line! While some may not think of slot-machines as a traditional wholesome attraction, I love the idea of combining the Las Vegas expectation with something the whole family can enjoy and will definitely never forget!

Fremont Street may have started the current tourism phenomenon, but there is so much more to experience now.

My favorite new place for both kids and adults is the Container Park. The park, owned by the Downtown Project, offers retail space to local entrepreneurs for restaurants and shops as

NEW CERTIFICATIONS AWARDED

CONGRATULATIONS!

NEW DCAL RECIPIENTS:

- Charles (Tony) Bailey
- Michael Breault
- Karen Brown
- Amy Foster
- Warren Geller
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well as providing a fantastic play area. Every store and restaurant is housed in an 'upcycled' shipping container, which even by itself is worth seeing.

The kids' area has a giant electronic game much like Simon (the electronic game where you have to remember what color light flashed in what pattern), large building blocks, and a huge tree fort complete with multiple slides for all ages. As if the park itself wasn't enough, they also have a stage where a plethora of events take place and includes a 21-years-and-older rule after 9:00pm. This helps keeps the park family friendly when families are out on the town, but allows for a little Vegas flare after dark.

My first time at Container Park was in June of 2014 with some of my family: six adults and five children ranging in age from 2-15.

I loved the friendly, innovative details like the words "Container Park" being cut into one of the shipping containers and the giant praying mantis sculpture that shoots fire from its antennae at night! We were all very hungry, so we decided our first stop would be Big Ern's BBQ. I've lived in or around Kansas City for the last twenty years and I have to say this BBQ was every bit as good as what we have in KC. The seating was limited, but the staff was very accommodating and helpful in pushing enough tables together to seat us all together.

After our delicious meal we went outside to play on the giant tree. I was really impressed with the playground safety procedures. It was a very hot day, so the staff made sure to keep the kids off the metal parts of the playground. There was also a playground attendant who would open and close the gate to the enclosed space. I felt like they were very aware of who was with which children and could deter persons with malicious intent. A playground attendant stood watch at the tallest slide which had a height requirement. I really appreciated having her there as an extra precaution for the little kids I was chasing after. I was very impressed by the amount of thought that went into the playground design and safety procedures. There was something for everyone, so a variety of ages, including adults, could enjoy it together. I would love to go back there in the fall when it's a little cooler, but would not turn down a trip to Container Park at any time of the year!

Whether you live in Las Vegas and you're looking for some fun, a borderline tourist but looking for some local entertainment, or you are a tourist looking for a unique kid-friendly experience, I would highly recommend you check out the new Downtown and especially the Container Park! ●



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MARGI GREIN, NSCB
EXECUTIVE OFFICER

Looking to Hire a Contractor?

Contractor's Board Offers Advice and Protections

By Margi Grein

As homeowners, we've all experienced, or will soon find out, some of the pitfalls of owning your own home. Whether it's a faulty water heater, plumbing issues, or needing to repair an air conditioning unit in the summer, home repairs can take their toll on your pocket book and patience. Having the inconvenience of malfunctioning equipment is enough of a burden for one to handle, but then comes the process to hire a contractor. How do you know if you're hiring a qualified individual to come in and do the job right – the first time? We at the State Contractors Board (NSCB) can help!

TIPS FOR HIRING A CONTRACTOR

As you begin to research various entities to perform the work, there are some things you need to check before signing a contract:

1. **Is the contractor licensed?** Ask the contractor for his *contractor's license number*. This will typically be five digits preceded by two zeros, i.e., 0012345. Check the license number on our website under the "Online Searches" tab at www.nscb.nv.gov. This will let you know the status of the contractor's license and if there have been any disciplinary actions taken by the Board within the last five years.
2. **Get at least three bids & three references for each contractor** – Obtaining multiple bids ensures that you have information on-hand to make an informed, comparative decision. The references are important because, like hiring an employee for a job, you want to ensure their reputation and past work experiences were positive for all involved.



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.....
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.....

3. You've hired the contractor, now the contract –

Each contractor will have their own forms and system for writing up a contract, but there are some key things you should consider. Make sure the contract includes a **payment schedule** that keeps payments consistent with the completion of work. *Never let the payments get ahead of the work and always pay with check or credit to ensure a record/receipt of payment was made.* Secondly, make sure the contract is as **detailed** as possible, down to the type of product being used, the color of the wood being installed, etc. Leave nothing to question. And lastly, make sure you understand all the terms and conditions. Don't be afraid to ask questions or request some time to review it. *Never sign a contract if you are not confident with the information it contains.*

When homeowners take the time to do their research before hiring a contractor, they are more likely to have a positive outcome or enjoyable project experience. However, we understand this may not always be the case, even when a licensed contractor is hired, which is why NSCB has protections in place for you as homeowners.

FILING A COMPLAINT WITH THE BOARD

If you've used a licensed contractor, you have up to four years from the date the work was performed to file a complaint with the Board if you believe the workmanship was substandard. Upon receiving your complaint, the Board will open a case file, conduct a jobsite visit to your home to inspect the work, and make a determination on the validity of the issues in your complaint. If the complaint is found invalid, the case is closed. If evidence is there to validate substandard workmanship, the Board will issue the contractor a Notice to Correct, which requires the issues identified be fixed within 20-30 days. If resolution to the matter is not addressed or fixed to the standards of the Board, your case will go to a Disciplinary Hearing.

RESIDENTIAL RECOVERY FUND

The Residential Recovery Fund is a protection in place for Nevada homeowners of single family residences who have hired a licensed contractor and can demonstrate that damages were incurred as a result of their work. Eligible homeowners may be able to recover up to \$35,000 in damages, depending on the details of their case. *It is important to note that the Residential Recovery Fund is not eligible to homeowners who hire unlicensed contractors.*

While we hope you never have a negative experience with your project, the Board is available to answer your questions, review your contract/scope of work, and address your concerns at any time throughout the process of working with a licensed contractor. There are a number of resources available on our website in addition to the information listed above, should you wish to learn more about ways to protect yourself.

HOW TO CONTACT THE BOARD:

Phone: (702) 486-1100
Fax: (702) 486-1117
2310 Corporate Circle, Suite 200
Henderson, NV 89074
www.nscb.nv.gov
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JUDI GESH IS A BOARD MEMBER FOR DOUBLE DIAMOND RANCH MASTER HOA

Continue to Clean Up Graffiti, Tagging, Spray Paint, or Put Up an Amazing Mural?

by Judi Gesh

I am on the Board for Double Diamond Ranch Master HOA in Reno with 3104 homeowners. The Ranch consists of over 26 miles of walking trails, open wetlands, and three city parks, so there are many areas that can easily get tagged. One evening over 60 tags appeared, which exceeded \$10,000 in clean-up cost. The areas that seem to be the favorites are the 8-foot-high wall along the main street and the entrance to one of the walking trails. We installed solar motion lights which only gave the taggers additional light to do their "ART."

So what to do? I took on this project to try and find a solution. I quickly learned that there is a

We installed solar motion lights which only gave the taggers additional light to do their "ART."



tagger code identifying murals that are to be respected by others. I drove around town and looked at some murals that I liked and found out who the artists were. Different artists were contacted, and I discussed this problem to get their thoughts and options. Erik Burke understood our problem of not only the large area, but having to try and please over 3000 homeowners with the design.



- | | |
|-------------------|---------------------|
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All of the fowl painted are ones you see in our wetlands. www.erikburke.com

I requested a mock-up to present to the Board as an agenda item. Erik Burke didn't just give us a mock-up, he researched the Ranch history, looked at the area near the wall, considered the traffic that would pass every day on this main street and thought of all the kids that would walk by from the elementary school that is next to the area. I submitted the mock-up to the Board and "WOW" is the first word everyone said when they saw it, and asked, "When can Erik start?" A short discussion

followed with Erik and the mural being approved without question.

As Erik started his painting, phone calls came into the management office from people excited about the project. I will tell you that out of the 3104 homeowners we have two who indicated they don't like it ... and as most of you know and understand that is a HUGE WIN for any board. ●



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VICKI NIGGEMEYER IS A MEMBER OF SAGE HILLS COMMUNITY ASSOCIATION AND A CAI MAGAZINE MEMBER

Las Vegas Downtown Project ... Good for the Entire City

An Interview with Mayor Carolyn Goodman

by Vicki Niggemeyer

When Oscar and Carolyn Goodman arrived in Las Vegas in 1964, the downtown was still the heart of the city. Vibrant, full of life and activity! By the time Oscar Goodman became mayor in 1999, the downtown was in sharp decline and he was determined to bring it back to life. Now his wife Carolyn is mayor and vigorously promotes the revitalization of the downtown area. Their efforts over the years, combined with the financial backing and vision of Tony Hsieh, have brought about an astonishing restoration of downtown Las Vegas in a relatively short period of time.

"I love this place," stated Mayor Carolyn Goodman in a recent conversation for the CAI *Community Interests* magazine, "and felt obligated from the day we got here to try to help in some small manner. When my husband took office in 1999, he was about to ride the

crest of the highest waves and the explosion and boomtown years. He was always looking at what we could do to bring back the excitement of the downtown. I would say the first small steps were taken in 2010 and has really been burgeoning these past three years. There's been a real energy and excitement and focus on the downtown enhanced by Tony Hsieh."

Technically, Mayor Goodman's jurisdiction stops at the city limit which does not include the Strip or other parts of unincorporated Las Vegas; but symbolically, and no doubt from her heart, she represents and serves the entire city. And she has done a great job. The bright green trophy on her desk testifies to environmental achievements made during her tenure. "We took first place over New York, Chicago, over Boston and San Francisco" and won the climate award for large cities.

The Strip constantly evolves and caters, of course, to the tourist industry. New casinos, new restaurants, new entertainment venues are perpetually popping up. The Linq and the High Roller are two brand new additions that beckon to tourists as well as our local population. The notoriety of Las Vegas brings people to town. Mayor Goodman hears this a lot as she visits with ministers of tourism from other areas. "We want the notoriety of Las Vegas," they say to her. "How come people don't know about us?" The Strip is absolutely a major component to the health of our city.

But gambling is no longer our sole identity. Think 'World Market Center' that is the largest and fastest growing trade center for home furnishings and accessories. Think the 'Switch' which houses high tech data-storage for companies all over the globe. Think 'Zappos' which has moved its headquarters to our downtown. Think the 'Smith Center' that has added a cultural dimension that is unsurpassed. Our city continues to grow and embrace the changes that come with fresh ideas and energies.

With growth comes higher population. Mayor Goodman admits that education is a major

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Contact Chris Snow at marketing@cai-nevada.org and your article could be printed in *Community Interests*!

concern. Although she has no direct control over the school district she is “trying to help the district move forward.” She also understands that quality medical care is essential for sustaining a well-rounded city. We have many fine hospitals and the addition of the Cleveland Clinic Lou Ruvo Institute for Brain Health “has certainly put us on the path to doing something that is unique in this field.” Mayor Goodman also understands the importance of bringing a professional sport to Las Vegas. “We are looking at major league soccer, with any luck.”

In spite of the stereotypical image of Las Vegas being an adult playground, the city is filled with terrific parks, bike paths, walking trails, and youth programs of all varieties. The new Discovery Children’s Museum and the Springs Preserve activities make learning fun for our children.

We are also a retirement mecca. According to the 2010 census figures Clark County had nearly a quarter of a million people of retirement age; by now that figure certainly has grown. Many retirees are here for the weather, the entertainment, the quality health care, for golfing and other outdoor recreational opportunities that abound in this area.

Mayor Goodman sees the Downtown Revitalization Project as an essential piece of this overall growth and prosperity. “The investment of hotel people into the downtown ... revitalizing the Fitzgerald into the “D” and then taking

the Lady Luck and making that into the Grand” are crucial components to the revival of a part of the city that has been seen better days, but still has plenty to offer tourists and residents alike. Great restaurants, small businesses, shopping, office space, and now the Container Park with the delightful tree house in the center all contribute to the overall success of the city.

“We always try to reinvent ourselves and be an exciting place to come. We have a wonderful group of people who call Las Vegas home who are so supportive. Whether it is a collaboration of all these major non-profits that we have pulled together, whether it’s in the arts, education, medicine or small businesses. All these pieces fit. And people are stepping up to the plate to help us. To make things happen.”

Mayor Goodman says, “I hate sleeping ... because my brain is always working! It’s saying ‘what is going to happen tomorrow? What have we forgotten to do? What can we do now?’”

The downtown revitalization, the Container Park, and the Fremont Street Experience draw both tourists and local residents. It truly is a blend of the best of Las Vegas. The excitement of the downtown has definitely returned – and it’s good for the entire city. ●



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Southern Nevada Upcoming Events

OCTOBER	10/14	CAI Nevada Chapter Board Meeting	Gold Coast Hotel	9:00 a.m.
	10/14	Las Vegas Monthly Luncheon	Gold Coast Hotel	11:15 a.m.
	10/24	Class - 2013 Legislative Update	Gold Coast Hotel	1:00 p.m.
	10/24	Class - HOA Collections	Gold Coast Hotel	1:00 p.m.
	10/24	CA Day Tradeshow	Gold Coast Hotel	4:00 p.m.
NOVEMBER	11/11	CAI Nevada Chapter Board Meeting	Gold Coast Hotel	9:00 a.m.
	11/11	Las Vegas Monthly Luncheon	Gold Coast Hotel	11:15 a.m.
	11/15	Las Vegas Homeowner Seminar	CAI Training Center	9:00 a.m.
	11/18	Las Vegas Manager Breakfast	CAI Training Center	9:00 a.m.

Northern Nevada Upcoming Events

OCTOBER	10/23	Northern Nevada Manager Breakfast	Peppermill Hotel	9:00 a.m.
	10/23	Northern Nevada Homeowner Seminar	Peppermill Hotel	6:00 p.m.
NOVEMBER	11/20	Northern Nevada Manager Breakfast	Peppermill Hotel	9:00 a.m.
	11/20	Northern Nevada Homeowner Seminar	Peppermill Hotel	6:00 p.m.

All Dates and Events are subject to change or cancellation.

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MELISSA RAMSEY, CMCA, AMS, PCAM, CPO IS VICE-PRESIDENT WITH FIRSTSERVICE RESIDENTIAL AND CAI MAGAZINE CHAIR

Are you Nevada Proud?

by Melissa Ramsey, CMCA, AMS, PCAM, CPO

It's hard to believe that 150 years ago on October 31, 1864, Nevada became the 36th state to join the United States. To celebrate its sesquicentennial, Nevada is having numerous events throughout the state to showcase the culture and pride of all Nevadans. To learn more about events in your area, visit www.nevada150.org. Not only can you attend an event, you can also participate through sponsorships, donations, or even as a vendor.

Fun State Facts:

- The first acting governor was James Warren Nye of New York until Henry Goode Blasdel took office December 5, 1864
- On February 24, 1866, the motto changed to "All for Our Country"
- The state's first flag was not adopted until 1905 and is currently on its 4th design
- Virginia City was the largest city in Nevada from 1870 to 1880
- Mrs. Bertha Raffetto of Reno wrote the official state song, "Home Means Nevada," in 1933
- Sagebrush is the state flower, serving as winter food for sheep and cattle
- Desert Tortoise is the state reptile, living in the extreme southern parts of Nevada
- As of 1963, Carson City was no longer the smallest state capital
- Nevada's sister state is Taiwan as of 1985
- AB396, as voted on by Nevadans in 1998, called for Nevada Day to be celebrated the last Friday of October starting in 2000



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Northern Nevada’s Playground... Rancho San Rafael

by Christina Cravens, CPO

HISTORY

Rancho San Rafael, as the name implies, was once a working ranch. It began in the late 1890s with a cattle operation owned by the Pincolini brothers. The brothers used the land only for grazing and built no structures on the property. The property was purchased about 1920 by Russell C. Jensen and his wife. The Jensens built the first buildings on the ranch. One of the structures, referred to as the ranch manager’s house, is the building which now houses our Ranger offices. The Visitor Center portion was added after the house was moved to its present location. The Jensens operated a sheep ranch for a few years until Mr. Jensen was killed in an automobile accident near Truckee in 1925. Mrs. Jensen sold the ranch in 1935 to Dr. Raphael Herman, his brother Norman and sister-in-law Marianna Herman. The Hermans developed the ranch as many people remember it. In fact, the ranch bears the name of Dr. Raphael Herman, although the spelling is different. The beautiful Main Ranch House along with many barns, sheds, corrals and other outbuildings were the base of operation on the Herman’s cattle ranch.

Today, only the Main Ranch House and the original ranch house built by the Jensens remain.

After the deaths of Dr. Herman and his brother Norman, Mrs. Marianna Herman moved back to southern California and the land was leased for grazing. Mrs. Herman placed the property for sale in the mid-1970s. There was much interest in this beautiful property, one of the largest single owner parcels left in the Truckee Meadows. After much speculation as to the fate of this land, public sentiment emerged in favor of making the land a public park. The land had a high price tag, however, and in 1979 the State Public Employees Retirement System purchased the property. This action was taken to allow Washoe County the time to raise funds to buy the land from PERS and make the initial improvements for a park.

The public embraced the idea of Rancho San Rafael becoming a park in June 1979 and passed a bond issue allowing Washoe County to purchase the land from PERS. In the following

months many donations, grants and gifts were received to start the first phase of construction which included the playground, picnic areas, a restroom and a picnic shelter. In the spring of 1994, Mr. William Thornton donated approximately 120 acres to the Washoe County Parks Foundation. In turn, the land was deeded to the Washoe County Parks & Recreation Department and incorporated into Rancho San Rafael. This property is located in the Evans Creek Canyon on the north side of the park.

The park includes approximately 570 acres of pastureland and natural sage community features. About 25 acres is manicured turf and 80 acres is pasture. Much of the land is as it was when the Pincolini brothers first saw it. Most of the land is on the north side of McCarran Boulevard where the Evans Creek drains off Peavine Mountain which supplies the water source to the wetland area to the north and to the pond located near the Great Basin Adventure.

THE WILBUR D. MAY CENTER

The park is also home to the May attractions which include the Wilbur D. May Museum, Arboretum and Botanical Garden. The Wilbur D. May Center is an adventure for people of all ages. The Museum houses a collection of rare and exotic artifacts and hosts of fun traveling exhibits and events. The Arboretum and Botanical Garden is a living museum of colorful flowers, creek-side meadows, outdoor courtyards, and secluded benches.

Wilbur D. May was a resident of Reno for many years. He was a philanthropist as well as a rancher and world traveler. He left much of his collections from his many trips around the world to the people of Washoe County. May had no connection to this ranch except that his collections are housed here. His ranch is being developed in the Double Diamond area which is located south of Reno on Rt. 395.

THE LABYRINTH AT THE MAY ARBORETUM

The Labyrinth Garden at the Wilbur D. May Arboretum, within Washoe County’s Rancho San

Rafael Regional Park, is a project initiated by the Nevada State Attorney General's Office, Washoe County District Attorney's Office and VICTORY (Victim's in Crisis, Turmoil or Recovery). It is dedicated to victims of violent crime in our community and their loved ones.

The design of the labyrinth located in Rancho San Rafael Park is a seven-circuit pattern designed by Lea Goode, PhD. It is known as the Santa Rosa Labyrinth®. It is based on seven concentric circles in a 50-foot diameter, with a walking distance of about quarter of a mile. By following its single, winding path to the center and back, you may find that the path of this labyrinth can become a metaphor for your own spiritual journey.

GARDEN AND GROVES

Burke Garden is styled after an English country garden, shaded by several graceful elms. The abundantly blooming perennials include iris, bleeding heart, delphinium, foxglove, lupine and campanula. Bordering the central flower bed and adjoining lawn (which accommodates approximately 75 people seated or 100 people standing) are lovely flower beds and spring-blooming shrubs. The garden has a changing variety of perennials in bloom from early May through September. Located directly behind the Ranch House, Burke Garden is the most easily accessible of the gardens.

Honey's Garden is just a short walk down the hill from the Ranch House and across a vine-draped covered bridge. Honey's Garden features primarily yellow and white flowering shrubs and roses. A waterfall cascades over large boulders and into pools. There is a grassy area in front of the waterfall, and a gravel clearing which can accommodate up to 100-150 people. The best blooming time for this garden is in the spring.

Evans Creek flows through the middle of the May Arboretum and Botanical Garden, and originates from snowmelt, springs and seeps on Peavine Mountain. It flows on to the Truckee River and ends in Pyramid Lake. The wetlands along Evans Creek offers a great opportunity for wildlife viewing, picnicking, relaxing and environmental education. It has also been the site for outdoor weddings, meetings and memorial services.

18 HOLE DISC GOLF COURSE

This Disc Golf Course was designed by Michael Jacobus. The course is in high desert with fantastic views, blind shots, length, elevation, dirt and sagebrush. On windy days the wind can be a great equalizer for players.

Rancho San Rafael is a great park for all your needs. With hiking, beautiful gardens, natural wet lands, an adventure park and history of the Reno area this is a great place for the whole family to enjoy. ●



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The Case For and Against Cumulative Voting

by Christian Diamandis, CMCA, PCAM

Recently I was assigned a community that calls for cumulative voting in its governing documents. It was not a new thing for me to see cumulative voting, but I had never seen it affect the results of an election so dramatically as in this community. With only 43 popular votes, one candidate garnered 103 cumulative votes and took the third seat on the board in the most recent election. There were five other candidates that had more popular votes.

This was not just any candidate either. This candidate had been removed from the board twice by removal election, the last removal just months prior to this election. This candidate also had a long history of ombudsman complaints against the board he was just re-elected to, which has cost the association thousands in legal expenses.

Now I do not charge that there was any illegal manipulation of the vote by this candidate, but it

did get me thinking about the pitfalls of cumulative voting: there is certainly the perception that there is something wrong with the outcome of this election. For one thing, with cumulative voting, if a candidate did have a way of co-opting ballots from off site or elderly members of the community, that candidate would have a far easier time getting the number of cumulative votes needed to affect the outcome of an election than with "choice" or non-cumulative voting. Even if votes were gotten by pressing members for their vote, convincing 43 impressionable elderly and/or fixed income members to cast multiple votes in favor of the one candidate by exploiting their fears and misgivings is far easier than convincing 103.

What I am getting at is that those who would abuse its higher purpose can exploit cumulative voting. Furthermore, given the history of voting malfeasance that led to certain other high profile



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criminal cases in Nevada, I think it is time for the legislature to stop enabling possible criminal activity by eliminating cumulative voting for homeowner associations.

This is not to say that a law should be passed eliminating all cumulative voting in homeowner associations in Nevada. There are special cases where cumulative voting has its usefulness. For example: if cumulative voting is indicated in the governing documents for a master association, then it should stand. A master association is made up of sub associations of varying populations. It makes sense that a sub association should be able to elect one of its members to the master association board and cumulative voting gives them an avenue to accomplish this goal. The same holds true for mixed use associations: their documents may purposely employ cumulative voting to level the playing field for the different factions in their communities.

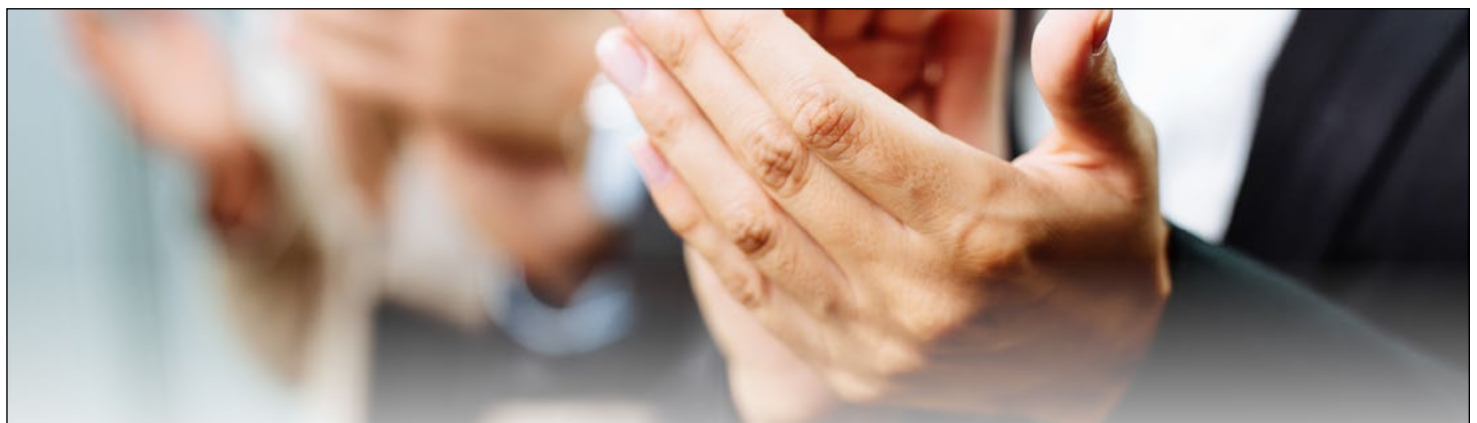
There may be other cases where cumulative voting has a logical purpose for specific homeowner associations, but it is my opinion that for the majority of homeowner associations in Nevada, cumulative voting has no legitimate purpose. A fair election is the goal of each association: limiting the means of unfairly manipulating the result of an election is the best way to achieve that goal.

I recommend that the legislature take up a bill striking down cumulative voting except in certain circumstances.

A fair election is the goal of each association: limiting the means of unfairly manipulating the result of an election is the best way to achieve that goal.

The proposed legislation should read something to this effect: "Regardless if cumulative voting is indicated in the governing documents, except in the case of a Master Association made up of two or more sub associations and/ or a Mixed Use Association made up of commercial and residential properties, cumulative voting is not allowed for board member elections. In the case of a Master Association made up of two or more sub associations and/ or a Mixed Use Association made up of commercial and residential properties, cumulative voting is allowed only if it is indicated in the governing documents."

If there is a counter argument to this suggestion, I welcome your input. Please submit a rebuttal to the magazine committee for publication to make your voice heard. 🗣️



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Why Do I Need To Know This???

by Shirl McMahon

As a member of both the magazine committee and the events committee, I often hear input from our CAI members wanting to know how/why we select speakers/topics for the luncheons or how we select articles for the magazine. In other words – “Why Do I Need To Know This?; How Does This Relate To My Job?; Why Is This Important to Me?” The magazine committee decided to address these ongoing questions by conducting an interview with Sharon Bollinger, Chair of the Events Committee, to provide insight on the selection process for speaker and luncheon topics. And the magazine committee will provide insight as to how we select articles, topics and themes for each edition of the *Community Interests* magazine.

Q: WHAT IS THE CRITERIA FOR THE SELECTION OF LUNCHEON TOPICS AND SPEAKERS?

A: The topics and/or speakers are related to anything in our industry that impacts an aspect of our membership demographics – whether it be homeowners, managers, business partners or board members.

The events committee is also dedicated to the educational component of the topics – helping to educate all members on current or “hot” topics. How would you know about the need for seemingly obscure processes for “earthquake preparedness” or “active shooter” situations if not provided by your association? And, yes, even the LINQ presentation at our June luncheon has relevance – if a project (even a project on the strip and not necessarily in our neighborhoods) is successful and provides jobs and increased tourism and related spending, then we all, as citizens of this



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city and county, (the “larger” community) benefit from this success.

And of course, there’s the legislative updates – very important to our industry. The August luncheon provided a panel of legislative leaders to address HOA matters and how they affect managers, homeowners and their districts. The “meet and greet” format allowed our members to get to know these folks on a personal level – we even have their cell phone numbers now!

The events committee also allows for a special event to recognize our community leaders by way of the OPEM awards – Ordinary People, Extraordinary Measures. Always well attended, this event provides a moment to let these community leaders shine, be recognized and, above all, appreciated.

Q: HOW DO YOU DETERMINE IF THE SPEAKER/TOPIC WAS SUCCESSFUL?

A: The events committee sends out a survey after each luncheon or event asking for input from our constituents on the relevance of the presenter or topic. These surveys are gathered and shared with the events committee members in a verbal format at our monthly meetings. The surveys welcome both negative and positive feedback – and we do get both! There is the opportunity for input regarding the benefit of a similar topic. In other words, the event was so successful, they want more of the same. And there’s the opportunity to suggest topics they would like to see that perhaps the events committee may have overlooked. The events committee also periodically reaches out to the management companies to find out what educational topics they are currently seeking for their community managers.

Q: HOW ARE MAGAZINE ARTICLES AND COVER STORIES SELECTED?

A: The 2014 magazine articles and cover stories were “theme” based. The committee selects a relevant theme – charitable organizations, safety awareness, legislation, non-profits, teamwork - are just a few of the themes the committee selected for 2014. In 2015, a legislative year, the magazine will return to the editorial calendar featuring monthly issues alternating between education and legislation. The magazine will alternate the issues, with legislative updates featured every other month, alternating with topics highlighting each component of a community. For example, January will feature “The Role of the Board”; March will feature “The Role of the Manager”.

Both the events committee and the magazine committee welcome your input. If you have speaker or luncheon topics, please contact the events committee chair, Sharon Bollinger at sbolinger@ccmcnet.com. And to suggest magazine articles or themes, or to submit your own articles, please contact the CAI Communications Manager, Chris Snow, at marketing@cai-nevada.org. ●

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Terra West – Reno and Sparks locations

Caughlin Ranch Homeowners Association – Community Center

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CAI Nevada Chapter Members' Brag Page

Congratulations to the following individuals who have recently earned new credentials!

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Melissa Scott
Billie Smith
Lauren Stemmler
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Daryl Wingfield

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PCAM®:

Caren Carrero
Melissa Ramsey
Tonya Galee

FIRSTSERVICE RESIDENTIAL ASSOCIATES ACHIEVE HIGHEST DESIGNATION

Associates from **FirstService Residential** obtained the highest designation for community association management. **Caren Carrero** and **Melissa Ramsey** were each recognized as Professional Community Association Managers (PCAM) this month.

The PCAM designation is the highest recognition for professionals who specialize in community association management. Some prerequisites for this designation include five years of management experience in community associations, completion of all six M-200 series classes, and successful passing of the CMCA exam. The applicants must also complete an extensive case study within one year from the date of application approval.

"We are thrilled to have associates that strive to go that extra mile in obtaining these designations. Community association management can be a challenging career. To achieve this recognition on top of everything else they do is very impressive. I am very proud of these individuals and congratulate them on a job well done," said Steven Parker, president of FirstService Residential in Nevada.

NATIONAL CAI'S CAVC ELECTION

The results of this year's Community Association Volunteers Committee election are in. **Dr. Robert Rothwell** was elected by the community association volunteer leader members of CAI to serve a two-year term beginning January 1, 2015:

Congratulations Robert! ●

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MELISSA RAMSEY, CMCA, AMS, PCAM, CPO IS VICE-PRESIDENT WITH FIRSTSERVICE RESIDENTIAL AND CAI MAGAZINE CHAIR

Article Submission Guidelines

Community Interest Magazine

by Melissa Ramsey, PCAM, CMCA, AMS, CPO

To ensure we continue to provide an elite level of journalism to our industry, the Magazine Committee requests authors of articles to follow the guidelines outlined below. Since the committee is a group of volunteers, if an article is received that does not meet the guidelines, we will return it to the author for modification. Should you have any questions regarding these guidelines, contact CAI's Nevada Chapter Communications Director or the Magazine Chair (contact information at left).

We thank you for your cooperation and support!

SUBMISSION GUIDELINES:

1. Provide your head shot (jpg or pdf)
2. Include your name, designations, title, company/association, etc for article credits
3. OBTAIN PERMISSIONS for any material held in copyright

4. Include supporting information to content when applicable
5. SUBMIT TO THE CONTACTS BELOW BY THE 20TH OF THE MONTH FOR 2 MONTHS OUT (Ex: July articles are due May 20th)

ARTICLE GUIDELINES:

1. Informative, educational, insightful, and thought provoking content requested
2. Word Count Requirements are MIN 250 and MAX 750
3. NO SELF-PROMOTION FOR YOUR BUSINESS/COMPANY IN THE ARTICLE
4. Accompanying photos must be at least 300 dpi
5. Proof your material before submitting in WORD format
6. Suggested/Desired Topics include: Financials, Board & Manager Education, Legislative action, first hand encounters/ experiences, Community Events ●

CONTACTS:
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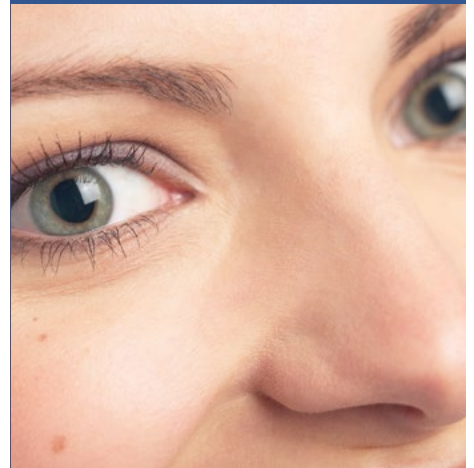
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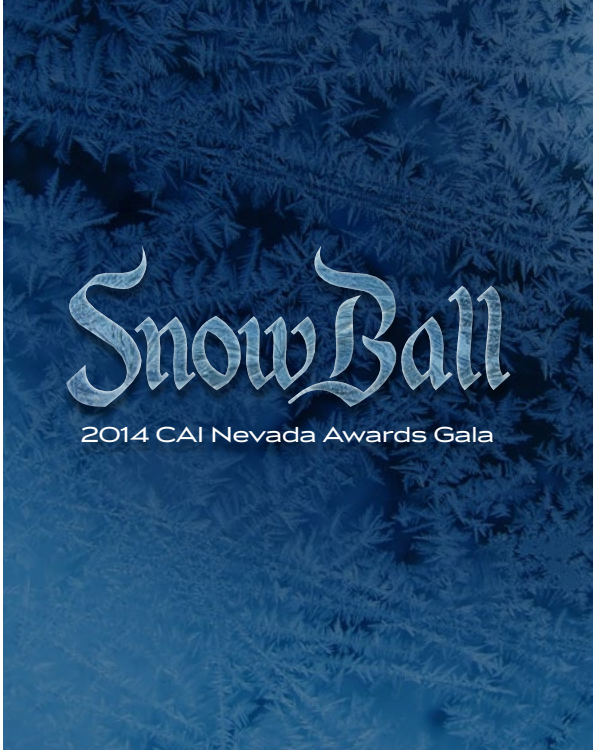
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Gala Update...

by Lauren Stemmler, CMCA, AMS

Congratulations to all of the phenomenal managers, companies, and associations who were nominated for their contributions to CAI this year! For all of the nominees, remember to complete your online questionnaire by Wednesday, October 15 to qualify for the applicable award.

Don't forget to visit www.cainvgala.com for up to date information about the evening, including the nominee list, sponsorships and ticket information. The Gala will be held Saturday, February 21, 2015 at the Treasure Island. ●



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