

Community Interests

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

BUILDING COMMUNITIES

Using the Tools of Friendliness and Fairness



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4:30PM-6:30PM**

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HELP of Southern Nevada Toy Drive

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Reservation Deadline is Thursday, November 3

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- Team raffle prize donations requested, but not mandatory. Raffle money to benefit Help of Southern Nevada.
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Community Interests

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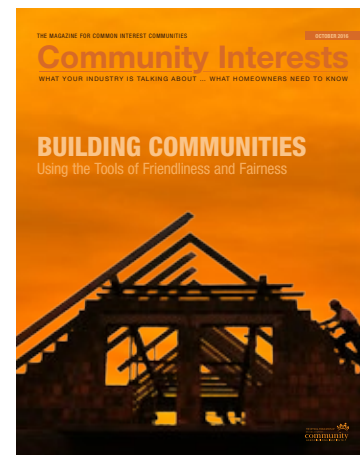
The Marketplace

31 Classified Advertisements

Oops!

In the September issue, Robert J. Petrisin wrote the article, "*Reserve Logging: How Vital Is It?*" Unfortunately, an error was made in his professional title. He should have been identified as a State of Nevada Reserve Study Specialist (RSS).

Apologies to Mr. Petrisin and Strategic Reserves.





MINDY MARTINEZ,
CIC, CISR, CIRMS,
DCAL, NVEBP, 2016 CAI
PRESIDENT

President's Message

SPOTLIGHT ON: BUILDING COMMUNITIES

Now starring: The CAI! That's right, roll out the red carpet and flash your cameras. Our Media Committee has created an online video starring Frank Fimiano and Donna Toussaint titled, *Building Community Spirit*. Yes, we may be getting extra excited over an online presentation, but to us, this video reaches CAI stardom. Here's why...

Donna and Frank are gems in the CAI community. They are both community volunteer leaders (CVAL) and have achieved their Dedicated Community Association Leader (DCAL) recognitions. In the video, they discuss the benefits of newsletters, community events, social media and additional promotional tactics that we can all learn from. (You'll have to watch to find out more.) When speaking about community events, they tell us to honor our participants.

For example, we shouldn't mention that the famous, eclectic Griswold family isn't in the room; but instead, we should recognize those who are there. If the event has low attendance, we shouldn't focus on the numbers, but embrace those who showed up. It's about quality, not quantity. So if we keep spreading quality, positive information – our followers will flock to us, because they'll want to know more.

As your president, I would like to focus on building that same community spirit within our Nevada chapter. We're comprised of three membership groups: homeowners, managers and business partners; but we are more alike than we are

So if we keep spreading quality, positive information – our followers will flock to us, because they'll want to know more.

different. We're all homeowners, or rent a home in an HOA, right?

So, here's my challenge to you: Get involved. If you are a homeowner, run for your board of directors. Introduce your board to CAI Nevada & National. If you are a business partner, disclose your service HOAs and abstain from voting on a particular service if that's your trade. Introduce your HOA to grassroots committees, and let them know this is a collective effort to fight against bills that will negatively affect HOAs.

Here's one more challenge: After reading your monthly edition of *Community Interests*, leave your copy in a doctor's office, library, dentist's office or anywhere someone might pick it up and read it. This might inspire their interest in joining the Nevada chapter of CAI. As Garret Gordon said, "We are all assessment paying constituents."

Growing our community is vital. Let's do all we can to keep the CAI in the spotlight where it belongs. Lights, camera, action! I have nothing but faith in you.

Mindy Martinez

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Editorial Exclamations

Building Community is one of my favorite topics within the CAI structure. I grew up in a tiny farming community in Ohio where everyone knew everyone. For 24 years, Chuck served in the Air Force and our “community” was any and every Air Force base where we were stationed. I love knowing people, being part of the larger “family” and feeling like I have a “place.”

There are many ways to build community in our HOAs. From simple gestures to planned extravaganzas.

I often hear people say that even though Las Vegas has grown enormously, it still has that small town feel to it. I have come to believe those statements, and choose to believe that our efforts within our HOAs contribute to that belief.

As we are all well aware, not everyone buys into the whole HOA community concept. Some residents just want to “shut” their doors and “shut-out” their neighbors. Their loss. For the rest of us, we welcome the efforts our HOAs make to create inclusive, friendly neighborhoods.

There are many ways to build community in our HOAs. From simple gestures to planned extravaganzas. Cary Brackett explores ways to build community by *Reaching Into Your Community*

to Help Beyond Your Community, while Dawn Marie Hughes reveals several solid reasons for building community spirit within: *Building Community and the Spirit of Neighborliness*.

Building community can, but doesn’t have to be, an Olympian effort. Tonya Bates shares the joy and inspiration of *Random Acts of Kindness* that should move all of us to be better neighbors.

Nor does building community have to be restricted to our own little corner of the HOA. Reaching beyond our immediate community, to bring attention to a need that can benefit the greater community, is exactly what Harry Reinhart lauds in his article, *Truly Grateful for Tule Springs*. There are many organizations in both the north and the south that are dedicated to the needs of our greater communities as Robert Rothwell points out so well in *Catholic Charities*.

And then there’s our biggest community in which we live, play and shoulder responsibilities for: the USA. November 8 is election day and it’s vitally important that we vote for the federal, state and local candidates of our choice. Richard Salvatore presents a unique perspective on voting called *The Smart Pawn*. So be aware, do your share and VOTE!

As Howard Zinn once said, “Small acts, when multiplied by millions of people, can transform the world.” And our communities!

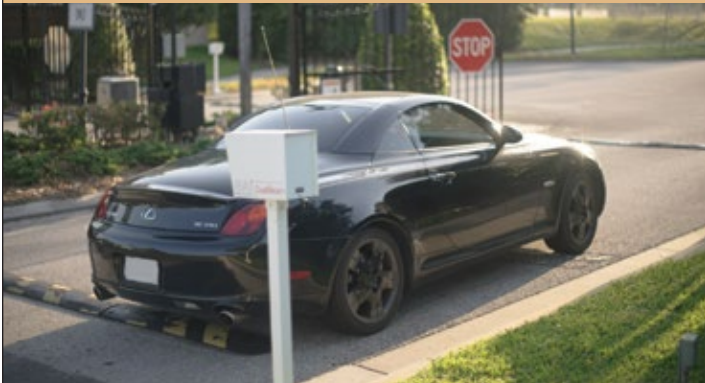
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Catholic Charities is a Huge Booster of Community

by Robert Rothwell, Ph.D., DCAL

To build a community you have to be part of a community. Over the years, I have observed many members of CAI Nevada who have volunteered their time and talent to help others *in a very special way* at Catholic Charities. Joining together, our members ceased being individuals and became a group of selfless, dedicated men and women buying, preparing and serving food for the homeless and needy. This is the main aspect of their volunteerism that we all hear about. But there are many other unnoticed ways that Catholic Charities and their volunteers help less fortunate men, women and children who are experiencing challenges in their lives.

Catholic Charities takes the Biblical mandate seriously: *"I was hungry and you gave me food, thirsty and you gave me drink, a stranger and you welcomed me."* Matthew 25:35

FEEDING THE HUNGRY

Today, more than 49 million Americans - one in every six - is faced with some form of hunger.

The victims are in urban, rural and suburban communities throughout our United States. Children are especially vulnerable.

Catholic Charities strives not only to feed the hungry for a day, but also help build long-term 'food security.' They help low-income and vulnerable people gain access to adequate and nutritious food through a range of services from food pantries and soup kitchens, to healthy eating and cooking classes, to creating food stands and gardens.

The anti-hunger programs and services at Catholic Charities not only address an immediate need for food, but also give people the peace of mind to face other challenges in their lives. In 2015, the Catholic Charities network provided more than 10.8 million client services through their dining halls, food pantries, home-delivered meals and summer feeding sites.

SUPPORTING HEALTHY LIVES

Catholic Charities believes that people have the best chance of reaching their full potential when

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they are healthy in body, mind and spirit. Catholic Charities help the low-income and vulnerable protect their health by providing a number of health services, behavioral health services, health education and assistance in health insurance enrollment. In 2015, over 975,000 people received some type of health service from the Catholic Charities network.

PROVIDING EDUCATION AND TRAINING

We believe that everyone needs and deserves meaningful learning opportunities in order to reach their full potential. When everyone has these opportunities, especially from a young age, they build a foundation for life-long learning that blesses and enriches their lives and the lives of their families, friends and colleagues.

Catholic Charities provides learning opportunities for people all across the life spectrum, helping our youngest people succeed in school and helping our older people succeed in their jobs, families and lives. Believing in each person's potential, Catholic Charities provides quality childcare and early child education, after school programs and tutoring, post-secondary education and life-enriching adult education courses.

In 2015, the Catholic Charities network provided education and training services to over 735,000 people.

BUILDING FINANCIAL SECURITY

Catholic Charities sees financial security as one of the keystones that must be in place before individuals who are struggling can effectively address challenges like food, housing, or physical or mental needs, and achieve stability and growth in their personal and professional lives.

Life is unpredictable; and without sound financial planning an unexpected injury or job loss can go from unfortunate experience to a catastrophic event. In 2015, the Catholic Charities network hosted in-house training and outreach training that helped 179,000 men and women build the financial knowledge and assets they needed to complete their journey out of poverty.

WELCOMING NEWCOMERS

Many newcomers struggle to establish themselves in a nation that is ambivalent about them being here, particularly those who are not authorized to reside in our country. Cultural and linguistic differences and limited opportunities make it difficult for these newcomers to integrate, find work and support their families. They need culturally-competent, supportive services to help them thrive in their new home.

Catholic Charities welcomes refugees and immigrants to our

country and helps them get settled in their new homes and communities, finds them jobs and resources, and helps them overcome barriers that would impede their adjustment to life in the United States. Governor Brian Sandoval of Nevada has chosen Catholic Charities to aid immigrants in these supportive tasks. In 2015, the Catholic Charities network served almost 420,000 refugees and immigrants.

SHELTERING THOSE IN NEED

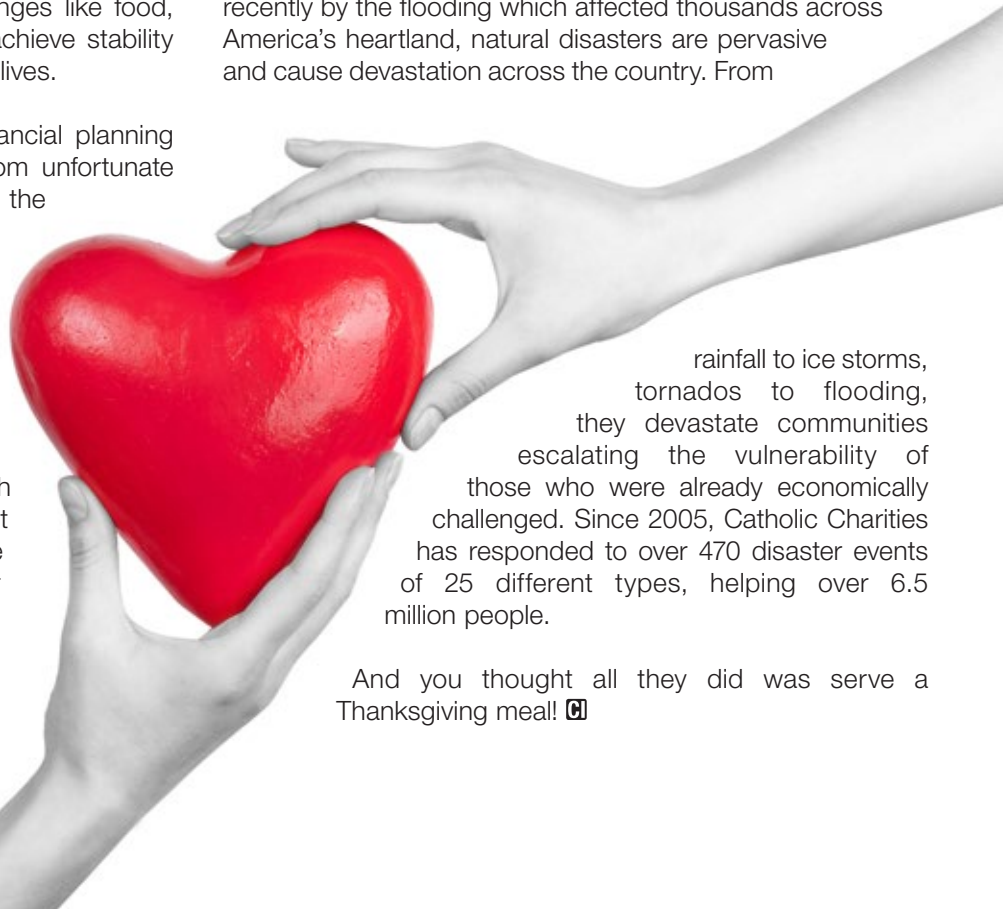
Catholic Charities believes all people should have a safe, decent and affordable place to call home. Having such a place is critical to every person's well-being and growth. It forms a stable foundation from which to lead a productive life.

Homelessness, or the risk of homelessness, affects millions of Americans every year. People face all kinds of situations that jeopardize their ability to maintain housing. In response, Catholic Charities offers a spectrum of services to meet specific housing needs, including utility and rent assistance, shelter services and affordable housing.

Because of the work of the Catholic Charities network, hundreds of thousands of people have safe, decent and affordable housing. In 2015, Catholic Charities served over 525,000 people with some kind of housing service, enabling them to live with dignity and stability.

PROVIDING DISASTER RELIEF

When disaster strikes, Catholic Charities is on the ground to provide immediate and long-term relief. As demonstrated most recently by the flooding which affected thousands across America's heartland, natural disasters are pervasive and cause devastation across the country. From



rainfall to ice storms, tornados to flooding, they devastate communities escalating the vulnerability of those who were already economically challenged. Since 2005, Catholic Charities has responded to over 470 disaster events of 25 different types, helping over 6.5 million people.

And you thought all they did was serve a Thanksgiving meal! 🇺🇸



RICHARD SALVATORE, DCAL, IS THE PRESIDENT, KENSINGTON AT PROVIDENCE HOA

Neighborhood Pride

by Richard Salvatore, DCAL

Nevada is a very diverse state with people and families moving in from all corners of the country, even some from outside the country. Living in a Common Interest Community is a choice you make when looking and purchasing your home. Many homeowners, like I was, have never been part of an association. So this is where education and understanding comes in: helping your association become a community rather than just a group of homes.

Building community is not an easy task. For many years, homeowner associations have collectively

gotten a bad reputation. Boards doing the wrong things for their associations results in all associations being painted with the same brush. Changing that perception isn't easy; it starts with the board of directors and the community manager and how they work as a team to interact with homeowners.

The community manager is usually the person homeowners contact first with a question or concern. This is where impressions are made. If a homeowner feels their questions and concerns are not addressed, doubts emerge. If a manager is on his/her game, a quick response to homeowners, or



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relaying these concerns to the board, results in a resolution that can be made in a timely manner.

As for the board of directors, in far too many instances homeowners never see their board members unless they attend a meeting or there is a vote needed, which happened in my community after I first moved in. The very reason I ran for my HOA board. Homeowners should know who their board members are, and understand that they are homeowners too. Go around the community knocking on doors, introduce yourselves to just say hello. Being a board member can be a thankless job, but with a little common sense you will find that perception will turn around. The biggest challenges are to be consistent and a little flexible, be strong (when needed), treat everyone fair and respectful, after all they are your neighbors. Most importantly of all, do not be the HOA police. Looking and nit picking the smallest issue can result in no tolerance for the HOA.

If you find out that someone new moves into a community, take the time and stop by to welcome them, offer assistance with questions, invite them to the next meeting; you'll be surprised how far that goes. As for meetings, on average only about 10 percent of members attend meetings. You may want to try and make your meetings less formal. After some normal housekeeping items and discussion begins on actions that may need to be taken, ask attendees if they have any questions or feedback, this makes them feel they are part of the process while also providing the board with some valuable input in the decision making. During the homeowner forum section, if no one has anything to say, bring up something to get a conversation started, invite guest speakers dealing with topics of interest. The object is for homeowners to continue attending meetings by making them a little less formal and more of a get together, thus creating a neighborly atmosphere.

Generally, homeowners take pride in their homes. The goal is for them to have pride in their community as well.

To achieve this, neighbors need to meet and interact. One option is to sponsor an event or activity for both adults and children. This however becomes a bit challenging as the board cannot do it alone. To be successful, volunteers will be needed to form committees, and of the 10 percent who attend meetings, about one percent are willing to volunteer on committees. Recruiting volunteers is no small task; many homeowners have very busy schedules with family time and work being at the top of their lists. Finding volunteers is usually easier within larger communities as there is a greater number of members, but in smaller communities you may want to approach an individual who has some ideas and may not understand what the committee does, remembering not to overwhelm them at first.

Once people see what the HOA is accomplishing, more may be encouraged to step up and lend a hand. There are so many ways to build a sense of community, it just takes some common sense, a little imagination, and some thinking out of the box. CAI is a good resource for this, offering seminars on Building Community that I would recommend attending. If you can pick up one or two ideas, then your time will be well spent, and you and your community benefit. 📌

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TONYA BATES, DCAL, CMCA, AMS, PCAM IS A SUPERVISING COMMUNITY MANAGER

Random Acts of Goodwill

by Tonya Bates DCAL, CMCA, AMS, PCAM

As I pulled into the drive-thru, thinking about the uncompleted tasks on my action list, I ordered the first thing that came to mind. Checking my phone as I awaited the greasy food, I was completely unaware of my surroundings. When I got to the window, my meal was previously paid by the woman in front of me. She left a business card that simply said: "Pay it Forward." This completely random act of goodwill is what encourages me to continue to volunteer.

Volunteering doesn't always have to be a structured organization or event. It can merely be a smile at the grocery store, buying coffee for the person behind you in line, or doling water to panhandlers at the freeway ramps. Paying it forward takes empathy and positive interactions with unsuspecting patrons. It doesn't take a lot to brighten someone's day.

Once you pledge to perform one random act of goodwill a month, week, or day, it becomes simple to dedicate time to an organization. Not only do you get gratification by volunteering and serving the

community, but you also network and engage with prominent members of your region. Remember, we teach our kids that community service looks great on a college application and resume. It is a positive attribute, even as you get older and advance in your career.

When I relocated several years ago, I realized I needed to build a social network in order to succeed. By pledging a women's soroptimist group, I was able to participate, through volunteering, in many community events. I volunteer with my group at the Reno Rodeo, Ride for the Tatas, Moms on the Run and other organizations. What I've learned - it is simple to make anyone's day. So smile, it's contagious!

Most importantly, what random act of goodwill will you commit today? ☑

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Reaching Into Your Community to Help Beyond Your Community

by Cary Brackett, CMCA, AMS, PCAM

I already know what you're thinking: I have enough on my plate and couldn't possibly have the time, money or resources to organize an event; but the rewards of holding a community-wide event could be just what your community needs.

It is a known fact that individuals and families make up communities, and that communities are like large blended, extended families. Every community has different personalities based on who lives there, growing and changing according to the families who choose to come or go. Years ago, communities were filled with people who knew their neighbors on a first name basis, understood each others' family histories, details about their backgrounds and gave support to one another in various ways. Communities were richer for these connections; and this is still true today in many communities. While Las Vegas and the surrounding cities and towns are considered transient, some communities are stable, and the people who live there have resided there for a long time.

We can bridge the disconnect that many of us feel by bringing our communities back together. We can do this by hosting and supporting nonpartisan community-wide special events. While most people have repetitive lives that consist of attending school, working at a job or staying home to raise children, community-wide events can help people abandon their comfort zones and solitude. Community-wide events bring people together and give them a much needed, often overlooked, break from their hectic schedules.

Many Common Interest Communities, especially large-scale communities, have committees or paid organizers for social events, clubs and parties because they know how vital it is to have an active community. If you don't have staff or a committee, do not worry! It can all start with one individual sharing ideas with another, and before you know it you have a BBQ, or a book club, or a walking group (someone to help you catch Pokémon), or create a Neighborhood Watch program...anything that helps bring people together. There are many fun events or groups that can be planned within a community; you are only limited by your imagination. Once you have a club, group, committee or just a couple of likeminded individuals, challenge each other to help someone along the way and even beyond the boundaries of your community.

Some nonpartisan events that come to mind are: backpack drives to help families with children who attend a nearby school; host a blood drive to help residents who may need blood infusions and transfusions in the case of medical emergencies; book drives to benefit nearby public libraries; celebrations with food and music to celebrate holidays such as Independence Day and New Year's Eve or New Year's Day; food drives to benefit nearby nonprofit organizations who distribute food to families in need; host a BBQ or meet-and-greets with first responders such as animal control, fire, police and poison control; plan a community build

Community-wide events bring people together and give them a much needed, often overlooked, break from their hectic schedules.

day through Habitat For Humanity; host National Night Out in your community which supports local law enforcement; have your community sponsor an athletic team; host friendly challenges or competitions in sports such as basketball, football, softball, soccer or running; host an event for local veterans (BBQ or breakfast).

This is only the tip of the iceberg. Look around your community or the area just outside your community and pick something that appeals to you; then start talking about it with your neighbors, committee members and board members. Before you know it, the spark of an idea has started and you've helped someone, somewhere along the way. Communities can designate one or more persons to communicate and coordinate with representatives of their local homeowner association to plan and manage nonpartisan community-wide special events.

Together, homeowner associations and residents can make their communities more fun, more connected and inevitably safer for all. ☑



CARY BRACKETT, CMCA, AMS, PCAM IS THE GENERAL MANAGER, DESERT SHORES COMMUNITY ASSOCIATION



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Building Community and The Spirit of Neighborliness

by Dawn Marie Hughes

Let's take a moment to go back to simpler times when communities were small and gatherings such as barn raising, barn dances, religious events, seasonal celebrations and weddings were used to communicate what was going on in the community, learn about events happening in the world and where political partnerships were formed. Everyone knew the families in their community, knew who was doing what and what changes were being made. Building a community was a necessity, a way of life to stay safe and to stay informed during a time when information from the outside world was not so readily available.

With social media at our fingertips to provide us with so much information, why should an association concentrate on building communities?

Let's look at this in depth. Wikipedia defines *community building* as "a field of practices directed toward the creation or enhancement of community among individuals within a regional area (such as a neighborhood) or with a common interest." Does this sound familiar? "A homeowners association (HOA) is an organization of homeowners of a particular subdivision, condominium or planned development. The purpose of a homeowners association is to provide a common basis for preserving, maintaining and enhancing homes and property." You can see the definition mirrors the goal of a community.

With the diverse and busy world we live in today, how can homeowners, the board and association management team achieve these fundamental goals to build a successful community? Communities grow stronger when citizens regularly and persistently do a variety of simple things together that give them chances to connect with others, build trust and be involved. Joining HOA committees, including sitting on the board of directors, helps achieve this goal of bringing together like-minded individuals whose goals are to enrich and enhance the homeowner experience.

Hosting social events is another great way to gather a community together. As the old adage states: "give something away and people will flock." Who doesn't like to attend a party, a carnival or a celebration? There is no better opportunity for board members to interact with homeowners and the association to share information than when neighbors are gathered together enjoying festivities hosted by their homeowners association. This

gives the board a fantastic opportunity to talk with homeowners in a comfortable and relaxing environment that the board would not necessarily have. Think about it, how many homeowners attend a board of directors meeting versus attending a social event? If you take advantage of that face time you will be surprised at the amount of valuable feedback obtained.

Social events are also a great way to help reduce crime in a community. How you might ask? It allows neighbors to meet each other, get to know each other, learn who may be leaving or joining your community and forges bonds among area residents. Law enforcement professionals all agree that knowing who is supposed to be in your community, and becoming familiar with their routine, is one of the most effective ways to **reduce** or **prevent crime** and make your neighborhood safe.

Surrounding businesses and those vendors who service the community are also key components. Renaissance times, the old west, and even during prohibition businesses such as taverns, saloons, restaurants and hotels were establishments used for discussing items such as safety, city planning, news that affected the country and the world. Train stations would bring visitors from all over adding diversity and new ways of life. These businesses were a hub where one could collect information, meet new people and sell their wares. Homeowners would frequent businesses not only to receive the service they offered, but to socialize, become one with the community and improve ways of life.

How can this train of thought relate to current times? Recently there was an announcement that a new fast food restaurant was being reviewed for zoning within a community. Many homeowners were against having this establishment due to their 24-hour drive thru being so close to homes. The homeowners who were opposed rallied together utilizing social media tools, attended a city meeting, and expressed their dissatisfaction by opening a dialog between city officials and homeowners. By coming together as a community their voices created effective change and empowered the homeowners to preserve and enhance their homes and property for future generations.

"While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many." – Lady Bird Johnson 📍

Truly Grateful for Tule Springs

by Harry Reinhart

While I stood in front of the Veterans Memorial at the Sun City Aliante Community Center and looked out across the golf course and mountains, I wondered what this all looked like thousands of years ago. It was then that I recalled articles I had read describing how it looked: a lush green environment, trees, ponds, spring mounds with many animals around them.

In earlier professional digs of the Tule Springs area, evidence was found of mammoths, camels, bison, sloths, lions, saber tooth cats, dire wolves, llamas and many other animals. These animals and others have lain undisturbed for thousands of years in this valley in what is now the Upper Las Vegas Wash/Tule Springs area.



Some of the fossils found there were mammoths with tusks reaching 11 feet in length.

California came to Tule Springs and called the exploration the "Big Dig." They dug massive trenches, some as deep as 20 feet and as long as 3000 feet, hoping to uncover ice age secrets about the animals and people who lived in our backyard dating back thousands of years, along with the testing of the new carbon dating method. This was right at the end of Aliante Parkway and Horse Drive - our backyard.


In December 2014, lawmakers in the US Senate and US House of Representatives voted to authorize the creation of Tule Springs Fossil Beds National Monument on 22,650 acres in the North Las Vegas Wash to preserve these ice-age fossils. Members of the Nevada Congressional Delegation, US Senators Harry Reid and Dean Heller, and US Representative Dina Titus, with then US Representative Steven Horsford, all voted for the creation of this monument. A bill was then signed by President Obama. Tule Springs Fossil Beds National Monument is managed by the National Park Service.

Today, we give thanks to the five Sun City Aliante ladies who heard a speaker from the Bureau of Land Management give a presentation at the Sun City Aliante Community Center about the natural resources of Tule Springs, and that it was located in a transfer area to be sold to developers. With that knowledge, the ladies created "The Protectors of Tule Springs" to save Tule Springs for



now and in the future. Those ladies are: Jill DeStefano, Sandy Croteau, Sandy Valley, Lillian Rothstein and Kathryn Brandel.

For more information on Tule Springs Fossil Beds National Monument go to:

www.Tulespringslv.com or on Facebook: Protectors of Tule Springs [Nps.gov/TUSK](https://www.facebook.com/ProtectorsofTuleSprings). 



HARRY REINHART IS A DIRECTOR, SUN CITY ALIANTE BOARD OF DIRECTORS

PHOTOS COURTESY OF THE NATIONAL PARK SERVICE.




CAI Nevada Chapter Members' Brag Page



ANDREA BEHRENS AND JUNE GERBER NOW WITH THE CLARKSON LAW GROUP, P.C.

Congratulations to **Andrea Behrens, DCAL, NVEBP** and **June Gerber!**

They have recently joined the **The Clarkson Law Group, P.C.** Behrens states: "In our new positions you can continue to expect the same commitment dedication and knowledge for the HOA Collection Industry that we have shown over the past decade." 

If you have anything you want to share, please submit it at least six weeks prior to the magazine publish month. Anything received after the 20th of the month prior to publication may not make it into that issue, but will appear in the following issue. Please submit your items to info@cai-nevada.org or fax to 702-240-9690.



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

Candlelighters – Superhero 5k Gallery

Thank you to our team members and donors! It was another great day with the Candlelighters Organization and team CAI HOA Champions did not disappoint! Congratulations to all our participants and to our timed winners: Jason Ledel, Brian Nestor, Meli Coats, Bianca Rodriguez, Brando Guerrero! CAI HOA Champions was once again honored to be awarded the Largest Team and Donations collected by an organization. Thank you!!!



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BARBARA HOLLAND, CPM, IS A REGIONAL MANAGER WITH FIRSTSERVICE RESIDENTIAL

The 2017 Legislative Session Matters...Get Involved

by Barbara Holland, CPM

In a few months, the 2017 legislative session will begin. We all know there will be major issues that potentially will have a dramatic impact upon homeowner associations, such as the elimination of our nine-month superior lien laws or the changing of how we foreclose from non-judicial foreclosure to judicial foreclosure. Associations need to prepare now for the coming legislative session.

But how? How do we make an impact on the legislative process?

First let's start with the basics. Find out which state senator and assembly person represents your district. You may have to wait until after the November elections, but you can at least start by contacting all of the candidates and discussing the important association's issues, particularly the non-judicial versus judicial foreclosures and the nine-month superior lien laws.

Second, create a standing legislative committee. Find interested homeowners who have a knack for writing, or who are articulate and those who are

organizers. You will need homeowners with all of these skills. You may also discover that you have homeowners who personally know many of the legislators who could serve as your ambassadors.

You will want to organize your community into sections with a legislative captain for each section whose function is to communicate and disseminate information about the proposed laws. It will be important for homeowners to know when and whom to call or write, and whether the proposed law is in the best interest or not to your association. There are also online surveys sponsored by the legislature to cast your opinions on the various proposed laws.

Be prepared to carpool homeowners to the Grant Sawyer Building on Las Vegas Boulevard North. Through the legislative committee you have formed, you can select homeowners from the committee to testify before the Assembly or Senate Judiciary committee or sub-committees as most association legislation issues come from them. The more homeowners who can attend the better. Even if



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they all cannot speak, they can sign the sheet and indicate if they are in favor, opposed or neutral for the proposed laws to be considered for that session.

If your association is a member of CAI, contact and encourage homeowners to join the Grassroots Initiative to make their voices heard through their Legislative Action Committee. If your association is not a member, contact CAI and learn how to join.

If you know any homeowners who are members of the Greater Las Vegas Association of Realtors, find out if any of them are involved with the realtors' legislative committees. It is so important for realtors to understand and support the non-judicial foreclosure and nine-month superior lien laws. Unfortunately, too often, realtors have not been supporters of associations' positions. They need to understand how the loss or negative change of these current laws will greatly impact future sales and financing, i.e. how it will impact their compensation.

Finally, contact your association community management company and find out what legislative actions they will take. There are association management companies that have sessions with their boards and scheduled trips to Carson City to personally meet with legislators.

I realize that I have laid out a major undertaking, but I can assure you, if associations take the steps now to develop a legislative committee, we will be a force that our elected leaders will hear. 

Congratulations!

Congratulations to the newly elected 2017 Board of Directors members Chuck Niggemeyer, DCAL, Chuck Balacy, NVEBP and Adam Clarkson, Esq.

The 2017 Nevada Chapter CAI Board of Directors

- April Parsons, CMCA, AMS
- Michael Schulman, Esq., CCAL
- Judi Hanson, DCAL
- James Gibson
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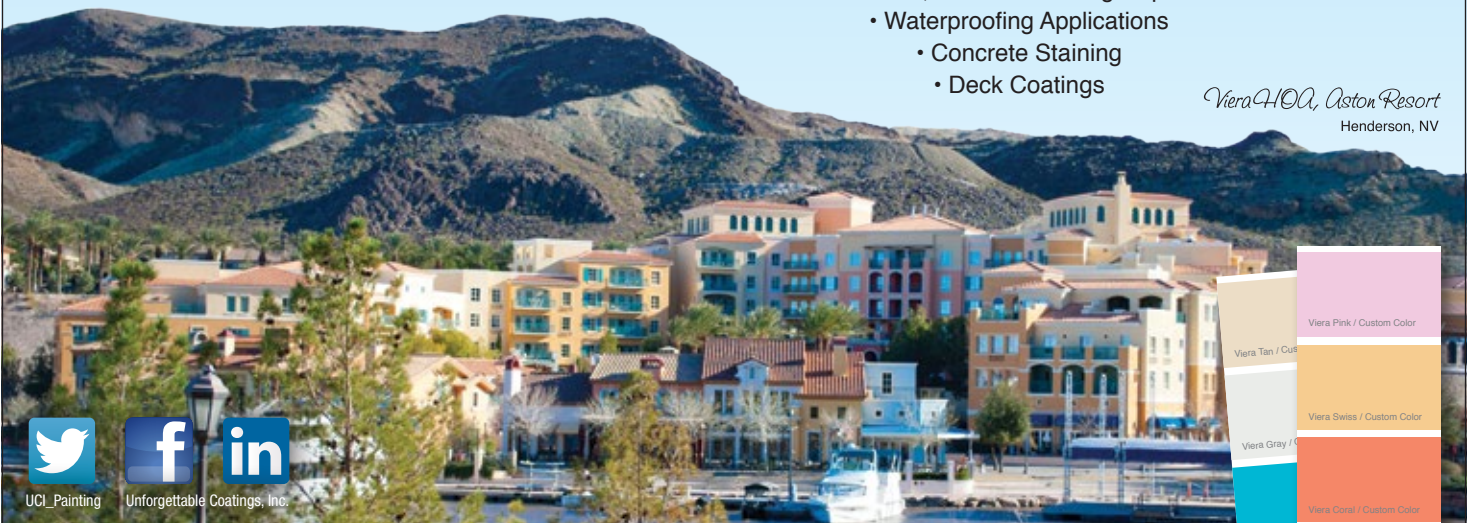


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OPEM Winner's Gallery



It was another extraordinary gathering of OPEM (Ordinary People Extraordinary Measures) award winners. This year's winners were Kimberly Miles, B.A.S.H.E.R.O; Judy Hendley, Special Forces Ladies Auxiliary, Chapter 51; Two Lunch Tuesdays; Lisa Yulianti, Look Good - Feel Better Program, American Cancer Society; Genevieve Frederick, Pets of the Homeless; and Rhonda Dahl-Rios, We Care Foundation. Congratulations to all our winners!



STANLEY MONSEF, PHD, PE, IS PRESIDENT OF MERCURY CONSULTANTS

Fire and Smoke Management and Control System

by Stanley Monsef, PhD

Fire and smoke in a high-rise building is regarded as the most important issue for life, safety and protection of the property. Although fire is a rare occurrence in high-rise buildings, due to preventive measure and control systems mandated by the building codes, high-rise building emergency procedures require that the community/property manager is familiar with systems and components that provide life safety and property protection.

For fire protection and safety procedures, high-rise residential buildings are categorized by the height of the building above grade:

- Category A high-rise is over 780 feet above grade;
- Category B high-rise building is over 540 feet above grade;
- Category C high-rise building is over 275 feet, up to and including 540 feet;

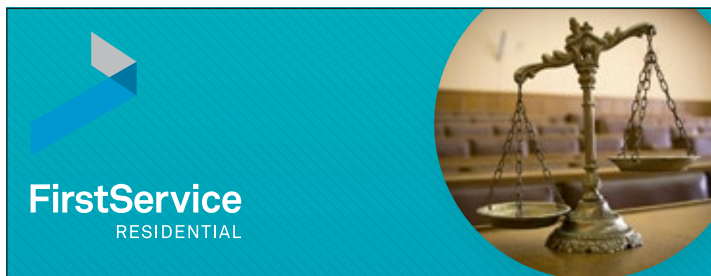
- Category D high-rise building is over 80 feet, up to and including 275 feet.

The developer/owner of all categories is generally required to file a copy of the building's emergency procedure plan with the respective city/county fire departments. While categories A and B high-rise buildings require annual safety drills, categories C and D are recommended but not required. In a residential building, the building evacuation supervisor and/or emergency evacuation team may be residents of the building.

Fire and smoke protection and detection systems are comprised of the following components.

#1. Fire Auxiliary System – consists of the following:

- **Fire extinguishers** – These are multipurpose for putting out small fires or suppressing them until help arrives. Extinguishers have a limited range of 6-10 feet with a discharge time based on the type of fire one is fighting;



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Politically involved or not, there is always the possibility that the changes in the Nevada legislation every two years could affect you and your community. We have seen several changes- positive and negative- over the years. With the 2017 Legislative Session quickly approaching, it is important to be aware of the possible changes and to recognize what changes need to be made.


In early 2015, we organized our first "Day at the Capitol" event. This event was coordinated for board members to visit Carson City to attend hearings and speak with their legislators. The trip was a great success for many reasons- most significantly because the attendees' voices were heard.

We received very positive feedback and are already planning our next trip in 2017. We strongly encourage you, as board members, to get involved in the legislative process and attend our next "Day at the Capitol" on March 28, 2017.

If you are interested in joining us at the Capitol in 2017, visit www.fsresidential.com/2017DAC. To learn more about our events and services, please contact us today!

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CONGRATULATIONS

Congratulations to the new Magazine Committee Leadership!

Vicki Niggemeyer, Chair and Richard Salvatore, DCAL, Co-Chair. Vicki, a published author and genealogy expert, has served as Co-Chair and both she and Richard have served on the committee for several years. Please join us in thanking and congratulating them both as they bring *Community Interests* into 2017!


Community Interests

- **Fire hydrants;**
- **Smoke detectors** – Installed in utility rooms, return air ducts, elevator lobbies, hallways and within 15 feet of the entrance to all sleeping rooms;
- **Heat detectors** – Installed in storage rooms and utility/equipment room(s);
- **Fire alarms** – High-rise fire alarm systems do not sound a general alarm that would alert the entire building to the need to evacuate. If a total evacuation is required, an “all call” can be made from the fire command panel instructing the occupants to evacuate;
- **Firefighter phones** – Usually installed on every fifth floor throughout the building’s stairwells;
- **Fire sprinklers** – The automatic sprinkler system is a system of water pipes, discharge nozzles and control valves that are activated during a fire to automatically discharge (spray) water to control or extinguish the fire. Water is supplied to the sprinkler system by the system’s fire pump. Although sprinkler systems are extremely reliable, sprinklers can fail to extinguish a fire because of the following factors:
 - a. Closed valves;
 - b. Inadequate water supply and pressure;
 - c. Obstructed sprinkler discharge due to scales or dirt;
 - d. Damaged sprinkler heads.

#2. Standpipe System - An arrangement of piping, hoses, valves and pumps that provide water discharges in a stream or spray pattern to extinguish fires. The system is classified by the National Fire Protection Association into Class I, II or III. The system may be “dry” or “wet” with 1½ inch hose connections (at 100 psi) or 2½ inch valve connections (at 175 psi) for the fire department. The standpipe system runs the total height of the stairwell. In buildings over 275 feet in height, two zone systems are provided.

#3. Fire Pump(s) System – Whenever a building’s existing water supply is insufficient to meet the requirement of its fire protection system, a fire pump(s) is provided to enhance the water supply pressure from the main water source. The pumps must perform their rated gallons per minute and pressure to insure adequate flow of water supply.

#4. Stairwell Pressurization System – A continuous injection of outside air by centrifugal fans located on the roof of the building provide a positive pressure difference that opposes the entry of smoke into the stairwell or elevator shaft.

#5. Fire and Smoke Monitoring System – Wireless fire alarm monitoring is a wireless communication network based on radio technology that links the high-rise building alarm panel to the off-site emergency monitoring station via radio frequency. Because a fire can double in size and intensity every 30 seconds, the speed of the building’s alarm communication could be the difference between life and death. 



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RICHARD SALVATORE, DCAL, IS THE PRESIDENT, KENSINGTON AT PROVIDENCE HOA

The Smart Pawn

by Richard Salvatore, DCAL

Over the past 18 months, we have seen the worst in our elected officials. Washington gridlock has become thoroughly entrenched; and we are confronted with the most completely dysfunctional legislative branch of government in history. The only way this can change is through you, the voter.

I have been listening and watching the circus during the primary season and realized it reminds me of a game - the game of chess. Chess you say? Yes, just for some fun, think about this:

- **The Rook** represents city government, where they move in straight lines, forward and back but also able to move left or right of an issue.
- **The Knight** represents state elected officials. They take smaller steps in a variety of directions making it sometimes difficult to sense the direction they will go.
- **The Bishop** represents federal elected officials, moving on angles around obstacles unable to face things head on.

- **The King or the Queen** represents our executive branch, able to move in any direction, and the most powerful piece in the game. For some of our elected officials, the ultimate top prize.
- **The Pawn** represents the most important pieces in the entire game - the voters. The purpose of the pawn is to protect the other pieces, keeping them in the game. They are promised the world so they will protect and support those major pieces. Most pawns



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Do you know what the biggest fear to an elected official is? The fear of running into a “smart pawn.” A smart pawn is one that does some research, one that looks at candidates and their records to see if that person has been doing the right thing for the people who got them elected.

though are gullible, thinking everything that is told to them is true and that there is a light at the end of the tunnel. Toward the end of the game, the pawn is forgotten until a new game starts and they are important again.

This works the same in any state for either party. You have the same pieces on the right as on the left, both sides looking for the advantage. Do you know what the biggest fear to an elected official is? The fear of running into a “smart pawn.” A smart pawn is one that does some research, one that looks at candidates and their records to see if that person has been doing the right thing for the people who got them elected. You have to look not only at the things they have supported and accomplished, but what they did not support or accomplish. With the technology available today, it’s easy to find out how candidates voted and what positions they have taken. Have some fun, take a look at Politifacts.com and see how they rated the statements our candidates are making. True? Or Pants on Fire? You may be surprised.

Now you may not agree with my analogy. I just want to bring to light the most important thing we can do: VOTE! Government may be trying to take away many things, but voting is our right. As they say, use it or lose it!

The days of voting party lines, no matter who the candidate may be, is behind us. We are living in different and dangerous times. I cannot remember the last time we had a real choice, instead we have to decide who will hurt us the least. You cannot complain about how our government is working if you don’t do your part by voting. If you are not registered to vote, you are not doing your part in choosing who will be making decisions that can affect each and every one of us.

Don’t be just a Pawn - BE THE SMART PAWN...VOTE on November 8. ☑

Be Aware – Do Your Share – VOTE!!

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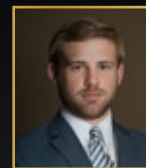
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