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OF COMMUNITY ASSOCIATIONS INSTITUTE

THE MAGAZINE FOR COMMON INTEREST COMMUNITIES

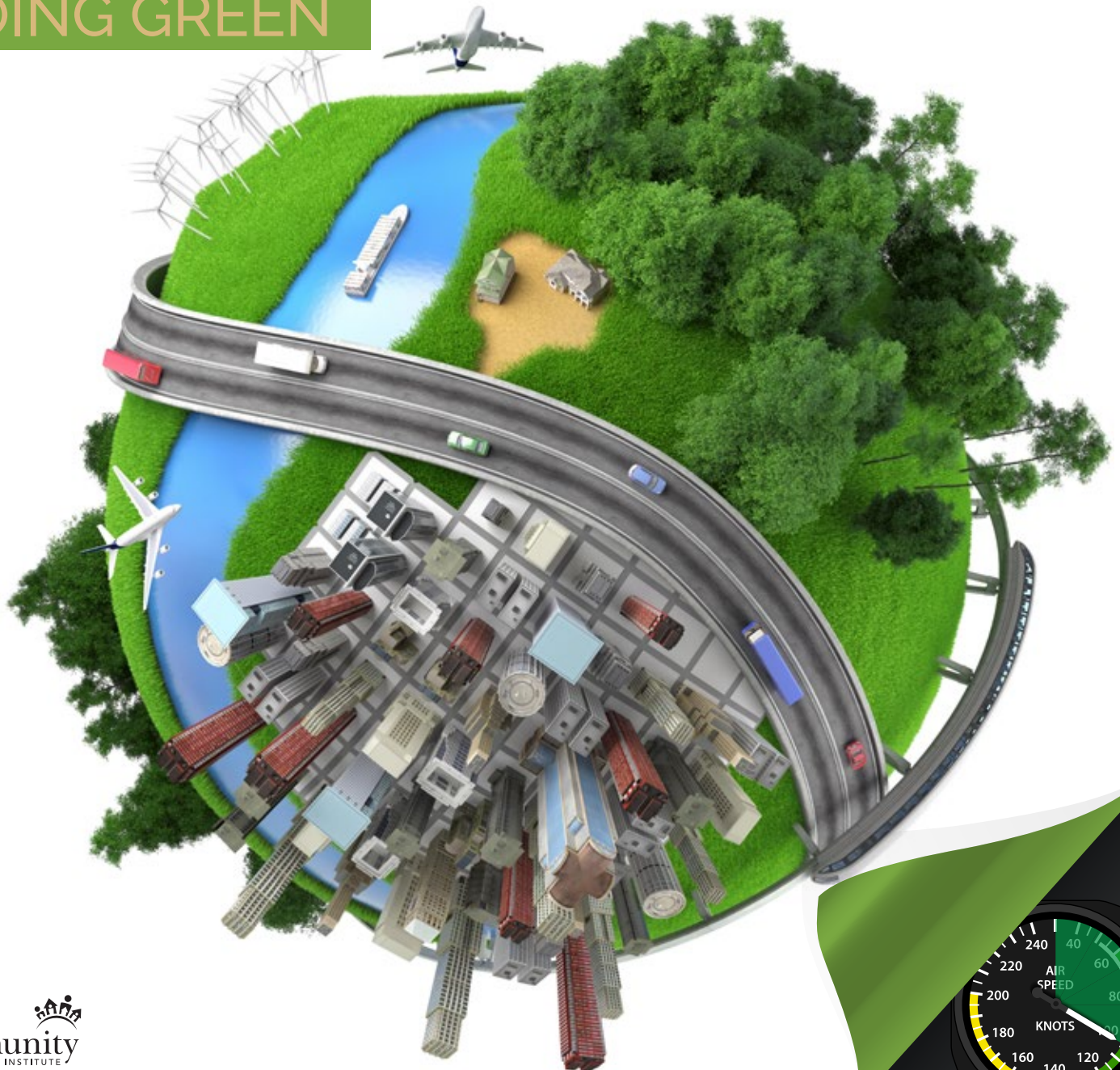
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WHAT OUR INDUSTRY IS TALKING ABOUT

WHAT HOMEOWNERS NEED TO KNOW

APRIL 2019

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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 article submissions is the 15th of each month, two months prior to publication. Example: Submit article by April 15th to be included in the June issue.

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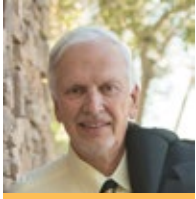
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"Three Green"



Chuck Niggemeyer, DCAL, NV Chapter BOD President, Sage Hills BOD President, CICCH Commissioner

“Three green” is the expression every pilot lives by when on final approach. Three green means your nose and main landing gear are safely down and locked in position for landing and another flight has been brought to a successful conclusion. We all need three green in our daily activities. Well, maybe not the landing gear type, but instead green in what we do and the events we participate in at CAI.

Today, we need to think about the effect of environmental abuse in the world we live in. Our world is suffering from the unintended consequences of mankind living and developing without thinking about the effect it has on our globe. Various worldwide green movements strive to reverse or mitigate mankind's damage in what we know as "climate change." Do you think about the effect you may be having on climate change as you sit in the drive-thru line at your favorite fast food restaurant while your vehicle idles? Granted, your personal effect is small but multiply that by the millions of vehicles idling in drive-thru lanes or waiting in traffic jams during rush hour. The effect is dramatic from the

“ Remember, no matter how hot it gets, no matter how fully climate change transforms the planet and the way we live on it, it will always be the case that the next decade could contain more warming, and more suffering, or less warming and less suffering. Just how much is up to us, and always will be.

— David Wallace-Wells ”

fossil fuel, gasoline exhaust, spewing into the atmosphere. Just be aware of the effect we all share in climate change.

Committees should be aware of their actions as well. The amount of paper generated preparing for meetings, for example, should be kept to a minimum. Paper is expensive; the trees harvested to make paper adds to climate change and negates green efforts of conservation. Do you recycle your paper, plastic, and metal products? If not start doing so and help green efforts. Recycling is everyone's job - yours and mine!

The aviation industry is constantly designing, redesigning, and refining aircraft fuselages, engines, and wing forms to increase range and performance. Flying an airplane in the most efficient manner possible means flying at the optimum altitude and the optimum speed. Those two parameters increase range, load capacity, and reduce the cost to everyone utilizing air travel. Team CAI's most efficient performances will be achieved by optimum use of time, staying on schedule, and within budget. Those three parameters equate to "three green."

"Remember, no matter how hot it gets, no matter how fully climate change transforms the planet and the way we live on it, it will always be the case that the next decade could contain more warming, and more suffering, or less warming and less suffering. Just how much is up to us, and always will be." — David Wallace-Wells

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Green-Light, Red-Light



Vicki Niggemeyer, DCAL, Community Interests Magazine Committee Chair

Remember when we were kids playing Green-Light, Red-Light? Let's play again!

Green-Light – take cloth bags for your shopping instead of relying on the store's plastic bags! Red-Light – stop letting the water run the entire time you are brushing your teeth! Green-Light – recycle as much as possible! Red-Light – stop wasting electricity, turn off those lights when you leave the room! Have we crossed the finish line yet?

April 22 is Earth Day, a reminder to all of us that the finish line is still far in the future. It also reminds us that we need to be serious about this "game" because it's NOT a game at all. Protecting the planet that we all call home is serious.

Our theme this month is "Save the Planet." The issue is filled with articles relating to "Optimum Altitude" (high altitude means saving fuel and being energy efficient), merely one factor in "Going Green." There are plenty of other factors discussed in the following pages.

Kate Lindsay shares a sweet personal story along with many pertinent facts about common ordinary things we can do to protect our planet in "Innovative Thinking - Saving the Planet." The *Community Interests* staff reached out to Rachel Lewison of the Nevada Division of Environmental Protection. She was happy to share some of her insights in a Question and Answer called: "Reduce, Reuse. Recycle – It IS a Big Deal!"

As we all are aware, there are environmental differences between the north and the south of our state. Michelle Turner points out one major factor that concerns our northern members in, "Environmental Issues in Northern Nevada – Growth." In the south, it's water! For the full story, read Patrick Watson's article, "Environmental Issues in Southern Nevada – Water."

Pool season is right around the corner. Did you know that the Southern Nevada Health District has issued a new set of rules? Barbara Holland has provided us a thorough look at them in "New Pool Rules for HOAs begin July 1, 2019."

Green light, Red light. Red light – stop making excuses! Green light – reduce, reuse, recycle! The finish line is still ahead.

Vicki Niggemeyer, DCAL

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Innovative Thinking - Saving the Planet

By Catharine Lindsay

We were standing in my kitchen when my eight-year-old niece took a plastic soda ring from the trash and asked me for scissors. She then carefully cut each ring while telling me about dolphins and turtles that were getting caught in the plastic and dying. She said you could help by always cutting up the rings before you threw them away. And then she looked at me and said, "Someday, someone will figure out how to make a soda ring that won't hurt the turtles."

I've never forgotten her voice. She had such conviction. And she was eight. She's now 26, and yes, there is a product made from barley and wheat that serves well to carry a six-pack of soda which can then be composted; or, if thrown in the trash, will act as a food source for the birds and the turtles. It could have future use as packaging, replacing the macaroni and cheese box or the egg carton. (www.digitaltrends.com/cool-tech/edible-biodegradable-six-pack-rings-save-ocean/)

You may wonder where an eight-year-old would gather information about sea turtles and trash, I know I did. Her mother told me there was a television special on PBS, and by the time it was over, the seeds of change had been planted in my niece. During the next few years, she naturally made choices that I had to think through. She wasn't interested in driving her own car, opting for public transport. I will never give up my car, but I did give up eight cylinders and 12 miles to the gallon. She reuses and upcycles. I stopped having Amazon ship my products separately, waiting instead for them to all be delivered in one box at one time. We've both become very aware of chemicals used to

produce and preserve our food supplies. For her, it's like breathing. For me, it's like I have asthma.

Lately, I've been wondering how environmental concerns entered our public dialogue. I knew that after World War II there was an increase in the use of plastics and chemicals. These advances made life quite a bit easier, so who thought to ask, "Are we doing the right thing?"

The woman best known for posing this question is Rachel Carson. Born in 1907, Carson graduated from Chatham University in Pittsburgh, Pennsylvania, and became a marine biologist. During her career with the U.S. Fish and Wildlife Service, she wrote articles and pamphlets regarding our need to care for the country's natural resources. This eventually led her to write the book *Silent Spring*. Published in 1962, *Silent Spring* is still an active part of the environmental dialogue today. Some think that when Carson challenged the use of synthetic pesticides, she gave birth to the modern anti-GMO movement. Carson's words inspired people at all levels of society to consider the impact of their choices on the world at large.

Now it's 2019; concerns about airborne carcinogens have led to a reduction in emissions among most developed countries, technology such as LED lights have reduced energy needs, and in-home recycling has decreased the amount of trash in landfills.

We evolved our thinking to the point that every April 22 people from around the globe find ways to celebrate Earth Day. This event, recognized in the United States since 1970, is an opportunity for everyone to participate in eco-activism. Except, we need to ensure that we're not just focusing our energies on planting trees once a year. We need to find ways to make environmental improvements every day. For homeowner associations, this could be a challenge.

Many states encourage the use of rain barrels for home irrigation. It could be a decorative planter at the base of the downspout, or it could be a slightly rusting iron barrel sitting in the front yard. Setting aside the aesthetic concerns, an improperly maintained system could allow for the build-up of mold or become a breeding ground for mosquitos.

Solar panels are considered one of the homeowners' easiest methods to be both environmentally and budget conscious. What if the homeowner wants to install panels on a condo? The roof is a common element. What if the panels cause a reflection to shine into a neighbor's window? What if the homeowner asks to have a tree in the common area cut down to improve the panels' performance?

Windmills. This isn't the giant turbine scattered along the interstate between Nevada and California but a much smaller model. A model that creaks and whirrs and whooshes creating what some consider a noise nuisance.

Association boards may want to start the conversation about how advancing technology will impact their community because the future is here. And one of the most accessible advances is probably already parked right around the corner.

Years of research and engineering have brought a sci-fi fantasy staple out of the movies and into our driveways. Car buyers can now easily afford family-friendly electric vehicles and, in recognition of this trend, home builders have begun offering charging stations as part of new-build options. In modern communities, it has become normal to have CC&Rs include architectural guidelines specific to the installation of homeowner stations. Condominium complexes have added charging stations to parking garages, using pay per charge meters to ensure that EV drivers carry the cost of power and the long-term maintenance on the equipment. Community newsletters include reminders to avoid "ICEing," which is not a reference to snowier climates, but is modern slang for when a vehicle with an Internal Combustion Engine (ICE) has parked in an EV charging spot, blocking an EV from being able to 'gas up'.

For now, or at least until technology progresses to the point that trash evaporates into an odorless mist, there are things we can

do every day to reduce our environmental impact. For example, have you ever considered how much money you spend on "vampire power"? There isn't a room in any home that doesn't have some form of electronic device plugged in, waiting to be used. Even when turned off these lamps and TVs draw minimal energy so you can have the instant-on effect. What if you plug devices into surge protecting power strips and then turned the strip off until one of the devices was needed? By not having these devices draw even the least amount of power, you can save energy and save a few dollars on your next electric bill.

Did you know that Americans throw away more than 200 billion - **yes, that's billion** - paper cups each year? A 2010 *Fast Company* article goes into detail about the efforts of several national chains to develop restaurant paper products made from a high percentage of recycled materials and using a plant-derived bioplastic. These items could then be included with other paper recycling or added to your backyard compost pile. Until we can get our coffee in a compost friendly cup, I'll use my own travel mug during my morning drive to work.

As a community, we can make a serious impact on water utilization by focusing on better landscaping choices. This may require educating the neighbors about the difference between *zero-scaping*, which is usually an area devoid of all plants, and *xeriscaping*, an area with a planned reduction in irrigation and general maintenance. "Better landscaping choices" doesn't have to mean gravel and a variety of cacti. Last year we gave a friend a one-pound package of wildflower seeds from the area near her childhood home. Using these seeds as a base, a landscape designer created a three-year plan that will convert a large area of her unused lawn into a colorful drought-tolerant vision.

Community social events often focus on games and celebrations. Why not have an upcycling party? Upcycling is the process of taking things you don't need anymore and turning them into something new. When I was growing up this was called hand-me-downs, but now it's a way to keep unused items out of the landfill. Today, blouses become pillows, bottles become mosaic tables, and those lion head earrings I so proudly wore in the 80s become lapel pins for the trendy focused youth of today.

If a little girl can chart a life course because she's worried about the safety of sea lions, it's reasonable to expect us to pack up our broken boomboxes and expired medicine and drop them off at a super recycling event. We could use less gas crisscrossing the city just by organizing our errands. We could buy books from the used book shop, eventually donating them to the association lending library. And maybe someday our big decisions and our little choices would bring us to a place where dolphins and turtles are swimming in a plastic-free ocean. 🌊



Catharine Lindsay,
Director of
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Reduce, Reuse, Recycle – It IS a Big Deal!

By Community Interests Magazine Staff

The greatest threat to our planet is the belief that someone else will save it," said author Robert Swan. Rachel Lewison of the Nevada Department of Conservation & Natural Resources, Division of Environmental Protection, agrees wholeheartedly. She is a tireless promoter of everyone doing their fair share to save our planet through good environmental practices, especially recycling.

Community Interests recently spoke with Lewison. Here are some highlights of that conversation.

Community Interests: What prompted your passion for the environment?

Lewison: I've always had a passion for the environment and limiting my waste, even as a child. I am a native Nevadan, born and raised in Las Vegas. I attended UNLV for my undergraduate degree in biology and am currently pursuing my master's degree in Public Health-Environmental and Occupational Health. I am interested in the effects we place on the environment, and in turn how that not only affects our human health, but the health of animals, our air, water, land, etc.

CI: The Department of Conservation & Natural Resources (DCNR) has a program called NevadaRecycles. Exactly what is the program about?

Lewison: Back in 1991, Nevada legislation was passed to set a recycling goal of 25 percent. Since then, we've been working with the community to achieve this goal. Whether it's assisting a hotel property on how to use proper signage to engage its guests, sharing our curriculum with teachers, or hosting a class on how to compost at your local library, NevadaRecycles is there to help you, free of charge.

CI: Why is recycling such a big deal?

Lewison: Recycling is a big deal because it is the last chance a particular item has before it will be destined for the landfill. More importantly, it makes us more aware of the products we are buying. If something isn't reusable or recyclable, then maybe we shouldn't be purchasing it. As a society, we need to remember that the phrase, "Reduce, Reuse, Recycle," is

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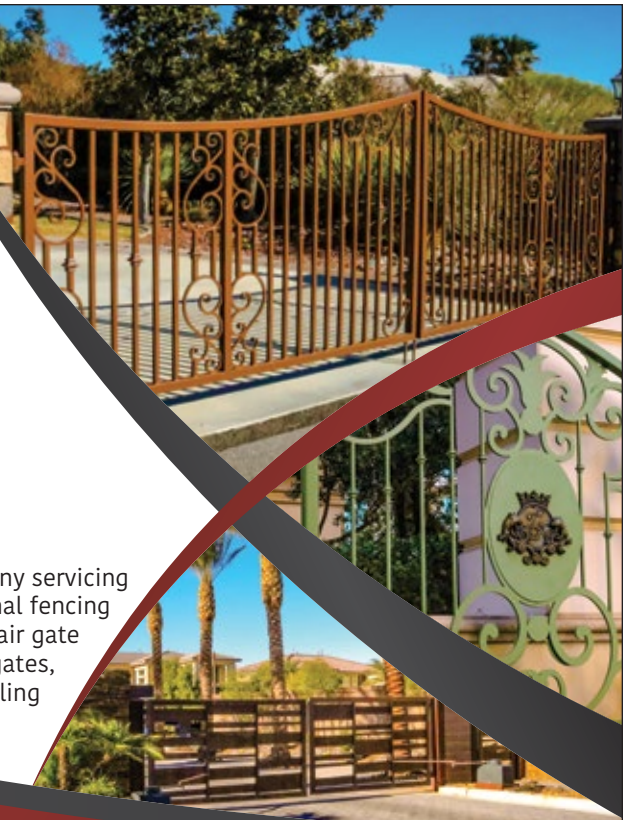


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in that order for a reason. We must always try to reduce our waste first, reuse second, and, lastly, recycle.

Cl: Has the new-single stream effort increased the amount of recycling here in the Las Vegas valley?

Lewison: Yes, through the ease of single-stream recycling, participation, as well as volume, has increased. However, because recyclables get placed in the same container, we need to be mindful not to treat the recycling bin as a second trashcan. All food and drink containers should be clean and dry. That pizza box that is soaked with grease, rip it in two, recycle the top, and throw away the bottom. We don't want our greasy pizza box mixing with our neighbor's clean recyclables when everything gets picked up in the same truck.


Cl: Not everyone wants to recycle. How can that mindset be changed?

Lewison: I believe some people feel like recycling would impede their current lifestyle and make it more challenging. However, with a few changes recycling can actually be fun, rewarding, and no effort at all!

NevadaRecycles has various programs that encourage people to think outside the box. With the help of sponsorships by The Venetian and Palazzo properties in Las Vegas, we are able to hold our state-wide Recycled Art Contest, which encourages Nevada residents of all ages to take everyday items that would usually be thrown away and turn them into pieces of art.

NevadaRecycles also assists with hosting the Pitch-a-Pumpkin event as well as the Christmas Tree Recycling Program. Instead of throwing pumpkins away after Halloween, residents in Southern Nevada can launch them at our Pitch-a-Pumpkin event held the first Saturday after Halloween at the Silverton Hotel and Casino. Trebuchets are set up to launch pumpkins, and prizes are awarded if you make it into the Republic Services bin. Afterwards, pumpkins are composted at Terra Firma Organics.

Cl: You work in Las Vegas. Do you have a counterpart in the Reno area?

Lewison: Absolutely. I am the Southern Nevada Recycling Coordinator and responsible for the southern part of the state. Our Northern Nevada Recycling Coordinator is Patty Moen. She can be reached at (775) 687-9466 or pmoen@ndep.nv.gov with any recycling inquiries you may have. 




Rachel Lewison, Southern Nevada Recycling Coordinator, Bureau of Sustainable Materials Management, Nevada Division of Environmental Protection

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Have questions? Need answers? Send your questions to me at info@cai-nevada.org.

Q: Hello Harry, I am currently on the board of my association in southern Nevada. Our water bill has been very high, especially during the summer months with all of the grassy areas we have. We have been talking about ways we can save money each year while, at the same time, do our part to help save on our water consumption. Our thought is to convert the grass areas in our common areas to desert landscaping, but many of the homeowners like the grass look. The idea is maybe combining the desert landscape with artificial turf in a lot of the area. Any thought on where we should start? Signed, In the Tall Grass

A: Hi In the Tall Grass. Congratulations to you and your board for your commitment to help reduce your water consumption. Many other homeowner associations, businesses, and residents should follow your lead and increase their conservation practices. The Southern Nevada Water Authority is an excellent place for your board to start. It has many resources for homeowners looking to improve their conservation measures and can help with landscape ideas and incentives.

One such incentive is the **Water Smart Landscape Rebate**. SNWA offers a rebate for replacing your water-thirsty lawn with water-smart landscaping. At last check, the Southern Nevada Water Authority will rebate **\$3 per square foot of grass removed** and replaced with desert landscaping up to the first 10,000 square feet converted. Beyond the first 10,000 feet, the Water Authority will provide a rebate of \$1.50 per square foot. Here is the link to find out more, www.snwa.com/rebates/wsl.

Depending on the amount of grass you need to remove, this rebate will help with the funding for the project, and, along with the water savings, could possibly pay for itself in a few years.

Q: Hi Harry, Let me start by saying, I think your column is great and very informative. Keep up the great work. Our association has streetlights that seem to produce a dimmer light than others I have seen. They are starting to age, and it seems that lately we are having to replace bulbs regularly. Why is that, and what can we do to increase the amount of light in our community? Signed, Dark Shadows

A: Hi Dark Shadows. Wow, that was one of my favorite shows way back when. Anyway, I would guess that your street lights are using the old high-pressure sodium lights. This technology has been around for well over 30 years, and not only is it energy inefficient, the life span of the lamp is considerably shorter.

My suggestion would be to contact your lighting contractor who services your streetlights and ask about converting your light fixtures to LED lamps. LED lights are not only much brighter than the sodium lights, they also use less power and have a much longer life span. This, of course, can save your community money and provide brighter light for greater security. 🇺🇸

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Success Story

The Facts, Folks ... Just The Facts!

By Robert Rothwell, Ph.D., C.P., Advanced DCAL

Who of us in the older generation doesn't remember the deep bass voice of Sergeant Joe Friday on the TV show DRAGNET telling his side-kick "cut out the extra stuff" and "give me the facts"? Well, I do ... and it brings back many pleasant thoughts when the actor's ability to act wasn't dependent on visual special effects but on real talent.

So ... here are the facts: in making improvements to homeowner associations, it's all about the bottom line and looks!

In our association, The Village Green, our board kept those two important thoughts in mind when we decided to cut expenses (in view of the fact that the cost of everything was rising) and still keep our community looking like the "Premiere Community" as designated by the City of Henderson.

Here's what we did:


1) Water costs were rising at an alarming rate, so our board decided to do a major change to water smart landscaping – maintaining the beauty of our grounds but saving significant money on water costs. In our community, the cost of all water, including water used inside the home by every resident, is included in the monthly assessment. Over the years, we have removed 86,609 square feet of turf and replaced it with water smart landscaping, reducing our monthly water bills from an average of \$27,000 monthly to an average of \$7,500 per month. Our community is just as beautiful, with more flowering plants and trees than ever before. The amount reimbursed to us by Southern Nevada Water District for the conversion was \$119,683.

2) Choosing the proper types of plants to replace the removed turf was crucial. Our board required the plants not only be drought resistant and freeze resistant but also insect repellent. Yes, that may sound odd, but there are many plants that repel insects. By using many of them, we also were able to eliminate our monthly pest control, a savings of \$3,000 per month. We haven't seen any unwanted bugs since!

3) One thing leads to another, as the saying goes. At the time when we had turf on almost every square inch of our community, the water overspray onto the roads caused significant corrosion. We were, literally, sealing our streets every two years, at a cost of \$70,000 each time. Since we removed the problem of

overspray and switched to a different type of asphalt preservative (HA5), street repair and maintenance is performed every eight years, if even needed then!

4) Our next project was to tackle the use of electricity, which was a high-cost item, since we have 177 streetlights and other areas with common area lighting. Our board decided to switch from sodium lighting to LED lighting. What a significant change that made! Not only are the bulbs brighter, but also the cost of electricity is much lower. Our monthly electric bill dropped from an average of \$1,900 to an average of \$540.

These are the facts, folks - nothing but the facts. By making all these conversions/improvements, we not only have saved significant amounts of money, but we have kept our community beautiful, desirable, and a "great place to call home." Or, as our city calls us, "A Premiere Community." 



Robert Rothwell, Ph.D., Advanced DCAL,
CAI National Board of Trustees
Nominating Committee, National Chapter
Liaison Committee, President of The
Village Green HOA





Gaining Altitude:

Licensing For Community Managers – From Economy To First Class!

By Sharon Bolinger, CMCA, AMS, PCAM



Sharon Bolinger, CMCA, AMS, PCAM, on the CAI-NV Chapter Board of Directors

We all start out as provisional community managers, green and eager to learn after completing our 60 hours of education in management of a common-interest community and successfully passing the state exam. We fill out application form 559 required by the Nevada Real Estate Division along with our fingerprint card and \$300 fee. We patiently wait to receive our Provisional Community Manager license from NRED so we can proudly display it for all to see. That actually is the easy part! As a provisional CAM, you are required to serve under a supervisory CAM for two years gaining education and experience to total a minimum of 3,120 hours of service in the following areas:

- Financial management of an association;
- Governance of an association;
- Property and facilities management;
- Preparation of association related reports and correspondence;
- Specific duties relating to the management of a common-interest community as provided in NRS 116;
- Building a sense of community within an association.

It's a little daunting when you first start out - definitely flying economy and stuck in the middle seat. Ah, but with a little assistance (okay - a lot of assistance) from your supervisory CAM, you will be rising above the clouds to gain experience and education for a smooth ride to transition to your Community Association Manager license.

Community Manager License - congrats! You have moved up to business economy - a seat that gives you a little more leg room to stretch out. You are no longer required by NRED to be under

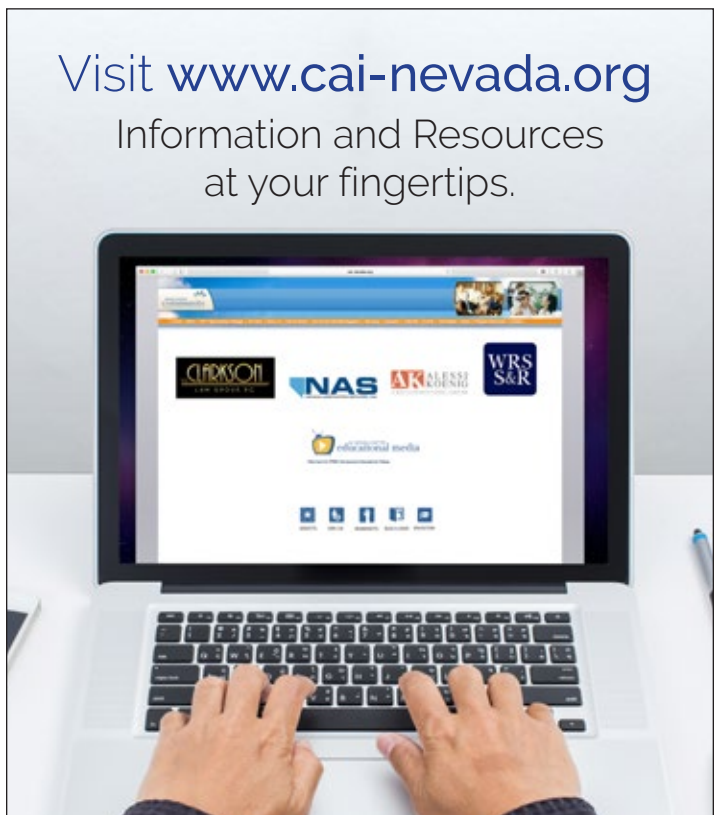


a supervisory CAM, so spread those wings and fly solo! Community manager licenses are good for two years. NRED requires the application for renewal on Form 630, 18 hours of community manager's continuing education to include three hours of law, and a \$200 renewal fee.

Supervisory Community Manager License – moving on up to First Class! NRED requirements to transition from a Community Manager License to a Supervisory Community Manager License are as follows:

- Actively engage in the full-time management of a common-interest community in the state of Nevada, another state, or the District of Columbia for at least four years immediately preceding the filing for your Supervisory CAM license;
- At least two of the four years of experience are obtained in Nevada;
- Be in good standing with an active license certificate or permit;
- Faithfully comply with all statutes and regulations pertaining to the conduct of a community manager under NRS 116.

Now that you have reached First Class, it is your turn to give back the education and experience you have obtained through your license journey to the provisional CAMs you supervise. One long and exciting round trip with multiple learning stops along the way – enjoy the ride! 🚗



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New Pool Rules for HOAs begin July 1, 2019

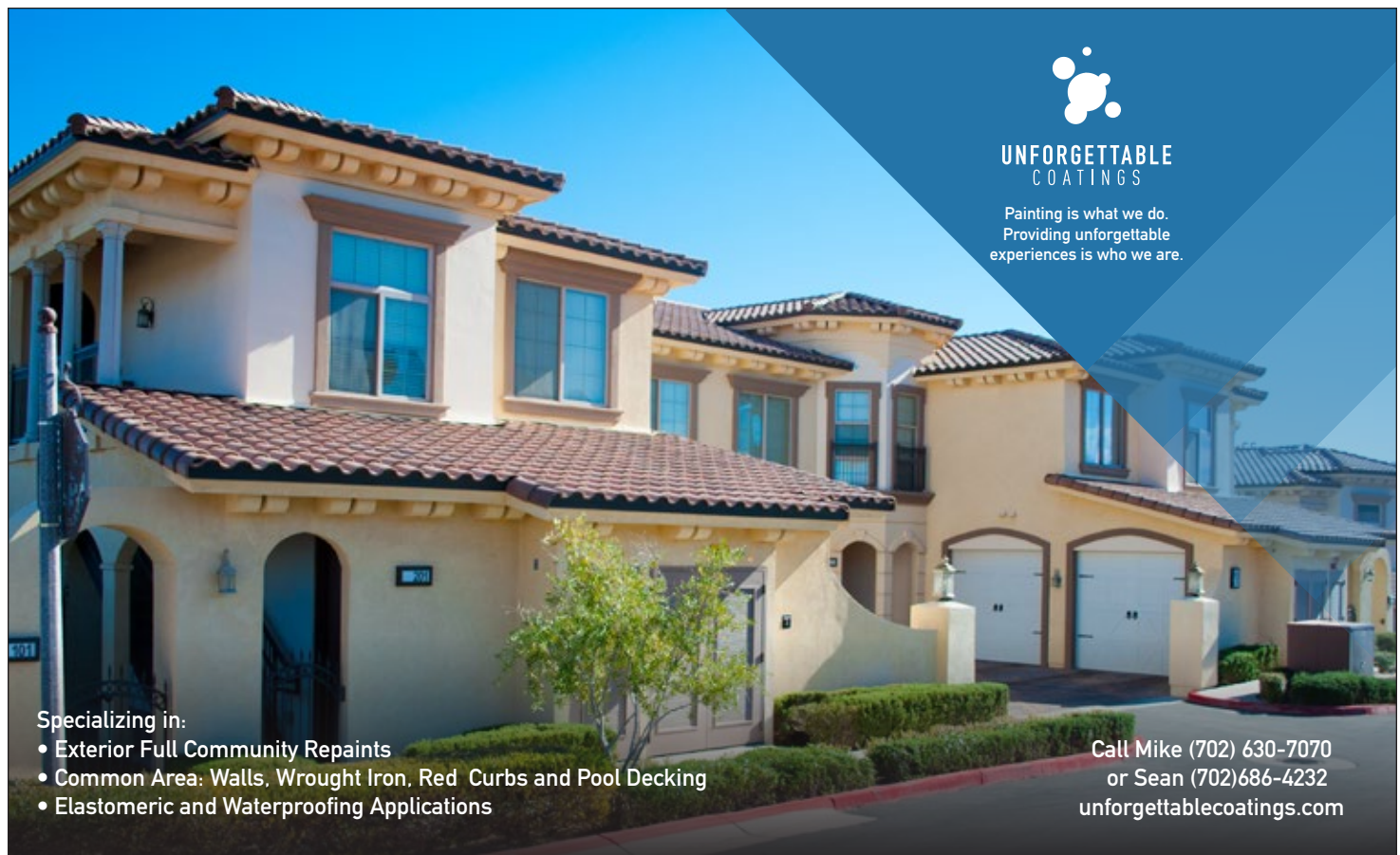
By Barbara Holland

Please note: this is not a one-size-fits-all opinion. Associations need to check with their pool vendor and manager to be sure of the appropriate actions necessary for your specific association.

Southern Nevada Health District presented two seminars over the past months to acquaint community managers of the new aquatic regulations. Many managers may recall how the association managers and board members led the charge to modify proposed regulations that would have severely impacted our associations with unreasonable and costly procedures. The Nevada Administrative Code of sections 444.010-444.546 were replaced with regulations based upon the CDC's (Centers for Disease Control and Prevention) 2016 Model Aquatic Health Code (MAHC) which were modified to accommodate the uniqueness of Clark County's pools and spas managed by hotels, apartments, and associations. The new regulations were first approved by the Board of Health in April 2018, and were approved by the Nevada State Board of Health in June 2018. The complete set of these regulations can be found on the SNHD's website of www.snhd.info/aquatic-health-program. This article will summarize the sections that were discussed at the SNHD's seminars.

Section 3-101.1 to 3-102.3- our responsibility: prior to opening our facilities, the association shall apply for a permit to operate each venue. A separate permit would be needed if your venue was substantially altered at your association. Before a permit will be issued, the following procedures must be completed: demonstration that your venues are in compliance with the requirements of these regulations and that an initial inspection has

been conducted. Finally, you must have the approval to be opened by the Health Authority. The permit is to be issued in the name of the association. The permit will be specific to each single venue and specify the period of time of its approval. Each year, you must renew your permits. The association is responsible for the facility being operated, maintained, and managed in accordance with the regulations' requirements. This means you have



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a responsibility to monitor your pool company as the ultimate responsibility is that of the association. The permit is to be posted in a location conspicuous to the public or be immediately available upon request. Your permit can be withheld, revoked, or denied by the Health Authority for non-payment of the required fees. You cannot operate your pools or spas without a permit as that is prohibited.

Section 3-202.1 to 3-202.2- Preventive Maintenance Plan: a written comprehensive preventive maintenance plan for each venue shall be available at the facility which shall include details and frequency of the operator's planned routine facility inspection, maintenance, and replacement of recirculation and water treatment components. It is recommended that you carefully review your current pool service provider's contract as you probably will need a detailed addendum to the contract to include these routine operations. In addition, a comprehensive inventory of all mechanical equipment associated with each venue shall be available at your facility. The inventory shall include the equipment name and model number, manufacturer and contact information, local vendor/supplier, technical representative, and replacement or service dates details. Operation manuals for all mechanical equipment shall be available at the facility. If you have no operation manuals, you will need to create a written document that outlines the standard operating procedures for maintaining and operating each piece of equipment. Now is the time for community managers to start gathering this information, with one set at the pool pump enclosure area and definitely one set at the community management office.

Section 3-301.1 to 3-302.4- Aquatic Venue Structure: depth markers shall be provided and maintained along with "no diving" markers. Check with your pool service providers for their specific locations which can be found in Section 2-3018. Cracks shall be repaired when they may increase the potential for leakage, trips or falls, lacerations, or impact the ability to properly clean and maintain the aquatic venue area. Surface cracks under 1/8 inch-wide shall be documented and monitored for any movement or change including the opening, closing, and or lengthening. Any sharp edges must be removed. When cracks or chips in the finish expose swimmers to the pool or spa shell, the pool or spa must be repaired or resurfaced prior to reopening for use.

Section 3-401.1 to 401.4- lighting- the lighting systems, including emergency lighting, shall be maintained in all patron and maintenance areas. Your pool and spa areas cannot be opened if the lighting levels are such that the main drain is not visible. Underground lights where provided shall be operational and maintained. Operation of unprotected underwater light circuits is prohibited. If a significant portion of the underwater lighting is affected, the facility shall be closed to night swimming. The association shall ensure that glare conditions are assessed to ensure that the pool and spa bottoms and objects are clearly visible throughout the operating hours. Night swimming shall be

considered one-half hour before sunset to one-half hour after sunrise. Please check your contracts with your pool service providers for a nighttime inspection regardless of whether you have night swimming as we all know how our residents may want to take an unauthorized swim at night. Your providers must review Section 2-401 and Section 3-506 for specific lighting operational requirements.

Section 3-404- Emergency Exit- emergency exit routes shall be established for both indoor and outdoor facilities and be maintained so that they are well lit, unobstructed, and accessible at all times.

Section 3-405.2- Drinking Fountains- drinking fountains shall be maintained, clean and in good repair. They shall have sufficient water pressure to allow correct adjustment to accommodate water dispensing to prevent swimmers' facial contact with the common surfaces and prevent water from landing outside the catch basin.

Section 3-407.1 to 407.3- Decks- food preparation and consumption shall only be allowed in designated areas which must be located at least four feet from the water's edge. No food is to be eaten while in the pool or spa. Beverages need to be in durable covered containers. Glass food and beverage containers are prohibited as well as glass furniture. The perimeter decks shall be maintained free from obstructions including bathers' seating to preserve space for lifesaving and rescue. Diaper changing shall be prohibited on the deck. Deck areas shall be cleaned daily and kept free of debris, vermin, and vermin harborage. Cracks shall be repaired when they increase the potential for trips, falls, lacerations, and/or impact the ability to properly clean and maintain the deck area. Deck areas are to be free from standing water. Deck drains shall be cleaned and maintained to prevent blockage and the ponding of water. Fixed equipment, loose equipment, and deck furniture shall not interfere with emergency exit procedures or intrude upon the walkways. Community managers may want to revise their pool rules based on the Health Authority regulations which may assist you in the enforcement of your rules.

This article summarizes just a few of the regulations. Associations have always had the responsibility to see that their pools and spas are being properly maintained. Our relationships with our pool service providers will change as we take more ownership in ensuring that our pools and spas are being properly maintained for a safe summer. 🏊‍♂️



Barbara Holland, Regional Manager
FirstService Residential



Environmental Responsibility on a Larger Scale

By C. Chris Snow

It stands to reason when you think of the Las Vegas Strip and mega resorts you naturally think of entertainment, renowned restaurants, and gaming. However, behind the scenes are many programs that impact how products are ordered, how they are used, and how we dispose of them.

Caesars Entertainment, with over 50 casinos and hotels and over 38,000 hotel rooms worldwide, looks at recycling and being environmentally conscious as a responsible partnership with each community they operate in. Responsible stewardship of the environment is a commitment that has grown at all of Caesars' properties over the past decade addressing a multitude of environmental issues.

While taking on the challenge of this broad topic, CodeGreen was created. CodeGreen is a multi-year strategy which identifies, monitors, measures, manages, and reduces the material impact on the environment. Starting in 2008, using a base line from 2007, goals were established for environmental sustainability with reduction goals for greenhouse gases, energy consumption, water consumption, and diverting waste from landfill.

The CodeGreen initiative needed a solid foundation for sustainability. Creditability for the program came from using the criteria established by Green Key which is a leading standard of excellence in the field of environmental responsibility and sustainable operation within the tourism industry.

Preparing for the first Green Key audit was a very lengthy process which began with individual property leaders implementing Caesars CodeGreen program at the property level. These leaders formed teams which looked at every aspect of their hotel's operation including Housekeeping, Conference & Meeting Services, Food & Beverage, Engineering, and Maintenance. Creating in-depth programs and lengthy check lists were instrumental in ensuring the results from CodeGreen are sustainable. Only then were they ready for the day long Green Key audit team. Caesars is proud say that all the North American properties have achieved a **4 Green Key** rating out of a possible **5 Green Keys**.

Another certification Caesars has worked diligently to achieve is LEED Certification, (Leadership in Energy and Environmental Design). LEED is internationally recognized as a third-party verification organization. Developed by the U.S. Green Building Council (USGBC), LEED provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations, and maintenance solutions. Currently Caesars Entertainment has three properties certified with 13 existing properties in the application process for gold and silver ratings. In total, there is more than 1.7 million sq. ft of LEED Certified construction.

It was not long after CodeGreen was established that the Sales and Convention leaders developed the program called Responsible Meetings. Each year Caesars sells more than 1.9 million sq. ft. of convention space and hosts nearly two million guests that attend 15,700 meetings and events at more than 40 properties. All in, there are more than 17,000 team members directly involved in the convention and meetings business. The driving force behind this program is over 350 certified Responsible Meetings professionals guiding customers through the planning process which includes environmentally responsible choices such as organic meals, electronic signage, and recycling meeting materials used at their



MANAGERS!

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convention or meeting. Once the group finishes in Las Vegas, any leftover materials are donated to the Clark County School District for classroom use.

Diversion of waste from landfills took shape in 2012. With six years of effort and increasing the scope of recycling, the diversion rate of waste has moved from 24 percent to over 40 percent in 2018. To achieve this, all trash headed for landfill is sorted and recyclable materials are pulled out. To put hard numbers to the percentages, here are just a few of the landfill diversion categories from Bally's, Paris, and Planet Hollywood for the year 2018.

- 2,644 tons of plastic
- 905 tons of metal
- 2,564 tons of cooking grease
- 1,042 tons of cardboard and mixed paper

Other areas impacted by the initiatives of CodeGreen since 2008:

- Absolute water consumption has been reduced by 11 percent;
- Greenhouse gas emissions are down by 23 percent since 2011;
- 18.5 million KWH of electricity savings per year;
- Installed 16,000 low-flow showerheads saving 50 million gallons of water and 18,000 British Thermal Units of natural gas annually;
- At the company Laundry, continuous tunnel washers were installed which produced efficiencies contributing to a reduction of 60 million gallons of water per year;

- 12,000 digital thermostats with integrated occupancy sensors have yielded an annual electric savings of \$1.1 million;
- In a day, Caesars properties use nearly 560,000 straws; plastic straws have been replaced with a more responsible paper straw.

CodeGreen is not just a hotel program, it has a twin, CodeGreen at home. Mirroring what is being done at the property level a similar program was developed for team members to get involved with at home. More than 1,000 team members have adopted and received credit for switching to eco-conscious transportation, converting to native landscape, installing Energy Star certified appliances, and more.

To sum it all up: it has become very clear over the past decade that working with CodeGreen and being environmentally responsible is not just a program it is a growing culture within Caesars Entertainment. 🌱

C. Chris Snow, Director of Hotel Operations, Bally's Las Vegas, Caesars Entertainment

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Environmental Issues in Southern Nevada - Water

By Patrick Watson

In 2002, after two consecutive years of below-average runoff, the Colorado River experienced the worst year in its recorded history with flows measuring less than one-quarter of average. Thus began a drought of historic severity, one that continues more than 15 years later.

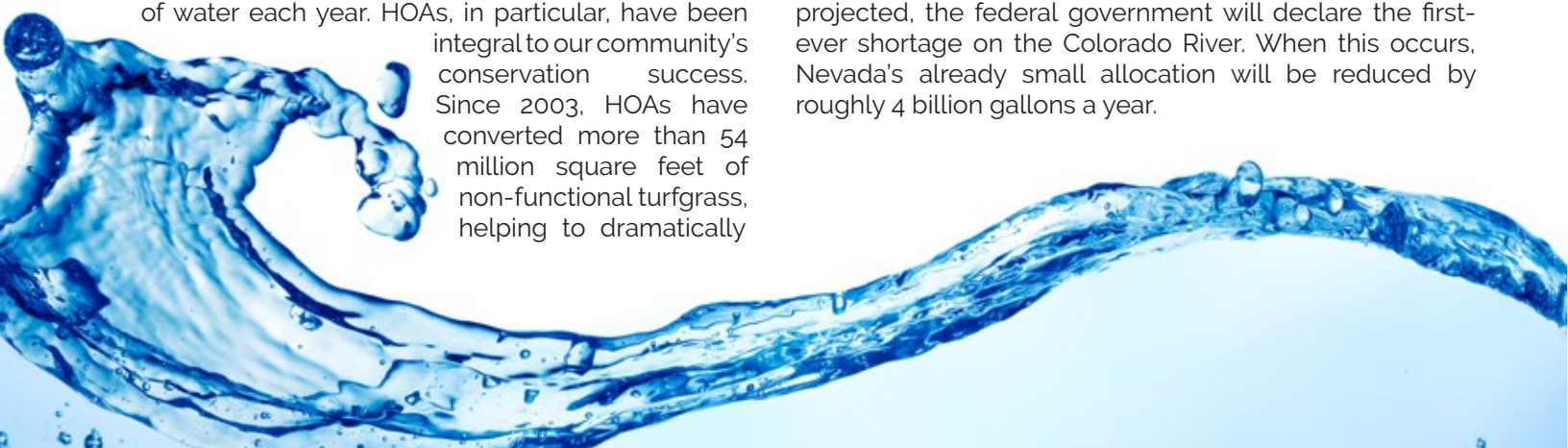
Recognizing that our community relies upon the Colorado River for 90 percent of its water supply, the Southern Nevada Water Authority (SNWA) quickly responded with a comprehensive drought plan, introducing everything from mandatory seasonal watering restrictions to limits on the use of grass in new commercial and residential developments. The community overwhelmingly supported these measures, replacing thirsty grass yards and streetscapes with water-efficient, drip-irrigated plants.

Through the SNWA's Water Smart Landscapes Rebate program, homeowner associations (HOAs), golf courses, businesses, and residents have converted nearly 200 million square feet of grass to more desert-appropriate landscaping, saving the community billions of gallons of water each year. HOAs, in particular, have been integral to our community's conservation success. Since 2003, HOAs have converted more than 54 million square feet of non-functional turfgrass, helping to dramatically

reduce Southern Nevada's Colorado River consumption as Lake Mead water level has declined.

Since the start of the drought in 2002, Southern Nevada's population has increased by 43 percent, while Colorado River water consumption has actually decreased by 26 percent. In recent years, however, progress in reducing water use has stalled, with the community's Colorado River consumption creeping up by nearly 5 percent since 2016.

Conservation has never been more important than it is now. Despite the best efforts of water users up and down the Colorado River, conditions are worsening due to continued poor snowpack in the Rocky Mountains. If Lake Mead drops below elevation 1,075 by next January, as is projected, the federal government will declare the first-ever shortage on the Colorado River. When this occurs, Nevada's already small allocation will be reduced by roughly 4 billion gallons a year.



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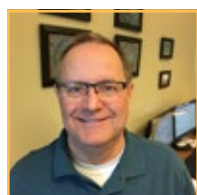
Our community's conservation efforts, along with water reserves accumulated by the SNWA, will help us weather reductions to our allocation; however, should Lake Mead continue to decline below elevation 1,000 feet, the severity of the reductions for Southern Nevada below that lake level is unknown.

What is known, is where we as a community need to reduce water use. Although most people don't know it, 99 percent of all water used indoors—whether in your kitchen, a hotel room or a restaurant—is captured, treated, and recycled back to Lake Mead where it can be used again. In other words, indoor water doesn't count against Nevada's Colorado River allocation. Water used outdoors, on the other hand, can only be used once. The vast majority of our community's water consumption is for landscaping, with a small percentage dedicated to air conditioning cooling towers and other industrial uses. Each square foot of grass landscapes consumes about 72 gallons a year — that's equivalent to about 10 feet of water per square foot of grass — compared to 17 gallons of water consumption for typical drip-irrigated landscapes.

This is where HOAs have a critical role to play. The SNWA appreciates that some grass is appropriate and even necessary—in residential back yards, parks, and play areas. Grass makes sense where people walk and play on it. To the contrary, grass streetscapes and medians serve no useful purpose; the only person who ever walks on that grass is usually pushing a lawnmower. An analysis of our community's landscaping has determined that grass-covered streetscapes and medians account for more than 600,000 square feet, consuming more than 43 million gallons of water for purely aesthetic reasons.

Attractive drip-irrigated landscapes can create the same lush look for your HOA with four times less water. In addition to lower water bills, HOAs also benefit from reduced costs associated with damage to stucco and asphalt, fewer resident complaints about nuisance water in the streets, and a reduced risk of water waste fines.

To accelerate HOAs' return on investment, the SNWA has increased the incentive to \$3 per square foot (up to 10,000 square feet), and \$1.50 per square foot thereafter, also increasing the annual rebate "cap" to \$500,000. For more information on how your HOA can benefit from the WSL program while conserving our community's precious water supply, contact Conservation Programs Coordinator Hillery Francis at (702) 691-5201 or hillery.francis@snwa.com. 



Patrick Watson, Certified Water Conservationist, Conservation Services Administrator, Southern Nevada Water Authority



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Environmental Issues in Northern Nevada - Growth

By Michelle Turner

Northern Nevada has its fair share of environmental issues with the rapid growth we've seen over the past several years. Washoe County alone had greater growth in the last decade, with year-to-year growth of over 10,000 residents three different times. Alongside the influx of people comes the need for more housing. Homebuilders, who are eager to build, start by pitching the city governments of the need for more communities by proclaiming, "housing crisis!" That's the argument frequently used to try to get gigantic development projects approved by local governments in Nevada's urban areas.

Nevada is unique in that 84.9 percent of the state's land is owned by the government. If Reno wants to grow outward, it is often blocked by the fact that most of the parcels on the edges of town are managed by the federal government as public land, which works on public lands legislation. With real estate developments pushing up against these boundaries, advocates of the natural environment and the need to keep up with population growth butt heads. Reno is currently weighing federal legislation that would allow the urban areas to potentially expand outward onto public land. And as developable land becomes more scarce and increasingly close to wilderness, officials in Reno are being forced to weigh environmental constraints on growth in deciding whether to approve new developments.

The Truckee Meadows area is expected to grow by 100,000 residents in the next two decades. The impact of

the extra added auto emissions and traffic congestion, as these communities continue to be built further and further away from the core of Reno, will be monumental. With the region being known for compliance with the Clean Air Act, this will be an ongoing problem and concern that will need to be continually monitored.

In 2017, Lemmon Valley, eight miles north of Reno, experienced a catastrophic flood. Strong early season storms left a significant snowpack on Peavine Mountain. Then a series of nine atmospheric river rainstorms hammered Lemmon Valley, one after another.

The rain completely saturated the soil and the water poured into Swan Lake. Lemmon Valley is a closed basin. There is nowhere for the water to go but the lake, and no way for the lake to empty but through the slow process of evaporation.

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The water surrounded many homes. The damage caused was unimaginable, and a portion of that area was designated by FEMA as the Lemmon Valley flood plain.

Developers still wanting to build in this area have argued that their projects — in floodplains and butting up against wilderness areas — are not only “environmentally sound” but necessary to solve the housing crisis. Yet over the past year, developers have had a mixed record convincing elected officials of that.


In November 2018, the Reno City Council, by a vote of 6 to 1, turned down a 4,700-unit development to construct homes in the Lemmon Valley natural floodplain. The developer for the project argued that mitigation measures to offset flood risk would leave the land more protected. The council found that the flood risks on the 980-acre site were too high to overcome. The area, which is on a FEMA-regulated floodplain, was also severely flooded in 1986, 1997, and 2005, plus the aforementioned 2017 flood.

The Reno City Council voted down the project because Reno’s master plan discourages development in floodplains and because the plans relied on hydrologic assumptions that had not been updated by flood management planners for decades. Environmentalist groups call this an example of a wise move.

Washoe County officials have been working on requesting the congressional delegation to introduce a bill that would

clear acres of public land for development. Cohabitation of humans and animals is a real thing in Northern Nevada. You have to be animal-aware. Some of the animals include eagles, foxes, mountain lions, coyotes, bobcats, antelope, mule deer, desert bighorn sheep, black bears, and wild horses. Their proposed legislation would allow federal land managers to auction off about 120,000 acres of public land to developers within a defined boundary. The county has asked that the proceeds of selling federal public land go back to Nevada.

The county has been facing pushback from environmental groups. Environmentalists were concerned that the proposal could strip wilderness-style protections for about 250,000 acres of land that support an outdoor recreation economy.

From urban sprawl, dealing with the Federal Government, pollution, and living with wildlife, Northern Nevada has a bright future with big challenges ahead. I personally look forward to enjoying the ride and watching this great area of ours flourish. 



Michelle Turner, Nevada Chapter Board of Directors, BELFOR Property Restoration

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The Future Is Here:

A Technological Break-Through in Sustainable Lake and Pond Management

By Bo Burns

Algae: it comes in many forms and colors. It's slimy, stinky, and can ruin the beauty and function of your community lakes and ponds. It's also one of the oldest known organisms on this planet, which might explain its knack for survival, even under the toughest conditions. Over time, HOAs and property management companies have learned to pick sides when it comes to the safe eradication of stubborn and harmful algal blooms - some in favor of natural management techniques, others in support of applying EPA-registered algaecides to ensure the job gets done. But this year, a new game changing technology will make the management of stubborn algae blooms a no-brainer with more long-lasting results that are beneficial for the environment.

Nanobubble aeration is a premium innovative technology designed to exceed the capabilities of traditional lake and pond aeration systems by providing up to 79,000 times more oxygen! Put simply, nanobubbles are like traditional aeration systems on steroids. Produced by compact on-shore generators, these ultra-fine bubbles are completely invisible to the eye and about one million times smaller than ordinary bubbles. As a result of their tiny size, nanobubbles have no natural buoyancy; they do not rise to the surface of the water and burst like you might expect. Amazingly, they remain within the water column for up to 2-3 months, providing unparalleled oxygenation to struggling lakes and stormwater ponds in your community.

The benefits of a continuously oxygenated lake or pond are enormous. First, oxygen is a key player in the battle against undesirable nutrients by facilitating the conversion of phosphorus to forms that do not sustain algae development. Excess nutrients can easily enter community lakes and ponds in the form of grass clippings, lawn fertilizers, trash, and droppings from dogs, geese, and other wildlife. The presence of oxygen also helps to balance pH and other related water quality parameters that encourage the growth of fish, native organisms, and beneficial phytoplankton - rather than detrimental bacteria like E. Coli and cyanobacteria species that can be toxic to humans and wildlife, which are believed to contribute to degenerative diseases like ALS, Alzheimer's, and Parkinson's.

Another amazing benefit of nanobubbles? In addition to engulfing an entire aquatic ecosystem in concentrated oxygen, nanobubbles are negatively charged, and therefore, attracted to positively charged organic matter in the water column. When they connect with positively charged metals and pollutants, including dangerous cyanobacteria toxins, nanobubbles cause them to implode(!), holistically cleansing the waterbody from the inside out.


This innovative water quality solution did not just appear overnight. Nanobubbles have been used in the medical field, the oil and gas business, food preparation areas, and even the beauty industry for purification purposes. This technology for large-scale freshwater management applications has been achieved through continuous research and development with select manufacturers and regulatory agencies.

Through many promising tests and trials, we've learned some exciting things. Property owners who utilize nanobubbles can expect to significantly reduce and even eliminate reliance on traditional algaecides. Nanobubbles have no negative impacts on fish and wildlife when monitoring and managing dissolved oxygen levels—in fact, research suggests nanobubbles help make fish more active, leading to better fishing and recreation. Nanobubbles help strengthen the health and longevity of



the entire food chain, starting from the smallest beneficial organisms in your pond and ending with your family.

Nanobubble aeration isn't just a quick fix or band-aid; it's a custom, data-driven solution rooted in years of scientific study and first-hand monitoring experience. The technology doesn't necessarily replace regular proactive management strategies, but it is truly one of the missing pieces to the puzzle of sustainable freshwater management. Used in conjunction with traditional tools like floating fountains, buffer management, mechanical hydro-raking, and regular lake and pond inspections nanobubbles can help keep your water resources healthier and prettier for much longer periods of time while eliminating nuisance algae and dangerous cyanotoxins before they begin causing problems.

Nanobubble aeration is poised to transform the entire way we approach the management of lakes and ponds and will be an invaluable tool as urban development and undesirable nutrient loading continue to increase. We're excited to shepherd this new technology into the freshwater management realm and look forward to further enhancing water quality in your community and throughout the world. 



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Education Calendar

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Preregistration for all dates is required. Visit CAI-Nevada.org

Southern Nevada

April

CAI Nevada Las Vegas Luncheon

"SNWA - Weathering the Drought"

April 9, 2019 at 11:25 a.m. - 1:00 a.m.

Gold Coast Hotel & Casino

CAI Nevada Las Vegas Homeowner Class, DCAL

"Risk Management & Insurance"

April 27, 2019 at 9:00 a.m. - 12:00 p.m.

Sun City - Anthem

CAI Nevada Las Vegas Managers Class

"What Went Wrong - Ethics in Governance of Nevada CIC"

April 30, 2019 at 9:00 a.m. to 11:00 a.m.

Sun City - Anthem

C.E. 293000 - 2-hour C.E. Credit

May

CAI Nevada Las Vegas Luncheon

"RFP's"

May 14, 2019 at 11:25 a.m. - 1:00 a.m.

Gold Coast Hotel & Casino

CAI Nevada Las Vegas Homeowner Class, DCAL

"Finances in the CIC"

May 18, 2019 at 9:00 a.m. - 12:00 p.m.

Yellowstone at Mountain's Edge

CAI Nevada Las Vegas Managers Class

"Board Meetings, Member Meetings, and Elections"

May 21, 2019 at 9:00 a.m. to 12:00 p.m.

Yellowstone at Mountain's Edge

C.E. 34000 - 3-hour C.E. Credit

Northern Nevada

April

CAI Nevada Reno Managers Class

"Confidentiality - Attorney Client Privilege"

"To Squat or Not To Squat"

April 18, 2019 at 9:00 a.m. - 11:00 a.m.

Peppermill Resort

C.E. 0327000 - 1-hour C.E. Credit

C.E. 0290000 - 1-hour C.E. Credit

May

CAI Nevada Reno Managers Class

"Declarant Reserve Account Underfunding"

"Bankruptcy 101"

May 16, 2019 at 9:00 a.m. - 11:00 a.m.

Peppermill Resort

C.E. 0353000 - 1-hour C.E. Credit

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CAI-Nevada sends monthly email blasts of scheduled events to its members.

If you are not receiving the monthly blasts, contact Chris at info@cai-nevada.org

Understanding the Role of the Nevada PAC Chapter

By Adam Clarkson, Esq.

The Community Associations Institute (CAI) is dedicated to building better communities through developing and providing information, education, and resources to association board members, community managers, and other professionals who support community associations. CAI's self-proclaimed mission is "to inspire professionalism, effective leadership and responsible citizenship – ideals reflected in homeowners associations and condominium communities that are preferred places to call home."

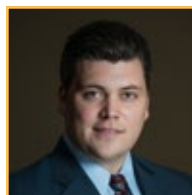
While the Nevada CAI chapter is overwhelmingly successful in its endeavor of creating successful communities, additional resources are needed when it comes to advocating for legislation that is beneficial to homeowners associations and condominium communities. That is where the CAI PAC (political action committee) steps in. The CAI PAC raises money to contribute to candidates that support communities, management companies, and businesses. The CAI Nevada PAC – a volunteer committee consisting of homeowners and professionals serving community associations – is funded through voluntary contributions. The CAI Nevada PAC uses funds to support the campaigns of candidates running for the Nevada State Assembly who are sympathetic, supportive, and strategic to the interests of common interest communities. When combining economic strength through the means of a PAC, the contributions are larger and able to have a much bigger impact than smaller individual contributions. Notably, use of a PAC such as the CAI Nevada PAC is most beneficial to community associations, which, typically, do not have the authority to expend association funds to contribute to political campaigns and other legislative endeavors.

With the limited ability of community associations to financially assist a political action committee, the CAI Nevada PAC is fortunate to have support from business partners who support the work the group does to improve community association legislation. While much of the support provided by business partners is in the form of volunteer hours, a few law firms, management companies, and other business vendors fund the CAI Nevada PAC on behalf of their community association clients. Though a typical PAC (in non-community association industries) may be funded from anywhere between hundreds of thousands to millions of dollars, the current goal of the CAI Nevada PAC is to raise \$20,000 by June of 2020. The CAI Nevada PAC has many dedicated supporters and is always looking to build relationships that help advance the interests of community associations. Accordingly, the CAI Nevada PAC encourages you to consider joining with our many supporters and contribute today. Your contribution of any amount, from a few dollars, to hundreds, to thousands, would be greatly appreciated and would help support the preservation of current expectations and realities of the community association experience. To contribute, go to

<https://advocacy.caionline.org/pac-nv-donation-form> and follow the instructions on the donation form.

The CAI Nevada PAC wishes to thank its many supporters for their dedication to our communities and it looks forward to continuing to build successful communities in the future!

Thank you for your support of the CAI PAC 



Adam H. Clarkson, Esq., President of CAI PAC, Nevada Chapter BOD Vice-President, Clarkson Law Group

CAI collects Pop Tabs for the Ronald McDonald House and BoxTops for Education!
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Earth Day - Monday, April 22

By Community Interests Staff

Since 1970, the United States has been celebrating Earth Day. Senator Gaylord Nelson (D – Wisconsin), a long-time environmental advocate, spearheaded an event that called attention to a disastrous oil spill that had happened in Santa Barbara, California, in 1969. He used the disaster as a teaching moment, pointing out the need for better environmental practices throughout the United States. A staggering 20-million people took part across America at rallies and events. Earth Day was born.


By 1990, the entire world recognized the significance and importance of setting aside a day to focus on making our planet a cleaner, safer place to live. Records show that 200 million people in over 140 countries participated that year in some form of Earth Day recognition. By the year 2000, Earth Day celebrations reached new heights with hundreds of millions of people in 184 countries. Today, according to Earth Day Network, more than 1 billion people are involved at some level, making it “the largest secular civic event in the world.”

How can we celebrate? Plant a tree, or a garden. Pledge to make one change in your routine that is environmentally beneficial.



Take your kids for a nature walk and talk about how we can protect our environment. Pull out clothing you haven't worn in years and give it to a charitable organization. Make an art project from your recycles.

Earth Day can be fun. It can provide good family time. It should also be a reminder of our responsibilities as citizens of the planet earth.

“Our goal is not just an environment of clean air and water and scenic beauty. The objective is an environment of decency, quality and mutual respect for all other human beings and all other living creatures.” — Gaylord Nelson 

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