

Community Interests

WHAT YOUR INDUSTRY IS TALKING ABOUT ... WHAT HOMEOWNERS NEED TO KNOW



*Jason Hoorn of Taylor Association
Management in the driver's seat.*

HOAs IN THE FAST LANE!



Snow Ball

2014 CAI Nevada Awards Gala

Saturday, February 21, 2015 • at the Treasure Island

Community Interests

THE MAGAZINE FOR COMMON INTEREST COMMUNITIES

JANUARY 2015

Columns

- 4 President's Message
- 5 Chapter Commentary

Articles

- 6 The Proper Care and Feeding of an Association's Board of Directors
- 8 The Role of the CAI Nevada Chapter Board of Directors
- 9 Role of the Board: "New Year's Resolution – Saving Money"
- 10 Nevada Real Estate Division Under New Leadership
- 12 A Buck a Door
- 14 We Are in this Together
- 16 Bowling Gallery
- 18 Toy Drive Day Gallery
- 19 The Focus of 2015 Magazines
- 20 25 Years
- 22 'The Right Way' to 'Get The Attention' of Your Legislator
- 26 Supporting the Solace Tree
- 28 Thank You!
- 30 CAI Nevada at 25
- 35 CAI BINGO

The Marketplace

- 31 Classified Advertisements

Norm Rosensteel, PCAM, NVEBP
VP Donna Zanetti, Esq., PCAM

Cover Sponsor

Taylor
Association Management
www.tamhoa.com



Magazine Committee

Melissa Ramsey, CMCA, AMS, PCAM, CPO *Chair*
Fran Bailey
Deborah Iossa, CMCA, AMS
Kathryn Jones
Kathy McDonald
Shirl McMayon
Vicki Niggemeyer
Robert Rothwell, PhD., DCAL
Lauren Starner, CMCA, AMS
Judith Hanson, DCAL*

*CAI Board Member Liaison

Design and Layout

44print • www.44print.com

Subscription information

Subscriptions are available for \$36 per year. For more information, or to subscribe call CAI at 702-648-8408 or via e-mail at marketing@cai-nevada.org.

Magazine Deadline

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.

Acceptance of advertising in the magazine does not constitute an endorsement by CAI or its officers of the advertised product or service. Advertisers assume personal liability for any claims arising therefrom against the publisher relating to advertising content. The publishers and editors reserve the right to reject advertising that either party deems inappropriate for the publication.

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.

Chapter President

James Gibson..... 775-624-9140

President Elect

Mindy Martinez, CIRMS, DCAL, NVEBP. 702-284-7911

Vice President

Norm Rosensteel, CMCA, AMS, PCAM, NVEBP
..... 775-337-1190

Treasurer

Donna Toussaint, DCAL..... 702-240-5994

Secretary

Tiffany Dessaints, CM, CMCA, AMS, PCAM... 702-795-3344

Director

Directors

Adam Clarkson, Esq. 702-462-5700
Judith Hanson, DCAL..... 702-982-0304
April Parsons, SCM, CMCA, AMS.....(702) 869-0937
Michael Schulman, Esq., CCAL..... 702-341-5200

2015 Committees

CA Day

Kat Apell-Tighe CMCA, AMS

Chapter Party 2015

Brian Hunt

Education

Kathy Wolfe, CMCA, AMS, PCAM, DCAL
Anne Calarco CMCA, AMS, PCAM, DCAL *Co-Chair*
Greg Toussaint, DCAL, *Co-Chair*

Events Subcommittee: Programs

Sharon Bolinger CMCA, AMS, PCAM

Events Subcommittee: Social

Corey Clapper, CMCA, AMS
Alicia Syverson, NVEBP

Gala

Lauren Starner, CMCA, AMS
Jennifer Ballew

Golf

Ken Coats

Grassroots

Kendall Luke CMCA, AMS
Ashley Livingston

LAC

Norm Rosensteel PCAM, NVEBP *President*
Donna Zanetti, Esq., PCAM *Vice President*

Magazine

Melissa Ramsey, CMCA, AMS, PCAM, CPO
Vicki Niggemeyer

Membership

Tonya Gale, SCM, CMCA, AMS, PCAM
Bradd Greene, NVEBP

NN Committee

Beckie Richter

Ken Carteron, NVEBP

NN Subcommittee: Education

Lorrie Olson, CMCA, AMS, PCAM, DCAL
Melissa Ramsey, CMCA, AMS, PCAM, CPO

NN Golf

Ron Wright

Management Company Advisory

Patricia Taylor, CMCA

CAI Nevada Contact Information

Mary Rendina, *Executive Director*
Christina Snow, *Communications Manager*
Katie Rendina, *MSW Administrative Assistant*

9171 W. Flamingo Road, Suite 100
Las Vegas, NV 89147
Phone: 702-648-8408
Fax: 702-240-9690
info@cai-nevada.org
www.cai-nevada.org



JAMES GIBSON
2015 CAI PRESIDENT

President's Message

It's a new year filled with many opportunities to serve each other! In 2014 we focused on "volunteerism" through local and regional programming emphasizing the importance of having a positive impact within our communities. For 2015 we are adjusting our attention towards our Chapter's inherent capabilities to help each other as members of the largest Common Interest Community support network in Nevada. Our primary objective is "growth by collaboration" both internally and externally throughout the year.

What does this look like? Well, it starts with strategically planned magazine themes with monthly individual focus points on the people and services that affect us the most. Throughout the year you will see varying themes researched, such as The Role of the Board, Legislative Issues, Financials and NRS116 along with many other pertinent subjects. We will also be discovering new ways to get our DCALs and NVEBPs involved and create new avenues for many other homeowner members to provide input so that everyone has a chance to contribute.

Keep in mind, the overall goal here is to grow from within not by numbers, but by the

collaboration of our resources amongst all members. In understanding this, you will also notice that there are some new faces among our committee Chairs and some familiar faces heading up new sub-committees. This was a result of our vision in spreading our incredibly dynamic pool of leaders across our Chapter to further reach our membership and entice more involvement from all member types. When we are out in the market competing against one another for business that's one thing, but when we are all in the same room (i.e. monthly luncheons, legislative sessions, continuing education, etc.) then we are all on the same team striving for very similar goals. It is this philosophical approach that will lead to growth externally, which will bring about an increase in new members, retention and overall valued input across the Chapter.

I ask that you join us in 2015 and make an impact within our Chapter to not only sustain our continued growth, but to enhance its value and broaden our strength as one unified group!

James Gibson



Identify vehicles without hassles

Barcode Automation Readers and Decals are the best way for communities to identify vehicles as they enter the property. Easily works with all gate types and visitor management systems. Identifies vehicles at speeds up to 25mph.

No radio interference, no copying, no batteries and no issues.

BAI Barcode Automation, inc.



See us in Vegas!
Annual Convention #815

Learn more and find a local dealer at:
www.Barcode-Automation.com



CHRIS SNOW
COMMUNICATIONS
MANAGER

Chapter Commentary

Happy New Year!

It's a new day, a fresh start, turn the page, turn over a new leaf, make a fresh start and my favorite, get your ducks in a row! All clichés but the meanings are the same....as we watched another year rapidly pass before us, it is time to start over and get down to business.

The CAI Nevada Chapter starts over every January beginning with our Committee Open House at the January Luncheon. If you are new to CAI, or just ready to become more involved, this is the luncheon to meet all the committee chairs and get a hands-on explanation of what it is they do and when they meet. It's a great way to find the right fit for you in our Chapter and get to know more people and build those relationships!

The committees have exciting new agendas and plans set out for 2015. Education will be unveiling an entirely new and updated education format directed at non-member homeowners via the internet. Of course, CAI National is

returning to Las Vegas in April, which means the 2015 Chapter Party Committee is planning another spectacular event, this year a French Moulin Rouge theme at The Chateau Night Club at The Paris Las Vegas Hotel. Events has a great line up of luncheon programs. The sub committees of Social and Community Outreach are partnering to plan some fun events and help the community, starting with the 3rd annual Wine and Canvas in early 2015. Our friends in the North are working out the final details of their education, community outreach and main events of golf and bowling as well as the first quarterly breakfast, with Ombudsman Sharon Jackson in January. Stay tuned as they say....

Keep your hat on, all in a days work, all for one and one for all, keep your axe to the grindstone, hang on ... it's going to be a great year!

Regards,

Chris Snow



2015 brings new resolutions and expectations.

Perhaps it's the ideal time to review the services that your current gate vendor provides and see if they are meeting your expectations. After all, the main purpose of your community gate is to add protection and security for what matters most to you.

Community Access Systems (CAS) provides exceptional service and products that will ensure the proper functioning of your gate system throughout the year.

Call or email us today for a free quote!



Phone: 702.215.8168 | 775.332.1897 NV Contractors License #s:
service@communityaccessnv.com 0079092 & 0079093
www.communityaccessnv.com Limit: \$249,999.00



SHEILA VAN DUYNESQ.
IS WITH THE VAN DUYNES
LAW GROUP

The Proper Care and Feeding of an Association's Board of Directors

by Sheila Van Duyne Esq.

The success of an Association depends on the existence of Homeowners who are willing to step up and to serve on the Board. Without that volunteer force, an association will decline and stagnate, important tasks will be put off, apathy will spread, and, in the end, the Board will not have a quorum and will not be able to conduct business.

The below are several ways to keep our Boards healthy.

1. ASK FOR HELP:

NRS 78.138 codifies the Business Judgment Rule:

NRS 78.138 Directors and officers:

... 2. In performing their respective duties, directors and officers are entitled to rely on

information, opinions, reports, books of account or statements, including financial statements and other financial data, which are prepared or presented by:

- (a) One or more directors, officers or employees of the corporation reasonably believed to be reliable and competent in the matters prepared or presented;
- (b) Counsel, public accountants, financial advisers, valuation advisers, investment bankers or other persons as to matters reasonably believed to be within the preparer's or presenter's professional or expert competence; or

... 3. Directors and officers, in deciding upon matters of business, are presumed to act in good faith, on an informed basis and with a view to the interests of the corporation.

The Board will be presumed to have acted in good faith if they sought help when making their decisions. If there is an attorney on the Board who is great at handling family law or real estate law, remember, that same attorney may know nothing about Community Association law. The retired CPA on the Board may be great with numbers, but that doesn't mean he/she should prepare the Association's audit. Separateness is better here. Your decision doesn't need to be the right decision. Your decision, however, should be based on the best information you were able to obtain at the time from your experts.

2. ABIDE BY YOUR ASSOCIATION'S GOVERNING DOCUMENTS (AS LONG AS THEY COMPLY WITH NRS116 AND NAC116):

You have been elected by Homeowners to run the Homeowners Association. Don't involve the Association in non-Association business endeavors. Read your documents and NRS/ NAC 116 to find out what your role is. Show up to the meetings, keep informed and be sure accurate minutes are kept.

Seacoast Commerce Bank HOA Banking

Seacoast Commerce Bank offers a full range of comprehensive banking and financial services for Homeowner Associations and Property Management Companies.

HOA BANKING SOLUTIONS

- Depository Services
- Cash Management
- Remote Deposit Capture
- Lockbox Services
- ACH Origination
- HOA Financing
- Online Dues Program

Seacoast Commerce Bank provides our Property Management and Homeowner Association clients the ability to maximize their use of bank services. We understand the unique Banking needs of our Property Management and Association clients, providing industry specific products and customer service that you have grown to expect and deserve.

KEN CARTERON
Senior Vice President
HOA Banking Division

775-453-9131 Phone
888-472-4462 Toll Free
760-803-9541 Mobile
kcarteron@sccombank.com

13415 S. Hills Drive
Reno, NV 89511
www.sccombank.com

Member FDIC

Seacoast Commerce Bank

3. LEARN HOW TO RUN A GOOD MEETING:

Follow the Rules – Roberts Rules that is. Don't make decisions in your emails or outside of formal meetings. Have a lively debate at the meeting ... then, call for a vote. Remember not to overwork your community manger by allowing the meeting to go on for hours past dinner.

4. DON'T DO ANYTHING STUPID:

Don't mishandle the finances or send a bill to the Association for your dinner expenses or get into loud nasty arguments while the tape is running.

5. REDUCE RISK TO YOU AND YOUR ASSOCIATION:

Though NRS 116.31037 does give a board member some protection for mistakes, it always is a "question of fact" as to whether or not an action was a mistake or was a BIG MISTAKE that no fool would make.

NRS 116.31037 Indemnification and defense of member of executive board:

If a member of an executive board is named as a respondent or sued for liability for actions undertaken in his or her role as a member of the board, the association shall indemnify the member for his or her losses or claims, and undertake all costs of defense, unless it is proven that the member acted with willful or wanton misfeasance or with gross negligence.

6. EDUCATE YOURSELF:

Join CAI. Read this magazine ... share it with your fellow board members and friends. Speak to other board members and try to learn as much as you can about NRS 116.

7. ACCEPT SUPPORT:

Remember that your Board is made up of volunteer homeowners. If you are getting frustrated at a meeting, take a deep breath and attempt to resolve your issues by communication and conversation. Start with a compliment and then go into the disputed issue. Don't alienate those homeowners in the audience ... they may be sitting next to you on the board after the next election. ●

THE CLARKSON
LAW GROUP, P.C.

Community Association
Corporate Counsel & Collections

Serving Northern and Southern
Nevada Community Associations

Adam H. Clarkson
Attorney at Law

James B. Fairbanks
Attorney at Law

Brandon E. Wood
Attorney at Law

Matthew J. McAlonis
Attorney at Law

Las Vegas:
702-462-5700 Fax: 702-446-6234
2300 W. Sahara Ave, #800
Las Vegas, NV 89102

Reno:
775-850-2800
9190 Double Diamond Parkway
Reno, NV 89521

the-clg.com



NORMAN ROSENSTEEL,
CMCA, AMS, PCAM,
NVEBP

The Role of the CAI Nevada Chapter Board of Directors

by Norm Rosensteel

Ok, so what is it that the Nevada Chapter Board of Directors do? The Board plays many different roles within the Chapter. Officially, they set policy for the Chapter and staff, approve budgets, and make decisions on the goals and direction of the Chapter. Behind the scenes, there's a lot more going on.

Board members are expected to attend as many events as they possibly can, and while it is difficult to attend all events (there were 73 major events in 2014, not counting numerous outreach efforts and events in our communities!), we attend a lot of them! There are typically several board members at each event as well.

Each board member is also a liaison to at least one committee and sometimes several of them. Liaisons attend the committee meetings and assist the committees with anything that needs to be approved by the board, such as events

budgets, or changes in the way things are done. The board liaison is not a voting member of the committee, but is there to guide, assist and help to make the committee chair's job easier by providing a direct line of communication to the board.

The board is also responsible for working with the Chapter Executive Director to ensure that exceptional value is given to the members as a part of their membership, and that the Chapter reaches its goals. Basically, the Chapter Executive Director (and staff) carries out day-to-day operations, while the board sets policy and controls financial decisions.

There are nine board members elected by the membership to staggered three year terms. Every year, three of these positions are up for election. Of the nine-member board, the Bylaws dictate that at least two, and no more than three of these positions, must be filled by at-large members from Northern Nevada. Additionally, there are two Community Association Volunteer positions, two Manager positions, and two Business Partner positions on the board. No more than one person from any one company may sit on the board.

The 2015 Board consists of the following:

President

James Gibson

President-Elect

Mindy Martinez, CIRMS, DCAL, NVEBP

Vice President

Norm Rosensteel, PCAM, NVEBP

Treasurer

Donna Toussaint, DCAL

Secretary

Tiffany Dessaints, PCAM

Directors

Adam Clarkson, Esq.

Judith Hanson, DCAL

April Parsons, CMCA, AMS

Michael Schulman, Esq. CCAL

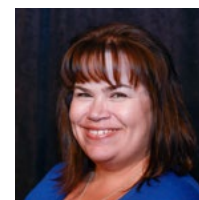
We all thank you for the opportunity to serve you in the upcoming year! ●

Snow Ball
2014 CAI Nevada Awards Gala

Saturday, February 21, 2015
at the Treasure Island

Can you believe the Snow Ball – a winter wonderland gala – is next month? Have you purchased your sponsorships or tickets yet? The gala will be held on February 21, 2015 at the Treasure Island. The Cocktail reception will begin at 5:30 pm, with dinner starting at 7 pm.

Visit www.CAINVGALA.com for up to date information regarding the 2014 Gala, including sponsorships and ticket information today!



DAWN OSTERODE, SCM,
CMCA®, AMS®
SUPERVISING
COMMUNITY MANAGER
RESERVE ANALYST
BETTER RESERVE
CONSULTANTS

Role of the Board

“New Year’s Resolution – Saving Money”

by Dawn Osterode, SCM, CMCA®, AMS®

Volunteering to run a non-profit corporation is certainly something that most homeowners do not think about when purchasing a home in a Homeowners Association. Board members volunteer to serve on their respective Boards for many reasons. However, it is not unusual to hear that someone has volunteered because no one else was running and they did not want their assessments to increase.

The amount of the assessment an owner pays is a very sensitive topic, and one that should not be taken lightly. Most Associations are non-profit corporations, and funds received from members should be used wisely for the purpose of maintaining the assets of the Association. On the other hand, if we are not careful, we can easily take for granted everything that our Homeowner Association Board members do to keep the community looking its best, and, hence, improve property values.

As Community Managers, we most often hear the questions: “Where are all my assessments going? What am I paying for?”

Owners want to know that their elected Board of Directors is being fiscally responsible and finding every way possible to keep the assessments down but keep their property values up. This is not an easy task, and Board members are challenged with making decisions that affect the improvement and well-being of the community as a whole!

As we enter into 2015 and the budgets have been finalized, we ask ourselves, how can we save our membership money without reducing quality of service and care?

Step 1 ... Take a look at your reserve funding and your reserve study. When was the last time it was updated with real numbers and estimates? Reserve funding is a big portion of your budget and should be updated annually as a separate project earlier in the year, not at budget time when you are in a timeline crunch. This provides the time for your Board to be involved in the study and truly understand how it can help your community. *Audit Tip: ask if the Board has*

been paying for expenses from the operating account that should have been paid from the reserves funds.

Step 2 ... When reviewing bids for contracted services, remember there is room to negotiate. Consider if there is a vendor whose customer reviews and services are far more beneficial than the other bidders, but whose bid may be a little higher? The Board has the power to go back and negotiate. Vendors want your business, so take advantage of the possible additional savings available.

Step 3 ... Look for ways to save on your copy and mailing costs. NRS 116 and NAC 116 have specific language on what notices require mailing. Become more cost-efficient and take advantage of huge savings by combining mailings. Also remember that too much information can be lost in translation when communicating with your membership. Remember the adage ... ‘KISS’ ... keeping it simple and to the point will serve as a better, more effective communication tool! ●





VICKI NIGGEMEYER IS A MEMBER OF THE SAGE HILLS COMMUNITY ASSOCIATION AND A MEMBER OF "COMMUNITY INTERESTS" MAGAZINE COMMITTEE.

Nevada Real Estate Division Under New Leadership

by Vicki Niggemeyer

The Nevada Real Estate Division (NRED) has a new leader: Joseph D. Decker. Decker comes into the position with an extensive background in military, government and business experiences.

He received his Bachelor's Degree in Sociology from Sonoma State University, California. After serving in the US Army as a Special Forces Officer, he left the military and moved into the business world. He held a variety of positions over 25 years, both in the insurance and banking industries: insurance adjustor, disaster departments, special investigator for the fraud department, banking investigation and ended his 12-year association with Bank of America as the Senior Vice President for their protective services. Decker served as the Deputy Commissioner for the Nevada Division of Insurance just prior to his appointment as the new administrator of NRED.

NRED has a "very broad mission," according to Decker. "The real estate market in Nevada encompasses a lot of different areas: from builders and developers, to time shares, to real estate licensing for agents and brokers, and then to common interest communities. We license and regulate." They also educate, investigate and enforce.

To accomplish their objectives, the Real Estate Division has several arms: registering, issuing permits for sub-divisions and developments, approving time share operations, overseeing roughly 25,000 real estate licensees, and, of course, the Ombudsman's Office, which is the primary branch that serves Common Interest Communities.

The function of the Ombudsman's Office is to help Common Interest Communities with disputes, resolutions and education. Decker says, "People don't want to commit misconduct. They don't want to violate the law. But who's an expert on NRS 116 when they get elected to a board?" The Ombudsman's Office can help with that.

As Decker settles into his position, he readily admits that there is room for improvement.

There is a backlog of cases within the CIC sector, and he is working on a plan to address that issue. "First of all we are identifying staffing needs. We have two new investigators coming on board, two more positions open. We need to overhaul the policies and procedures. We've been having detailed meetings that involve staff: from the Ombudsman's Office to the Attorney General's office to our enforcement chief." He says they are focused on gearing up the Ombudsman's Office and have "designed a proposed infrastructure" to deal with the problems.

"There are budget issues," Decker admits. "We have proposed for the agency to be self-funded as opposed to being funded by the general fund. That allows us to staff and resource the agency the way we want; we just have to ask the legislature to spend money that we've gathered. And that's much easier."

Toy Drive Winners

Warren Reed, DCAL won the CAVL membership renewal
Stephanie Freeman, CMCA, AMS won the Manager Membership Renewal

Ken Carteron, NVEBP, Seacoast Commerce Bank won the NN Hope Drive ad

KRT Fitness & Patio Concepts won the Southern Nevada Toy Drive Business Partner Ad

Thank you to everyone who supported the toy drive this year! We are proud to have donated over 400 toys, bikes and gift cards to several organizations throughout the state that will help brighten a child's holiday.



"I am trying to remove obstacles to resolutions. We'll get rid of those obstacles and stop doing those things that don't contribute towards getting us from point A to point B in the most efficient way possible. The agency in the past has allowed people to say, 'I want to go right to enforcement. I want someone to be fined.' Which is not how it should be handled. If you have a dispute, you need help resolving it first." The Ombudsman's Office is the place to register a complaint. If the complaint cannot be resolved at the Ombudsman level, it then goes to the investigation level, from there to enforcement and then to the Commission for action. Because some of those steps had been bypassed, it caused the "big systemic problem that led to this backlog."

Decker sees education as a vital part of what NRED does all across their spectrum. The state requires a portion of funding to be used for education, much of that is Continuing Education for real estate licensees, sales people and brokers. Decker is committed to using a portion of that public funding for CIC education. "If I look from the agency's perspective across all the sectors, we've got room to improve our education efforts in the CIC area" for both homeowners and board members alike.

The Ombudsman's Office and Community Association Institute (CAI) share many of the same goals. Both are dedicated to educating and assisting homeowners, board members and managers of CICs. Both are committed

to helping homeowners' boards and managers make good decisions for their communities. Both emphasize understanding and compliance with NRS 116. Decker says, "We are absolutely aligned." Together "we'll have a bigger impact."

Decker, who prefers to be called JD, came to Nevada as a Bank of America employee. "I was transferred here. It was literally the first place I had lived that felt like home. So I swore I would never leave." The bank had other ideas. Decker left the bank, but is still feeling at home in Nevada.

The new job is challenging for sure. He's been in the job since August and there are "thousands of things that need done now." But for Decker it is also "very rewarding." He not only comes into the job with plenty of experience, he also brings integrity and enthusiasm.

Yes, NRED has a new leader ... and he is already making a good impression! ●

COMMERCIAL FITNESS EQUIPMENT | Cardio & Strength | Free Weights | Multistations | Gym Flooring | Accessories

fitness & patio concepts™

702.490.3558p 702.924.2562f
krtconcepts.com • info@krtconcepts.com
 537 East Brooks Avenue, Suite 408, North Las Vegas, Nevada 89030

CONTRACT PATIO FURNISHINGS | Patio Furniture | Cabanas | Site Furnishings | Umbrellas | Accessories | Upholstery



DON SCHAEFER IS A MEMBER OF THE BOARD OF DIRECTORS AT SUN CITY ALIANTE AND MEMBER OF NEVADA LEGISLATIVE ACTION COMMITTEE

A Buck A Door

by Don Schaefer, DCAL

The Nevada Legislative Action Committee (NLAC) is seeking your assistance to help us ensure we have an advocate full-time in Carson City before, during and after the upcoming Legislative session. The NLAC hired a full time lobbyist, Garrett Gordon Esq., of Lewis Roca Rothgerber to represent HOA Associations throughout the entire State, whether they are a member of CAI or not. Having our own advocate in Carson City will have an impact, because our advocate will represent us.

Now that the 2014 elections are over we will have a unique opportunity to work with our legislators in Carson City to amend and perhaps change portions of HRS216. We have already seen some positive results since retaining



Garrett Gordon. He has been appointed by Senator Aaron Ford to work on various bills he is sponsoring which will, if enacted, greatly help Boards and HOA associations.

Increased advocacy through lobbying requires funding, which is why NLAC is requesting the help of HOA associations and their homeowners. If each homeowner is willing to make a voluntary contribution of one dollar (\$1.00) to the NLAC, it will help to ensure that we have an advocate in Carson City beyond the 2015 legislative session. If your Board has not already taken action on this request, we encourage you to ask them to do so, or you can do so by completing the application on the next page.

It might not seem like a lot of money, but with one dollar from every homeowner we could ensure that our voice is heard in Carson City. With one dollar we will ensure that there is a single voice speaking on our behalf. With a voluntary contribution of one dollar there will be a clear message to our Legislators. Your dollar will help us to curb the micro management of HOAs by our legislators, and help to avoid increased assessments.

No money will be spent to support any legislator or their politics. All money donated will help NLAC in its efforts to get our message across to our legislators, namely, "we oppose any legislation that will result in an increase to homeowner associations' assessments."

Please take the time to send us your voluntary contribution today. ●



OVIST & HOWARD
CERTIFIED PUBLIC ACCOUNTANTS

*We are **your** local HOA Specialists*

We pride ourselves on our work for our Clients and our Community

P 702-456-1300
 F 702-456-6155
 hoa@ohcpas.net
 www.ohcpas.net

YES, I'D LIKE TO SUPPORT CAI-NLAC WITH A PLEDGE!

HOA PLEDGE

_____ X _____ = _____
Number of Doors A Buck a Door or More Total Pledge

PROFESSIONAL'S PLEDGE

_____ X _____ = _____
Professional Hourly Rate Number of People in Firm Total Pledge

Total Pledge

NAME _____

TITLE _____ FIRM/COMPANY NAME _____

ASSOCIATION NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ E-MAIL _____

METHOD OF PAYMENT – Return this completed form to the address below

Check enclosed payable to CAI-NLAC Credit Card – AME Visa Mastercard Discover (circle one)

NAME ON CARD _____

BILLING DDRESS _____

CITY _____ STATE _____ ZIP _____

CREDIT CARD NUMBER _____

SIGNATURE _____ DATE _____

CAI Nevada Legislative Action Committee (NLAC) is a 501(c)(6) not-for-profit organization. Contributions or gifts to CAI Nevada Legislative Action Committee are not deductible for federal income tax purposes.



Each association should consult with their legal and accounting professionals to verify their ability to make this contribution and the appropriate method to account for the same.

702 648-8408 | 702 240-9690 fax | www.cai-nevada.org
9171 W. Flamingo Road | Suite 100 | Las Vegas, NV 89147-64591



ARNIE R. SNOW, PH.D. IS THE GENERAL MANAGER, SUN CITY ALIANTE COMMUNITY ASSOCIATION, INC. HE HAS BEEN A COMMUNITY MANAGER FOR 30-PLUS YEARS.

We Are in this Together

by Arnie R. Snow, Ph.D.

Contemplating this opportunity one was reminded of the incident regarding a gentleman walking down a country road and observed a youthful farmer struggling to load hay back onto a cart after it had fallen off.

"You look hot, young man," said the gentleman. "Why don't you rest a moment and I'll give you a hand."

"No, thanks," replied the young farmer. "My father wouldn't like it."

"Don't be silly," replied the gentleman. "Everyone is entitled to a break. Come and have a cold drink of water."

Again, the young man protested that his father would be extremely upset. Losing his patience, the gentleman stated, "Your father must be a real slave driver. Tell me, where can

The key ingredient is open communication and mutual respect. It has been said that understanding is easier said than done.

I find him and I'll give him a piece of my mind."

"Well," replied the young man, "he's under the load of hay."

Frequently we each feel as though we are "under the load of hay." However, when a Board of Directors and a Community Manager work concomitantly much can be accomplished; after all, we are in this together.

The key ingredient is open communication and mutual respect. It has been said that



NEVADA CHAPTER
community
ASSOCIATIONS INSTITUTE

2015 CHAPTER PARTY PARIS HOTEL
APRIL 30, 2015 • 7:00 P.M. - 10:00 P.M.

understanding is easier said than done. Someone also once said: "After all is said and done; there will be more said." The term "communication" is an often misunderstood concept. In order to have effective or genuine communication, the following needs to exist: Someone needs to speak or gesture, and someone needs to listen or receive. The listening party then responds while the speaking party fills the listening or receiving role. Without both elements we experience nothing more than a basic lecture.

Educational research has stated that the most ineffective method of teaching and learning is the lecture method. Communication becomes an active process with more than one individual actively involved.

In working with community associations, the concept of communication requires a more in-depth connotation. For a community association to work "effectively," elected officers, professional staff and volunteers become a team and strive to work together for the benefit of the entire community.

In any organization, all pieces must fit congruently together in order for lasting progress to occur. As children we were familiar with "Humpty Dumpty." We soon discovered, and most likely remembered, that "all of the king's horses and all of the king's men could not put Humpty Dumpty together again." By communication and

working together we lay the foundation to prevent the scattering of pieces. This basic accomplishment preserves the community as a whole and alleviates the picking up and rejoining the fragmented components.

Over the past several decades it has been my distinct privilege to work in tandem with many well established and respected Board of Directors. It has been enlightening to observe that the Boards of Directors who work in concert with the Community Manager respectfully establish lines of communication, respect each other and, most importantly, establish a unified vision for a Community.

With respectfully established lines of communication a Board of Directors, a Community Manager and a Common Interest Community will provide a friendly, productive and enjoyable relationship. We are certainly in this together; and together great accomplishments will come to fruition. ●

MILLIONS OF USERS CAN'T BE WRONG

More than 2 million users throughout the world use AtHomeNet online solutions for their association.



- › Fully Customizable Websites
- › Mobile Web Applications
- › Newsletter Architect
- › Emergency Alert System

Set Up a Website in ONE Week with...

FREE Email and Phone Support

FREE Monthly Enhancements



AtHomeNet®

Online Solutions for the Community Association Industry

1.800.556.7852 | Sales@AtHomeNet.com | www.AtHomeNet.com/Communicate



© 2011 AtHomeNet, Inc. All rights reserved. "AtHomeNet" and the AtHomeNet building logo are registered service marks of AtHomeNet, Inc. All other trademarks and service marks shown are trademarks and service marks of AtHomeNet, Inc.



For more photos, visit our Facebook page! Search CAI Nevada.

Charity Bowling Night

THE LAS VEGAS ANNUAL CHARITY BOWLING WAS HELD ON DECEMBER 5TH AT THE ORLEANS. 25 TEAMS CAME OUT TO SUPPORT HELP OF SOUTHERN NEVADA. 400 TOYS, BIKES AND GIFT CARDS WERE DONATED ON BEHALF OF CAI NEVADA MEMBERS.







For more photos, visit our Facebook page! Search CAI Nevada.

Toy Drive

THE CHAPTER BEGAN THE TOY DRIVE WITH A KICK OFF AT THE JULY LUNCHEON. OVER THE LAST FEW MONTHS, OUR MEMBERS COLLECTED OVER 400 TOYS, BIKES AND GIFT CARDS!



YOUR LOCAL FULL SERVICE COMMUNITY ASSOCIATION LAW FIRM



Van Duyne Law Group works closely with our client as we believe the best attorney client relationship is based on respect for the client's wishes balanced with strong legal counsel and advice.

COMMUNITY ASSOCIATIONS | RESTATEMENT & ENFORCEMENT OF GOVERNING DOCUMENTS
CONSTRUCTION DEFECT LITIGATION | MEDIATION & DISPUTE RESOLUTION |

WE PUT OUR CLIENT FIRST



1575 Delucchi Lane, Suite 215
Reno, Nevada 89502

Office: (775) 345-3402
Fax: (800) 345-1085

sheila@vanduynelawgroup.com
www.vanduynelawgroup.com



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

The Focus of 2015 Magazines

by Melissa Ramsey, CMCA, AMS, PCAM, CPO

As an industry, we have so many moving parts to what impacts an association. We rely heavily on so many different individuals to keep the operations of the corporation running efficiently and effectively. With another legislative year ahead of us, the Magazine Committee in conjunction with President James Gibson, have decided to focus the 2015 magazine edition on education of not just managers, but board members, owners, and even our business partners. To achieve this goal, the Magazine Committee has put together the following Editorial Calendar for your consideration in submitting articles. We encourage our regular writers as well as new ones to provide us with your tales, insight and experiences so everyone can learn and benefit from one another.

- **November** – Role of a Committee
· *Content Due: September 20, 2015*
- **December** - Meetings of the Association AND Legislation
· *Content Due: October 20, 2015*

Articles are to be 250-750 words with informative, educational, insightful and thought provoking content. Companies may not self-promote in articles. Articles are to be submitted in Word format with a headline and writer bio, along with a head shot, to Chris Snow at marketing@cai-nevada.org and Melissa Ramsey at Melissa.ramsey@fsresidential.com. For those businesses interested in advertising in any of the editions, please contact Chris for additional information. ●

2015 MONTHLY EDUCATIONAL BASED THEMES

- **January** - Role of the Board
· *Content Due: November 20, 2014*
- **February** - Legislation and NRS
· *Content Due: December 20, 2014*
- **March** - Role of the Manager
· *Content Due: January 20, 2015*
- **April** - Vendors and Contracts
· *Content Due: February 20, 2015*
- **May** - Legislation and NRS
· *Content Due: March 20, 2015*
- **June** - Insurance and Reserves
· *Content Due: April 20, 2015*
- **July** - Financials and Audits
· *Content Due: May 20, 2015*
- **August** – Pre-Collections and Collections
· *Content Due: June 20, 2015*
- **September** - Legislation and NRS
· *Content Due: July 20, 2015*
- **October** - Role of the Homeowner
· *Content Due: August 20, 2015*

Have something to share with other members?

Put it in the CAI Nevada Chapter's What's Happening Page Or Members' Brag Page

Submissions are due before the
5th of the month preceding publication.
Submit your items to info@cai-nevada.org
or fax to 702-240-9690.



TONYA GALE, SCM, CMCA, AMS, PCAM IS THE OWNER OF EPIC ASSOCIATION MANAGEMENT AND CHAIR OF THE MEMBERSHIP COMMITTEE

25 Years

by Tonya Gale, SCM, CMCA, AMS, PCAM

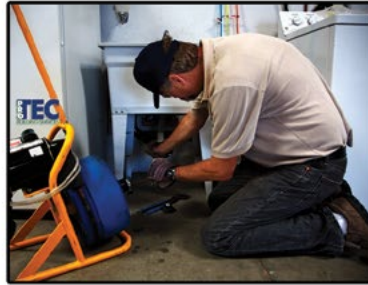
As the Nevada Chapter of Community Association Institute is moving into its 25th year of existence, we wanted to take a bit of time to explore how CAI Nevada started and highlight some of our stars over the years.

This chapter was started in December of 1990, and in 1994 the first Board of Directors was named with Articles of Incorporation prepared and signed. Two of the original members are still active with this chapter, Gary Lein and John Leach.

Gary Lein is a Certified Public Accountant (CPA) and a shareholder in the accounting firm of Hilburn & Lein, CPA's. He has been a resident of Las Vegas since 1985, and has seen the Valley grow into what it is today, including the ever growing homeowner association population. Mr. Lein is also the CPA representative on the Commission for the

Common-Interest Communities (CCIC). As the CCIC representative he is constantly fighting to ensure the Managers, Board of Directors and Homeowners Associations as a whole are fairly represented when new regulations are brought to light by the Commission. We are very grateful for the work Mr. Lein has done and continues to do in order to make our lives less complicated with the Commission by acting on behalf of all people associated with the financial aspects of homeowners associations.

John Leach, Esq. has been a staple in the world of CAI assisting with legal issues and going to bat for the Homeowners Associations when faced with potential laws that are not in the best interest of Common Interest Communities (CIC). He has served on the CAI Board of Directors on many occasions over his long-standing career, and was President of CAI in 1995. Mr. Leach serves as a member of the CAI



COMING SOON

ProTec Building Services

HOA MAINTENANCE EXPERTS

MAINTENANCE PROGRAMS
REPAIRS
CONSTRUCTION
WELDING

PLUMBING
ELECTRICAL
GUTTER CLEANING
MAINTENANCE MANUALS

www.GoProTec.com
info@GoProTec.com
(800) 557-2217



Legislative Action Committee and testifies before the Senate regarding proposed legislation involving CICs. Mr. Leach also volunteers his time to speak whenever asked at manager and board member seminars as he is of the belief that knowledge is power and can help keep the CIC moving in the right direction. He continuously goes above and beyond for CAI and all that the CIC stands for.

Some of the other notable long-standing members of CAI Nevada include:

Robert McClintock of McClintock Accountancy Corporation (CAI Member since 1981)

Ron Austin, CIRMS of Community Association Underwriters (CAI Member since 1989)

Larry Carter, Aubrey Goldberg, William Lindsey, Elizabeth Shafer and Stacy Standley of the Spanish Trail Master Association (CAI Members since 1990)

Victoria Parris, CMCA, PCAM of CCMC (CAI Member since 1990)

Katherine Matheson of Terra West (CAI Member since 1990)

A special thanks to the following individuals that have dedicated their time and energy to hold the title of

President of the Nevada Chapter over the course of the last twenty-plus years. It takes a special person to be able to put forth the effort of being President of such a large and diverse organization and for that we are all appreciative.

Dennis McGarvey, Carol McMahon Doerfler, Shari Rios, CMCA, PCAM, Ron Anderson, John Leach, Esq., Judy Farrah, CMCA, LSM, PCAM, David Johnson, Esq., John Terranova, Jean Georges, Roger Grant, Esq., Kathryn Tavenner Pauley, Norm Rosensteel, CMCA, AMS, PCAM (2002 & 2014), Alissa Vyeniello, CMCA, AMS, Jon Lattie, Esq., Kevin Ruth, Mark Coolman, Trish Hall, CMCA, Jeanne French-Newman, Susan Bauman, Nathalie Ross, Patricia Taylor, CMCA, Paul Terry, Esq., Donna Toussaint, DCAL

If it were not for the hard work and dedication of these fine individuals, along with all the current members, the Nevada Chapter would not be where it is today, the 8th largest chapter in the world with some of the most involved members who help put on such events as the monthly luncheons, the monthly manager breakfasts and the monthly DCAL classes. We salute you all and are indebted to those who have paved the way for the current chapter members as your dedication to the preservation of the homeowners associations will live on through us all. ●

www.tamhoa.com






(855)764-8639

Main Office:
259 N Pecos Road #100
Henderson, NV 89074
(702) 736-9450 • (702) 736-0679 Fax

Centennial Office:
5550 Painted Mirage Road, Suite 330
Las Vegas, NV 89149
(702) 818-4900 • (702) 818-4899 Fax

- Family Owned Since 1988
- Exclusive to Las Vegas and Surrounding Areas
- Comprehensive Management Services
- Proactive, Responsive and Professional
- Community Building Services
- Complimentary Meeting Space Available
- Personal and Online Services Provided 24 Hours a Day



"Bringing Community to Your Neighborhood"



ELLEN SPIEGEL, NEVADA ASSEMBLY DISTRICT 20, IS PURSUING HER DCAL AND WAS THE RECIPIENT OF CAI NEVADA 2009 LARGE ASSOCIATION BOARD MEMBER OF THE YEAR.

'The Right Way' to 'Get The Attention' of Your Legislator

by Ellen Spiegel

Legislators constantly receive communications from a wide variety of sources: constituents, lobbyists, people who are not constituents but are passionate about an issue (who both live in Nevada, as well as who live elsewhere), friends, family, campaign supporters, people who are trying to sell them things, and people who are inviting them to events and meetings. Nevada has a part time, citizen's Legislature, and Legislators only have dedicated staff during the Legislative session – so chances are, when you write or call, the Legislator is receiving your communication directly. It can be a challenge to cut through the clutter and make sure your points are heard.

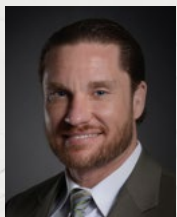
When I receive a communication, I first mentally ask myself:

- Is this person a constituent? My constituents are my top priority. They put their trust in

me and elected me to office. Legislators who feel this way give enormous weight to their constituents' issues and opinions.

- Do I know this person? It is human nature to be more attentive to people we know, regardless whether we like them personally or not.
- Is it sent to me personally or as a mass mailing? Letters and emails that are personalized make more of an impact. Would you pay more attention to a letter that is addressed to you or to one that is addressed "Dear Occupant?"
- What is the tone of the letter, email or phone call? Is it polite, or am I being attacked? Is it a rant, or is it a thoughtful communication? Polite, thoughtful communications (even if the message is one

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

defect resolution.

ANGIUS & TERRY LLP is a full service law firm focusing on representation of Community Associations in the areas of General Counsel and Construction Defect Resolution.

Las Vegas: 702.990.2017 • Reno: 775.337.1190 • www.angius-terry.com

General Counsel Services • Construction Defect Resolution • Compliance Enforcement



A T T O R N E Y S

- Construction Defect Resolution
- Governing Document Updates and Rewrites
- CC&R Enforcement
- Educational Opportunities for Community Managers and Board Members

We proudly support



of disagreement) make a positive impact. Rude or hostile communications also make an impact – but in a different way.

- How often does this person write? This can be a challenge to gauge. Someone who writes often on a specific topic may be considered to be an expert – and their voice lends credibility, whereas someone who just writes often on several different topics may be considered a gadfly.

A big test is relevancy:

- What is the relevancy of this person to this issue?
- Is this person a stake-holder?
- Why do they care about this?

Here are some of the many Do's:

- Do contact your representatives and other elected officials whom you know.
- Do be polite and respectful.
- Do use thoughtful communications. Remember, you're asking them to do something for you.
- Do explain why this is relevant to you personally.
- Do tell a story that the legislator can repeat.
- Do offer to get more involved (e.g., testify at an appropriate hearing).
- Do keep the communication as succinct as possible. Don't waste their time.
- Do contact them when it's important to you, but remember, if everything is of critical importance, nothing stands out.
- Do include your name and address. Many Legislators keep records of issues that are important to individual constituents, and providing your name and address lets your Legislator know you are a constituent.

Here are some big don'ts:

- Don't pester them when it's inappropriate, such as when they're: out to dinner at a fancy restaurant, at church, stopped at a red light, or in a department store fitting room. (Yes, these have all happened to me.)
- Don't say that you are a constituent, when you do not live in that Legislator's district. Once discovered to be a liar, nothing that person says/writes will ever be trusted.

- Don't misrepresent facts (see above).

Here are some examples of actual emails/letters I have received. As you read through them, imagine that you are the intended recipient. How do you feel? Are you receptive to the writer's message? Why or why not?

EXAMPLE 1 (MISTAKES INCLUDED):

Hon. Ellen Spiegel

NV

Dear Legislator,,

I am writing to you on a matter of grave personal concern at the suggestion of the Natural Solutions Foundation, a not for profit humanitarian NGO devoted to health and health freedom, to educate decision makers and to petition for respect for our basic human rights. This letter is regarding the proposed Protecting Americans' Self-Shielding bill.

When the people of this district elected you, we anticipated that, true to your election words, you would protect our well-being and our rights. The proposed enforcement of mandatory treatment, including mandatory vaccines, for any alleged "pandemic" condition is both a violation of that commitment and a violation of my rights to control my own body and make my own health choices.

Both State and Federal legislation now provides for the mandatory vaccination, drugging or incarceration for those who refuse such "treatment."

The hype and hysteria of the media and the distortion of the science of infection and contagion by governmental and international bodies, coupled with the pharmaceutical industry's headlong rush to force yet more profits from vaccines which are untested, uninsurable and dangerous, and from drugs which are known to be both ineffective and unsafe, leads me to write to you to urge you to push back this potentially deadly tide of political pandemic response.

Independent physicians such as Dr. Ron Paul MD, Dr. Rima E. Laibow MD, Dr. Julian Whittaker MD, Dr. Joseph Mercola DO, Dr. John Wilson MD, Dr. William Rea MD and Dr. William Sears MD, among others, have all warned about the dangers of forced vaccination and the ineffectiveness of such measures to stop infectious disease. Their independent medical opinions must be given great weight while the self-serving opinions of government "experts" who demand forced vaccinations must be discounted as biased.

It is a clear violation of the Constitutional provisions against both slavery and indentured servitude since a

free, unindentured or enslaved person may make his/her own health choices while an indentured servant or slave's body is owned by a master who may make health decisions about the body of the slave which may be enforced on a compulsory basis.

In addition to the moral and cultural repugnance which mandatory treatment invokes, it violates the rights of citizens and introduces the possibility of harm to them which cannot, under the current legal structure, be recompensed. Vaccination is an uninsurable risk and vaccine manufacturers are immune from liability for dangerous or even deadly products, while vaccines have never been proven to be either safe or effective. On the other hand, even the CDC admits that there are risks of significant proportion with vaccines.

Any "pandemic vaccine" would be untested upon its use as predicted by the CDC and WHO in the fall of 2009. The possibilities for disaster are enormous. Those of us who do not desire these "treatments" should be free to make such a choice with the endorsement and support of the State.

As a person who is neither an indentured servant nor a slave, but a member of your constituency, I urge you in the strongest terms to:

1. Commit to holding fact finding hearings in the immediate future to evaluate the true status of the pandemic threat and pandemic treatment safety; the Baxter Pharmaceutical incident earlier this year where annual flu vaccines intended for 18 countries were "accidentally" contaminated by live Avian Flu viruses, must be fully investigated.

Any "pandemic vaccine" would be untested upon its use as predicted by the CDC and WHO in the fall of 2009. The possibilities for disaster are enormous. Those of us who do not desire these "treatments" should be free to make such a choice with the endorsement and support of the State.

As a person who is neither an indentured servant nor a slave, but a member of your constituency, I urge you in the strongest terms to:

1. Commit to holding fact finding hearings in the immediate future to evaluate the true status of the pandemic threat and pandemic treatment safety; the Baxter Pharmaceutical incident earlier this year where annual flu vaccines intended for 18 countries were "accidentally" contaminated by live Avian Flu viruses, must be fully investigated.

2. Commit to putting your efforts toward reversing dangerous legislation and policies which can endanger the lives and health of the members of your constituency

There were four things about this email that reduced its effectiveness.

- This was a form email that appeared to have been sent out through a cause-related website. It was not personalized in any meaningful way, and there was a typographical error in the salutation. There was not even any recognition of where in Nevada my district is located.
- The proposed "Protecting Americans' Self-Shielding bill" was before the U.S. Congress – and was not being considered by the Nevada Legislature.
- The communication implied that sender is a constituent:

"When the people of this district elected you, we anticipated that, true to your election words, you would protect our well-being and our rights."

"As a person who is neither an indentured servant nor a slave, but a member of your constituency"

In researching the name of the sender, I learned that the author did not live in my district and was not a constituent. I felt that the writer was trying to deceive me.

- The letter was too long.

EXAMPLE 2:

2/24/2010

Dear Ellen,

We met one day in my front yard when you were running for election in my district. When you asked that day what was my biggest concern in the past and for the future, I answered education. I explained that both my children were less than typical students that required their educators and elected officials to do some thinking outside the box that we view as traditional education. My daughter, who developed epilepsy at 16, was not a success story. She did not have the support system she needed because epilepsy is not considered a chronic disease. She ultimately dropped out of school in her sophomore year. My son who suffers from fibromyalgia was accommodated through Virtual High School and now at CSN using online courses to fulfill his educational goals. I have also entered CSN, and in fact will graduate this May, and plan to go to Nevada State next fall. I was thinking of attending UNLV, but I can't justify paying the higher tuition and fees.

Higher education is the foundation of our state's future. It is imperative that we keep the high quality of our university and college institutions and that they also

be both accessible and affordable. The College of Southern Nevada is the gateway for many adults who would not be able to better their education and in turn their employment circumstances without this resource. We are already dealing with closed enrollment at CSN and having to turn away potential students because of our previous shortfall. I had difficulty getting my finite math course this semester, which would have delayed my graduation not because of poor grades, but rather because of lack of space. Finally, both my son and I have enjoyed knowledgeable and devoted instructors during our time at CSN. Nevada will have a difficult time retaining this high quality teaching staff if the state keeps reducing their salaries. We must place education and those dedicated people working within our institutions as our highest priority.

I have seen the newscasters reporting about our state's budget deficit. Recently, my instructors and fellow students held a rally to show their concern about the expected cuts in education funding in the budget. I am also concerned! I have realized "knowledge is power," so I read your letter on your web page and used the link you provided to see the pdf file that Barbara Buckley put together. I do understand "The Facts" that 93% of our state budget provides funding for education, health/human services spending. I have no problem paying higher taxes either through sales tax or property tax to ensure that the education of our citizens gets the funding needed to offset these cuts. What I do not understand is why cuts in education is not the last resort.

I know from your 'back to school' flier that you believe "Nothing is more important to a student's success in school than the involvement of his or her family." But, I have to disagree. Proper funding by making education a priority is just as important ... not just for our children, but for all our citizens.

Thank you for your time and consideration,

*** Full Name ***

Parent, Student, and Nevada Resident Assembly
District 21

What a great letter! The writer's introduction was warm and explained her standing. She told a story of personal relevance. Her letter indicated that she also did some research before writing, and she made her point of disagreement with tact.

Your Legislators want to hear from you, and your input is vital for developing good public policy.

Please feel free to contact me with any questions or comments. My email address is: ellen@ellenspiegel.com ●

WE FOCUS ON JUST ONE MARKET: COMMON INTEREST COMMUNITIES

Our clients trust us because we understand the nature of Associations and the purposes they provide to the community.



BAINBRIDGE, LITTLE & CO., LLP
Certified Public Accountants

A Full-Service CPA Firm Specializing
Exclusively in Community Associations

Audits | Tax Preparation | Reviews

Samuel J. Bainbridge, CPA
sbainbridge@blccpas.com

Mark S. Little II, CPA
mlittle@blccpas.com

702-243-2695

3620 N. Rancho Dr., Suite 106
Las Vegas, NV 89130

www.blccpas.com



TONYA BATES,
CMCA, AMS, PCAM
IS SUPERVISING
COMMUNITY MANAGER
AT OPUS 1 COMMUNITY
MANAGEMENT, LLC

Supporting the Solace Tree

by Tonya Bates, CMCA, AMS, PCAM

Solace Tree is a grief center focused on Teens and Children suffering with sorrow following the loss of a loved one, caregiver or close friend. After the Ordinary People, Extraordinary Measures Luncheon, the Executive Director opened the doors to provide CAI Nevada Chapter a glimpse of the program.

Solace Tree was founded by Emilio Parga in 2004. While fighting his own battle with cancer, Emilio was also assisting children and young adults in the Washoe County School District cope with the loss of loved ones. As he was working with these individuals, he realized that the area was lacking a resource in grief counseling for youth. Throughout the tour, Emilio kept reciting, "Grief affects all of us, no matter how old we are."

After a thorough outline of the program, it was asked, "How can CAI Help?" Emilio provided



a flyer detailing "National Child and Teen Grief Awareness Day." This day is set aside to recognize children who are dealing with the loss of loved ones, caregivers, or close friends. CAI Participants, as well as Solace Tree participants, were requested to wear blue to bring awareness to the day, then post to Facebook and other Social Media sites. Working as a team, it was decided to collect cash donations from CAI



Now this feels like home.®

When you're **Different** it shows and for forty years, CCMC has been demonstrating this by **Serving People First**. You see, CCMC doesn't have to do the talking. The faces, the **Smiles**, the **Togetherness** that seems to just happen within a CCMC community say it all. Like **Neighbors**, we are there to lend a hand. **Infusing Life with Fun**. And, **Being There No Matter What**.



Community Association Management · www.CCMCnet.com · 702.248.2262

Nevada Chapter committee members and participants with matches stemming from the class and media sponsors of the chapter.

Then a tour was provided. The halls are painted blue and lined with pictures of participants smiling at local summer camps sponsored by The Solace Tree. As the tour progressed, Emilio provided a description of each room and the age groups in which it focused.

The Solace Kids are from ages 3-5 and participate in group talk therapy on a bi-weekly basis. Their room is colorfully painted with bean bags and toys to help in self-expression.

Kids Helping Kids ages 6-12 and 11-13 are separated by ages and types of death they have encountered. Their room is also filled with bean bags and a safe environment; they focus on different activities to express their grief.

Hearts for Teens, Teenagers 14-18, meet separately, and their room contains art created by participants, pillows and soft chairs. Emilio pointed out the art on the wall, one painted by a girl who'd lost her mother to suicide. Pointing to the painting while talking, Emilio drew attention to the detached wings and the black cross marks on the wrists. "This is how we help the children, we give them a safe environment to express themselves," Emilio stated, leading the way to the Art Room.

The Art Room is where the magic happens, there are drawers and cabinets filled with art supplies, canvases, crayons, paints and paint brushes, composite books for writing. He then suggested that CAI possibly support the organization in an art supply drive.

The entire tour was soothing and serene, and an open inviting atmosphere for guests and visitors.

On November 20, 2014, the Northern Nevada Committee met at the Peppermill. A donation container was passed to each participant to provide a little something. A brief summary of the Solace Tree was given to the 30-plus participants at the homeowner class. CAI President Norman Rosensteel and Executive Director Mary Rendina then attended an Open House to benefit Solace Tree, and presented a donation on behalf of CAI Nevada Chapter in the amount of \$725.00. Our sincere thanks to all those who donated to this worthy cause. Quality Auto also donated, Seacoast Bank matched the donations, and First Service Residential matched the total. ●





Thank You!

Thank you to everyone who donated a Thanksgiving Meal! Forty-four turkey dinners were delivered to the WestCare Women's and Children Campus in Las Vegas.

Thank you to: Associa Nevada South, KRT Fitness & Patio Concepts, Harold Barling, CMG, American Pavement, Denise Sauro, TSI Security, ProTect Building Services, Gothic Landscape, Ideal Community Management, Par 3 Landscape, CCMC, FirstService Residential, Katie Jones, and a very special thank you to George VanOosbree of ProTect Building Services for the delivery! Happy Thanksgiving to all our members.

CAI Nevada Chapter would like to send a Thank You to all of the Sponsors of the Virginia Palmer Elementary School Harvest Meal Drive in Northern Nevada. The School was very gracious in the 30 meals donated this year.

Thank you to all of our Participants

1200 Riverside Association
Arrowscape Landscaping
Angius & Terry LLP
Associa Sierra North
CAI Nevada Chapter
First Service Residential
Get Docs Now
Hampton & Hampton
Opus 1 Community Management
RDP Contractors
Norman & Sue Rosensteel
Seacoast Commerce Bank
Signature Landscape
Cameron & Lauren Starner
2 Anonymous donors with 4 meals!!!

Together through the generous donations of our CAVL Participants, Managers, Management Companies and Business Partners, CAI Nevada made a donation of \$700 to Solace Tree.

Need a hand in collecting delinquent assessments?

We are here to help!



"We take care of the people who take care of their assessments."



"We take care of the people who take care of their assessments."



Phone: **702.255.1124**
Fax: **702.255.1125**
Reno: **775.324.1124**
Toll-Free Phone: **877.781.8885**
Toll-Free Fax: **877.781.8886**

1120 N. Town Center Drive
Suite 260
Las Vegas, NV 89144

ATCACC.COM

Stay up to date with our "real-time" online status reports.

Over \$140 in cash was collected from the participants of the Committee Meeting and Homeowner education class. With the generous matches put in place by our business partners, we were able to achieve our goal.

Thank you to everyone who participated.

Marilyn Brainard, DCAL
Quality Auto (Mitch & Lorrie Olson)
Gaston Wilkerson Association Services
Seacoast Commerce Bank
First Service Residential
And all of our volunteer homeowners ●



TAKE YOUR COMMUNITY TO THE NEXT LEVEL



Award Winning Performance

Take your community to the next LEVEL. Contact Anne Calarco, President, at 702-333-1050 or Anne.Calarco@levelprop.com for an association management proposal. For greater accountability, we have two CPA's on staff.

www.LevelProp.com



THOMAS M. SKIBA, CAE
IS THE CHIEF EXECUTIVE
OFFICER OF CAI

CAI Nevada at 25

by Thomas M. Skiba, CAE

On behalf of the CAI Board of Trustees and the national staff, congratulations to members of the Nevada chapter on your 25th anniversary!

We all know CAI chapters provide an array of member benefits, from periodicals and regular membership events to education courses and website content. But these services are only part of the chapter experience. Many of our challenges manifest themselves most acutely at the local level. Whether it's local public policy issues or unique regional concerns, chapters provide members the opportunity to work with others for the common good or learn from others when they need help.

CAI chapters serve as invaluable platforms for coordinated initiatives, information exchange, education, professional networking and personal

friendships—all advantages of CAI membership. Put simply, chapters are the backbone of CAI. They are an indispensable part of the CAI family, and Nevada exemplifies the best of what CAI chapters can accomplish with dedicated leadership and engaged members.

No membership organization can grow and succeed without the active support and contributions of member volunteers. With every milestone celebrated, we remember and thank those who have dedicated their time and talents—not to mention untold hours—to bring our vision to reality.

To all members—past and present—who have made the Nevada chapter what it is today, enjoy your celebration. You made it possible. ●

UNFORGETTABLE COATINGS, INC.



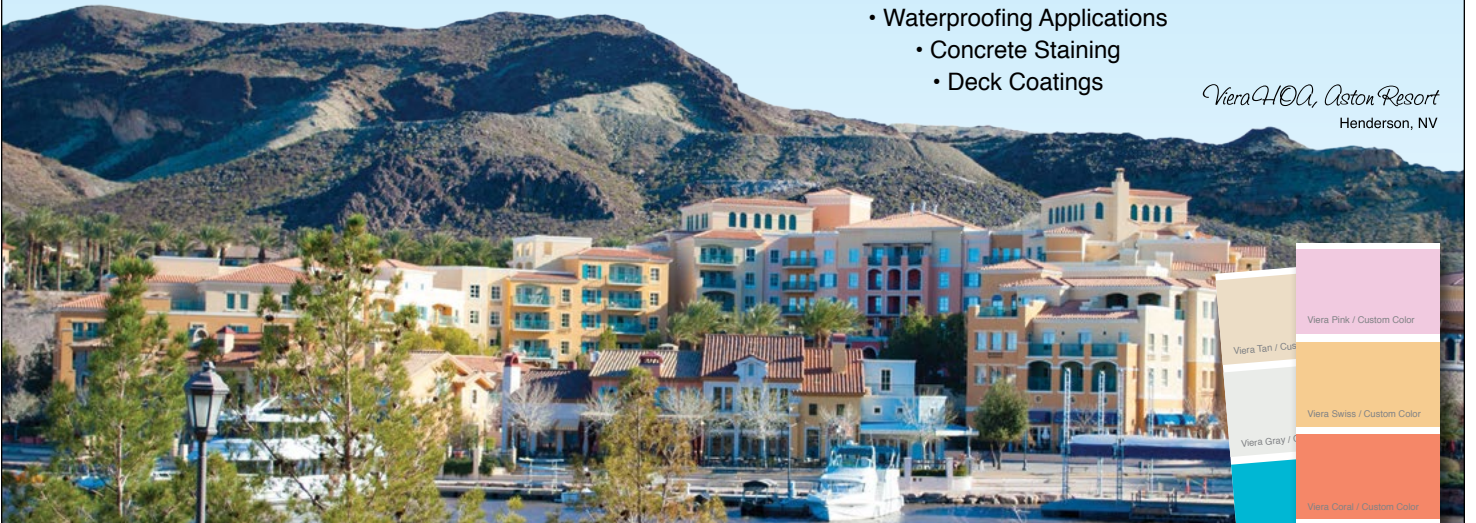
Renew. Revive. Repaint.

WHEN QUALITY WORK IS REQUIRED, TRUST THE EXPERTS.

Specializing In:

- Our #1 Specialty is Customer Satisfaction
- Elastomeric and Energy Efficient Coatings
 - Exterior Full Community Repaints
 - Stucco, Wood & Decking Repairs
 - Waterproofing Applications
 - Concrete Staining
 - Deck Coatings

Viera HOA, Aston Resort
Henderson, NV



WWW.UNFORGETTABLECOATINGS.COM

CALL SEAN (702) 686-4232
OR MIKE (702) 672-9513

the Marketplace

ASPHALT & PAVING

Affordable Striping & Sealing

Locally Owned & Operated
Shonda Decker
702-222-9009
shonda@affordablestriping.com
www.AffordableStriping.com

American Pavement Preservation

Full service asphalt maintenance, preservation and paving
Seal coat, slurry seal type 1, 2, 3 paving
patching crack seal, striping/pavement
markings/sign installation
702-507-5444 • www.americanpave.com

Holbrook Asphalt

Our in-house Accredited Pavement Managers have the highest level of training specific to lowering the costs of pavement ownership through the most modern engineering advancements in pavement preservation.
702-823-3902 • www.holbrookasphalt.com

Sunland Asphalt

A full-service paving and pavement maintenance contractor serving the Southwest for over 30 years. Contact Gary Hayes or Steve Musegades at 702-563-6872
GaryH@sunlandasphalt.com
www.sunlandasphalt.com

ATTORNEYS

Alessi & Koenig, LLC

Full Service Real Estate Law Firm
Specializing in General Counsel
& HOA Assessment Collections.
9500 W. Flamingo Road, Suite 100
Las Vegas, NV 89147
Additional offices in Agoura Hills, CA
Reno, NV and Diamond Bar, CA
702-222-4033 • www.alessikoenig.com

Angius & Terry, LLP

Full Service Community Association Law Firm
General Counsel including CC&R Compliance
and Construction Defect Resolution
1120 N. Town Center Drive, Suite 260
Las Vegas NV, 89144
702-990-2017 • Fax: 702-990-2018
www.angius-terry.com

Angius & Terry, LLP

Full Service Community Association Law Firm
General Counsel including CC&R Compliance
and Construction Defect Resolution
313 Flint Street, Reno, NV 89501
775-337-1190 • Fax: 775-337-1191
www.angius-terry.com

Canepa Riedy Abele & Costello

Construction Defects,
Class Actions and Injury Lawyers
Scott K. Canepa
851 S. Rampart Blvd., Ste 160, Las Vegas, NV 89145
702-304-2335 • Fax: 702304-2336
scanepa@craclawyers.com • www.craclawyers.com

Fenton Grant Mayfield Kaneda & Litt LLP

Construction Defect Attorneys
1955 Village Center Circle, Las Vegas, NV 89134
702-947-4900 • Fax: 702-947-4901
www.fentongrant.com

ATTORNEYS

Leach Johnson Song & Gruchow

Full Service Community Association Law
General Counsel including Liens &
Foreclosures, and Prosecution of Association
Rights in Bankruptcy
8945 W. Russell Rd., Ste 330, Las Vegas, NV 89148
702-538-9074 • Fax: 702-538-9113
www.leachjohnson.com

Leach Johnson Song & Gruchow

Full Service Community Association Law
General Counsel including Liens &
Foreclosures, and Prosecution of Association
Rights in Bankruptcy
10775 Double R Boulevard, Reno, NV 89521
775-682-4321 • Fax: 775-682-4301
www.leachjohnson.com

Maddox, Segerblom, & Canepa, LLP

We are licensed attorneys in Nevada and California and ready to serve your community associations' general counsel and litigation needs.
Eva Segerblom, Esq., Partner
10403 Double R Blvd., Reno, NV 89521
775-322-3666 • Fax: 775-322-6338
esegerblom@msclawyers.com
www.msclawyers.com

The Clarkson Law Group, P.C.

Community Association Corporate Counsel
(Including Collections)
2300 W. Sahara Avenue, Suite 800
Las Vegas, NV 89102
702-462-5700 • Fax: 702-446-6234
9190 Double Diamond Parkway
Reno, Nevada 89521
775-850-2800 • Fax: 702-446-6234
www.the-clg.com

Van Duyne Law Group

A Local Law Firm Handling Local Community
Associations with Care
Free Initial Consultation for Board Members
& Managers
Free Training for New Board Members
1575 Delucchi Lane, Suite 215, Reno, NV 89502
775-345-3402 • Fax: 800-345-1085
sheila@vanduynelawgroup.com
www.vanduynelawgroup.com

Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP

Full Service Community Association Law
including Construction Defect Resolution
3556 E. Russell Road, 2nd Floor
Las Vegas, NV 89120
702-341-5200 • Fax: 702-341-5300
5594 Longley Lane, Unit B, Reno, NV 89511
775-853-6787 • Fax: 775-853-6774
mschulman@wrslawyers.com
www.wrslawyers.com



BANKS

Alliance Association Bank

As a leading provider of community association financial services, Alliance Association Bank recognizes the importance of not only accurately and quickly processing homeowners' assessments, but also providing safe and secure deposit services with a competitive rate of return on the associations' funds.
For more information, contact Denise Sauro, VP/ Association Financial Partner
888-734-4567 • Cell: 702-845-1743
DSauro@allianceassociationbank.com
Alliance Association Bank is a division of Bank of Nevada, Member FDIC.

Mutual of Omaha Bank

Community Association Banking

- Automated lockbox
- Single signature card
- HOA loan solutions
- Flexible CD options
- Credit card and e-payments
- Internet cash management
- Integrated image deposit
- Dedicated customer service

Chuck Balacy, Regional Account Executive
chuck.balacy@mutualofomahabank.com
Direct 702-563-9391 • Fax 602-636-7211

www.mutualofomahabank.com

Seacoast Commerce Bank

HOA Banking Solutions from Seacoast Commerce Bank, priding themselves on the ability to maximize their client's use of banks services with a no fees approach to banking.

Contact:
Ken Carteron, Senior Vice President
Cell (760) 803-9541
kcarteron@sccombank.com

U.S. Bank - HOA Division

Kim Piscione, Vice President/Relationship Manager
2300 W Sahara Ave, #600, Las Vegas, NV 89102
702-251-1658 (office) • 866-375-8616 (toll free)
Serving our community for all your HOA banking needs (Payment processing, HOA loans, investments, fraud protection) for more than 24 years!
"All of US serving you."

COLLECTIONS

Account Recovery Solutions, LLC

Amanda Lower, President & Collection Manager
9680 W. Tropicana Ave., Ste. 127
Las Vegas, NV 89147
702-405-9306 • Fax: 702-485-3421
www.AccountRecoverySolutions.com

ATC Assessment Collection Group

"We take care of the people who take care of their assessments."
Attorney Supervised, State Licensed
Collection Agency
For more information contact Kimberly Victoria
Office: 702-255-1124 – Toll Free: 877-781-8885
Reno: 775-324-1124 – Toll Free Fax: 877-781-8886
kvictoria@atcag.com • www.atcag.com
License No. CA10237

the Marketplace

CONSTRUCTION CONTRACTORS

BELFOR Property Restoration

Single Source Provider, Offering Complete
24/7 Emergency Response
and Reconstruction Services
800-856-3333

Michelle Turner (Northern Nevada)

Michelle.turner@us.belfor.com

Andrea Pineda (Southern Nevada)

Andrea.pineda@us.belfor.com

Licenses 0078990 limit - \$1,000,000, 0078991

limit - \$1,000,000, 0078992 limit - \$1,000,000,

0067311 limit - unlimited

www.belforUSA.com

EmpireWorks Reconstruction and Painting

We not only specialize in large scale exterior
painting but also now offer a complete suite of
reconstruction services continuing our tradition
of "Easy To Do Business With."

Please contact Kari Gorzny at

702-205-8460 for further details.

The GB Group

"Your Source for Quality Construction &
Maintenance Services"

Full Service General Contractor Specializing in
Reconstruction, Commercial, High-Rise, Mid-
Rise, Apartment Rehabilitation, Repair and
Maintenance, 24 hour Emergency Service, ICC
Certified Building Inspections, Mold and
Abatement Specialist, Infrared Thermal Imaging
and Ultrasound Testing

6380 McLeod Dr., Suite #8, Las Vegas, NV 89120

702-795-7002 • Fax: 702-795-7019

www.gbgroupinc.com

Providing our "Service First" Commitment

Intertex Las Vegas

General Contractors

3960 East Patrick Lane, Suite 102

Las Vegas, NV 89120

702-463-2800 • Fax: 702-463-2828

www.intertexcompanies.com

MK House Consulting, Inc.

General Contractors

Over 7,000 HOA projects completed in 4 years.

From trash outs to repaints to large
reconstructions, A/C, repipes, and re-roofs, we
make community managers' jobs easier.

Licensed, bonded, insured.

702-370-1913 NV Lic # 71558, limit \$1,900,000

6670 Gomer Road, Las Vegas, NV 89139

ProTec Building Services

HOA Maintenance Experts

One-stop-shop for all your maintenance needs:

- MAINTENANCE PROGRAMS
- REPAIRS
- CONSTRUCTION
- WELDING
- PLUMBING
- ELECTRICAL
- GUTTER CLEANING
- MAINTENANCE MANUALS

800-557-2217

info@GoProTec.com • www.GoProTec.com

CPAs

Bainbridge, Little & Co, CPAs

Audits, Reviews & Tax Preparation

Sam Bainbridge, CPA & Mark Little, CPA

Specializing Exclusively in HOAs

3620 N. Rancho Drive, Suite 106

Las Vegas, NV 89130

702-243-2695 • Fax: 702-243-8734

www.blccpas.com

CPAs

Chen Accounting Group, Ltd. – CPA

Assurance (Audit/Review/Compilation/AUP),

Tax Compliance & Advisory

"NOT JUST A REQUIREMENT.

WE PROVIDE ANSWERS!"

We deliver responsive service, insightful advice

and personal support. We see each

engagement as an agreement between

partners that wish to create a close and

mutually beneficial long-term relationship.

CHOOSE TO HAVE THE ANSWERS TODAY!

702-252-8881 • Fax: 702-543-6795

mchen@chenaccountinggroup.com

www.chenaccountinggroup.com

Hilburn & Lein, CPAs

A Professional Corporation

Over 45 years combined HOA experience.

Specializing in HOA audits, reviews, tax, and
consulting work.

5520 S. Fort Apache Rd.

Las Vegas, NV 89148

702-597-1945

Gary W. Lein, CPA | Philip C. Bateman, CPA

gary@hilburn-lein.com | phil@hilburn-lein.com

Kane & Company, CPAs

Specializing in Condominiums, Homeowner
Associations, Country Club Communities and
Timeshares for over 30 years.

Serving Associations in Southern Nevada

desiring the highest quality of audits and other
professional services.

Experience the difference. No charge for initial
consultation with Board.

3960 Howard Hughes Parkway, Suite 500

Las Vegas, NV 89169 – 702-650-7248

Call or e-mail us at info@kanecpas.com

Ovist & Howard, CPA's

Audits, Reviews, Compilations

Tax Preparation & Consulting

"Specializing in HOA's since 1990"

We pride ourselves on our work for our Clients
and our Community

We are your local HOA Specialists

702-456-1300 • Fax: 702-456-6155

Henderson, NV • www.ohcpas.net

DOCUMENT MANAGEMENT

GetDocsNow.com

"Documents at the Speed of Net"

Partnering with you to provide easy, reliable
access and distribution of your homeowner's
association Resale and Governing Documents.
We help you store and sell all of your Resale
Packages and Governing Documents online.

- Resale Certificates
- Resale Document Packages
- Condo/HOA Questionnaires
- Escrow Demands

To learn more or to get started,
Call J. Bradd Greene at 702-699-9944 or visit

www.getdocsnow.com

FITNESS EQUIPMENT

KRT Fitness and Patio Concepts

Your source for Commercial Fitness Equipment
and Contract Outdoor Furniture
& Site Furnishings

702-490-3558

info@krtconcepts.com • www.krtconcepts.com

INSURANCE

CAU

Ron Austin, CIRMS, Regional Marketing Director

Barbara Westhoff, CIRMS, Account Executive

701 N. Green Valley Parkway, Suite 200

Henderson, NV 89074

800-228-1930 • Fax: 702-862-8814

raustin@cauinsure.com

bwesthoff@cauinsure.com

"Insurance for Associations, that's all we do!!"

Mike Menath Insurance

For all your insurance needs including Auto/
Home/Business/Life/Health/Bonds/
Workmans Comp

Ron Wright

333 Village Blvd. # 203, Incline Village NV 89451

888-304-7353, 775-831-3132

Fax: 775-831-6235 • rwright@menath.com

Patrick Ward Insurance Agency

Specializes in Homeowners Associations,

Planned Unit Developments and Condominium

Associations. We are a full service Brokerage

Firm. We offer on site safety inspections,

insurance workshops and offer 3 HOUR

CREDITS for continuing education. Contact

Patrick Ward or Yolanda Torres

2880 S. Jones, Ste. 4, Las Vegas, NV 89146

702-579-7505 • Fax: 702-367-1039

pward@farmersagent.com

Western Risk Insurance

Full Service Independent Agency
& Brokerage Firm

Mark S. Coolman, CFP, CIRMS

Francie Stocking, CISR, CRIS, CPIW, CIC

Susan Bauman, CISR, CPIW, CIC

Mindy Martinez, CIRMS, DCAL

3140 S. Rainbow Blvd. Suite 400

Las Vegas, NV 89146

702-368-4217 • Fax: 702-368-4219

www.westernrisk.com • youragent@westernrisk.com

LANDSCAPING

Gothic Grounds Maintenance

Manager, Community Association

Sales & Customer Service

6325 S Valley View, Las Vegas, NV 89118

702-676-1185 • Fax: 702-678-6968

ghill@gothiclandscaping.com

Landcraft, Inc.

"Nurturing A Greener Tomorrow"

Full Service Landscape Maintenance Company

- Tree Division
- Xeriscape/ Design Division
- Irrigation Division
- Commercial Maintenance Division

Contact Dominick Zaino/Sam Zaino Jr.

Office: 702-432-3888

www.landcraft-nv.com • info@landcraft-nv.com

Meridian Landscape, Inc.

Planning-Creation-Preservation

With a client base of over 90% Homeowners
Associations, we are strategically positioned to
be your community partner.

4575 W. Cougar Ave., Las Vegas, NV 89139

Toll Free: 866-469-4243 • Fax: 702-485-4637

www.MeridianLandscape.com

CustomerService@MeridianLandscape.com

Nevada Contractors License: 68725, Limit

\$950,000.00

COLOR has come to the Marketplace!
Call the CAI Office at 702-648-8408 for more info.

LANDSCAPING

The Groundskeeper

1427 Gragson Ave., Las Vegas, NV 89101
Contact Pedro Botello
702-657-0087 • Fax: 702-657-1120
lvcustomersvc@groundskeeper.com
www.groundskeeper.com

U.S. Landscape

"EXCELLENCE IS OUR TRADITION"

U.S. Landscape is a premier Southern Nevada professional landscape maintenance, tree trimming, and construction company with over 17 years of experience.
Contact Gita Lowell
702-239-3675 • glowell@uslandscape.com
www.uslandscape.com

MANAGEMENT

CCMC

Now this feels like home.®

Community Association Management & Consulting
702-248-2262 (CCMC) • tledvina@ccmcnet.com
www.CCMCnet.com

Colonial Property Management

Las Vegas/Henderson/Mesquite

Contact: Trish Hall

8595 S. Eastern Ave., Las Vegas, NV 89123
702-458-2580 • Fax: 702-458-2582
info@cpmlv.com • www.cpmlv.com

Complete Association Management Company (CAMCO)

Your Local Family Owned Management Company
Our Services are Tailored to Fit Your Association
Contact the Professionals, as Our Name Says it All!
702-531-3382 • Fax: 702-531-3392
contactus@camconeveda.com
www.camconeveda.com

Eugene Burger Management Corporation

"Legendary Service Provided by Exceptional People"

www.ebmc.com

Southern Nevada Contact:

Katherine Wolfe, DCAL, CMCA, AMS, PCAM
katherinewolfe@ebmc.com
702-873-3071 • Fax: 702-873-0629

Northern Nevada Contact:

B.J. Brown, Supervising CAM
775-828-3664 • Fax: 775-828-2677
bjbrown@ebmc.com

FirstService Residential, Nevada

Making a Difference. Every day.

Office locations include:

8290 Arville Street
Las Vegas, NV 89139
6170 Ridgeview Court, Suite C
Reno, NV 89519
10725 Double R Blvd., Suite A
Reno, NV 89521
8915 S Pecos Road, Suite 17-A
Henderson, NV 89074
7951 Deer Springs Way, Suite 170
Las Vegas, NV 89131
5135 Camino Al Norte, Suite 160
North Las Vegas, NV 89031
8861 W Sahara Avenue, Suite 260
Las Vegas, NV 89117
702-737-8580 • 775-337-2700
www.fsresidential.com

MANAGEMENT

Ideal Community Management, Inc.

"Providing IDEAL customer service to your community"

Contact: Raynie White, SCM, CMCA, AMS
6767 W. Tropicana Ave., #200
Las Vegas, NV 89103
702-247-1115 • www.ideal-mgmt.com

Las Vegas Valley Community Management, LLC

"Serving Las Vegas for 11 years!"

7571 Tule Springs Road, Las Vegas, NV 89131
Call Kelly Rosenfield at 702-655-7064
kelly@lvcm.com
www.yourcommunitymanager.com
www.lvcm.com
"Valley HOA Specialist"

Level Property Management

2012 CAI 'Outstanding

Small Management Company'

Anne Calarco, PCAM, DCAL, President
702-333-1050 • Anne.Calarco@levelprop.com
'Taking your Community to the next Level'

Opus 1 Community Management

"Your award winning choice in local community management."

Tonya Bates, PCAM
1430 Greg St. #511, Sparks, NV 89431
775-284-4788
tonya@opus1cm.com • www.opus1cm.com

The Management Trust

Connecting People to the Promise

5575 S. Durango Dr. #106
Las Vegas, NV 89113
702-835-6904 • 702-835-6905
www.managementtrust.com

Real Properties Management Group Inc.

Alisa Vyeniello & Helen Wise

3283 E. Warm Springs, Ste. # 300
Las Vegas, NV 89120
702-933-7764 • Fax: 702-933-7774
www.rpmsginc.com

Taylor Association Management

"Bringing Community to Your Neighborhood"

Contact: Jason Hoom, PCAM or Pat Taylor, CMCA
Henderson Office:
259 North Pecos Rd. #100
Henderson, NV 89074
855-764-8639, 702-736-9450

Centennial Office:

5550 Painted Mirage Rd, #330
Las Vegas, NV 89149
702-818-4900 • Fax: 702-818-4899
www.tamhoa.com

PAINT MANUFACTURER

VistaPaint

Complimentary Property Services

- Computer Color Imaging
- Professional Color Consultation
- On-ste Contractor Bid Walk
- Electric Color Database
- Board Presentations
- HOA Discounts

Property Specialist: Mike Reilly, CAI - BOMA - IREM
mreilly@vistapaint.com, 702-443-1494

PAINTING

CertaPro Painters of Southern Nevada

Contact Jim Zades

CertaPro Painters is your full service painting & drywall contractor serving Southern Nevada communities and community managers with exterior and interior painting since 2005.
1000 N Green Valley Pkwy 440-332
Henderson NV 89074
702-343-1204 • jzades@certapro.com

Unforgettable Coatings, Inc.

Renew. Revive. Repair.

"A paint job is only worth doing if it's done right"
When high quality applications and expertise is required, allow us to better serve your clients.

702-287-1456 • Fax: 702-541-9900
www.unforgettablecoatings.com
service@unforgettablecoatings.com

RESERVE STUDIES

Browning Reserve Group

Robert W. Browning, RS, NV RSS #005
Serving Nevada Since 1999
3753 Howard Hughes Parkway, Suite 200
Las Vegas, NV, 89169
877-708-0600 Toll Free • 916-393-0610 Fax
www.BrowningRG.com
Bob@BrowningRG.com

Complex Solutions, Ltd.

Reserve Studies Simplified

3215 E. Warm Springs Rd. #400
Las Vegas, NV 89120
702-361-0111 • Fax: 702-361-6685
www.complexsolutionsltd.com

CS Consulting Service LLC

Al Ruth, RS, PRA, CM

STATE OF NEVADA RESERVE STUDY

SPECIALIST PERMIT #RSS.0000001

On-Line Proposal Request
24 Hour Proposal Turn-Around
702-655-7052 • Fax: 702-655-7051
www.areservestudy.com
al@areservestudy.com

Nevada Reserve Studies, Inc.

Serving all of Nevada

- Residential & Commercial Studies

- Consulting Services

- Expert Witness Services

Douglas Taylor, RS, PRA

State Registration: RSS.0000017

702-432-5587

On-Line Bid Request at: www.nevadastudies.com

dtaylor@nevadastudies.com

RESTORATION

BELFOR Property Restoration

Single Source Provider, Offering Complete

24/7 Emergency Response

and Reconstruction Services

800-856-3333

Michelle Turner (Northern Nevada)

Michelle.turner@us.belfor.com

Andrea Pineda (Southern Nevada)

Andrea.pineda@us.belfor.com

Licenses 0078990 limit - \$1,000,000, 0078991

limit - \$1,000,000, 0078992 limit - \$1,000,000,

0067311 limit - unlimited

www.belforUSA.com

the Marketplace

RESTORATION

Steamatic Total Cleaning & Restoration

"Restoring lives and properties"

- 24 Hour Emergency Service
- Specializing in Commercial, High-Rise, Mid-Rise & Apartment Restoration
- Mold Remediation
- Fire/Smoke Damage Restoration
- Water & Flood Extraction & Drying
- Crime Scene Cleanup
- Personal Property & Odor Control

Alicia Syverson

2851 Synergy St, North Las Vegas, NV 89030
702-633-0383 • Fax: 702-633-0012
asyverson@steamaticlv.com
www.steamaticlv.com

ROOFING

Professional Roofing Services

We specialize in catering to your HOA roofing needs!

4180 W. Patrick Lane, Las Vegas, NV 89118
702-796-7663

www.OneStopRoofShop.com

Customized craftsmanship, coupled with good old fashioned client service & satisfaction.

License Number 59002 • Bid Limit \$2.2 Million

Titan Roofing LLC.

"Weather or not, we've got you covered"

Contact: Peter J. Cicchetti at

pjc@titanroofing.net

Over 30 Years Experience as a Full Service Roofing Company.

4095 Ponderosa Way, Las Vegas, NV 89118

Office 702-597-0878 • Fax 702-597-2714

www.titanroofing.net

License #0076672 Bid Limit \$950,000

SECURITY

AlliedBarton Security Services

Commitment to Residential Communities
Ambassador Service Program, Unarmed and Armed Officers. Industry Leader Providing Specialized Residential Security for HOA's, Gated Communities, High-rise Condominiums and Retirement Communities.

Contact Steve McCoy

702-544-8396 • steve.mccoy@alliedbarton.com

TSI (Total Safety Inc)

Locally owned and operated company providing "PEACE OF MIND" for over 15 years

- CCTV/ IP Camera • Burglar Alarms • Access Control • Intercom Systems • Fire Extinguishers
- Emergency/Exit Lighting • Fire Sprinklers • Fire Alarms • Backflow Devices • Roving Patrols
- Parking Enforcement • Towing Assistance
- HOA/ Commercial Security Services

9555 Del Webb Blvd Las Vegas, NV 89134

702-967-0000 • www.tsivegas.com

SWIMMING POOL AND SPA SERVICE AND REPAIR

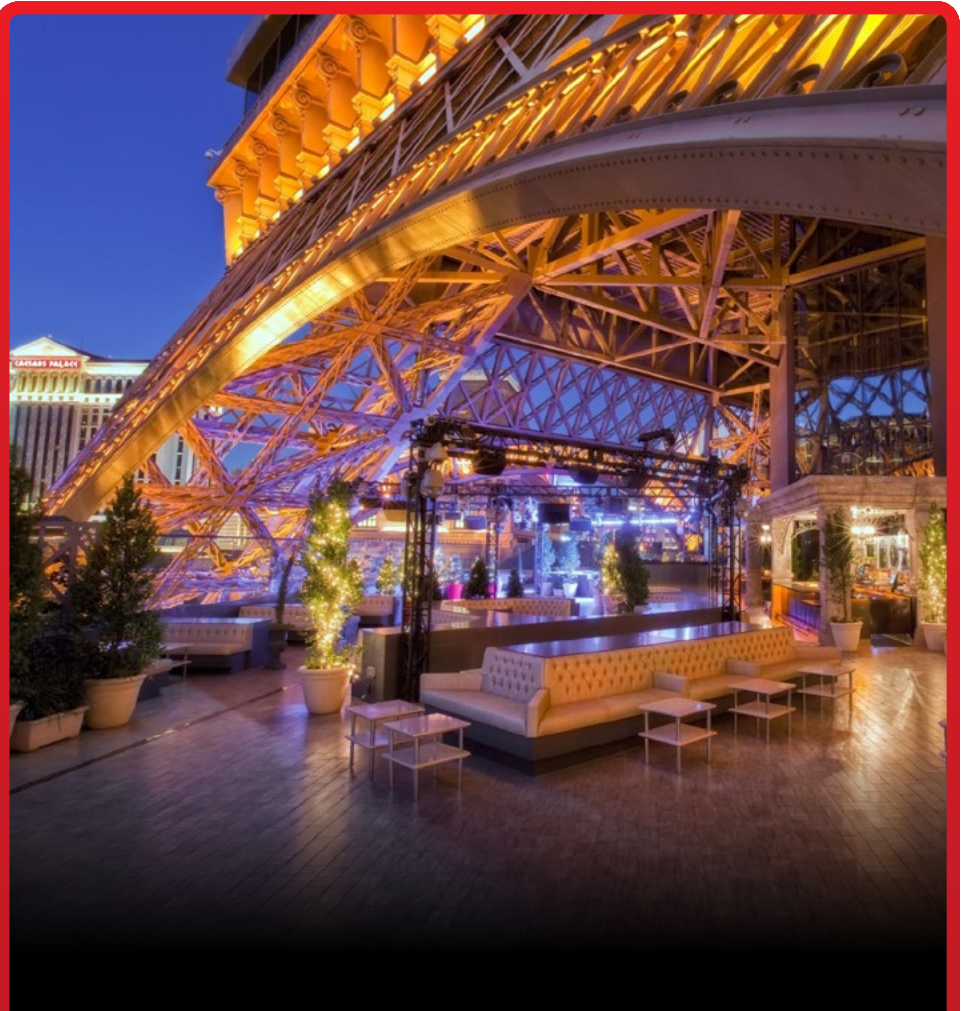
Perfectly Clear Pools

"We Balance Your Pool Water to Drinking Water Standards!"

Ted Pethes • Kelly Hess

512-276-0830 • 702-491-5364

Pcp.lasvegas@gmail.com



MOULIN ROUGE
PARISIAN NIGHTS

2015 CHAPTER PARTY
PARIS HOTEL • APRIL 30, 2015
7:00 P.M. - 10:00 P.M.

NEVADA CHAPTER
community
ASSOCIATIONS INSTITUTE



WWW.CAI-NEVADA.ORG

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

Up to \$2000 in Prizes with a **GRAND PRIZE** of \$750!! Complete your BINGO Card today!

All submissions MUST be returned to the CAI Office no later than March 31, 2014



FirstService
RESIDENTIAL

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 Candlelighters 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

THANK YOU TO OUR SPONSORS FOR THIS CAI MEMBERSHIP PUSH. WE COULDN'T DO IT WITHOUT YOU ALL!



Community Interests

THE MAGAZINE FOR COMMON INTEREST COMMUNITIES

THANK YOU TO OUR 2015
CAI-NEVADA SPONSORS



DIAMOND PLUS SPONSOR:

The Clarkson Law Group, P.C.

DIAMOND SPONSOR:

FirstService Residential

PLATINUM SPONSORS:

Alessi & Koenig

Wolf Rifkin Shapiro Schulman & Rabkin, LLP

PALLADIUM SPONSORS:

Angius & Terry, LLP

GCMC

ProTec Building Services

Seacoast Commerce Bank

Taylor Association Management

GOLD SPONSORS:

American Pavement Preservation

ATC Assessment Collection Group

Bainbridge, Little & Co, CPAs

Community Association Underwriters (CAU)

Eugene Burger Management Corporation

Leach Johnson Song & Gruchow

Level Property Management

Ovist & Howard CPA's

Titan Roofing

Van Duyne Law Group

Western Risk Insurance



SILVER SPONSORS:

Account Recovery Solutions, LLC.

Alliance Association Bank

BELFOR Property Restoration

Browning Reserve Group

CAMCO

Canepa Riedy Abele & Costello

CertaPro Painters of So. Nevada

Chen Accounting Group, Inc.

Complex Solutions, Ltd.

EmpireWorks

GB Group, Inc.

GetDocsNow.com

Gothic Landscape

Groundskeeper

Ideal Community Management

Intertex LV LLC

KRT Fitness & Patio Concepts

Kane & Company, P.A., CPA

Landcraft, Inc.

Maddox, Segerblom, & Canepa, LLP

Menath Insurance

Meridian Landscape

MK House Consulting, Inc.

Mutual of Omaha Bank

Opus 1 Community Management

RPMG

Steamatic Total Cleaning & Restoration

Sunland Asphalt

Unforgettable Coatings

TSI Security, LLC

U.S. Bank

U.S. Landscape

Vista Paint