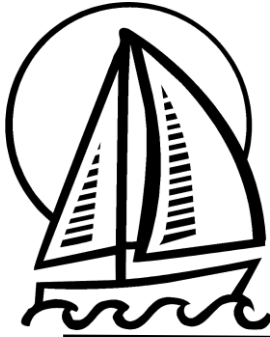


Spinnaker Bay News

May 2016



Managed
by CDM

Each unit owner is automatically a member of our Home Owners Association. Residents should address questions, comments, concerns, complaints, and compliments to the CDM office.

Management, 3650 South Pointe Circle, Suite 117, Laughlin NV 89029

702-298-5592

Calling all Residents - You Are Invited - Stop In - Please Come

Whether you can stay short or long

All residents are invited to a Spinnaker Bay casual get-together on **Thursday evening, February 25th**. We will start gathering at Richard and Marilyn's house, **2214 Rugged Mesa**, starting at **4 pm**. Bring your own beverage and a finger food to share. If weather is nice, we'll gather outside. If it's not, we'll gather inside. Let's get to know each other better. If you have any questions, contact Marilyn at 702-280-6213, or Lynn at 608-931-2702.



THANK YOU - A big thank you goes to those who helped put up Christmas decorations in the front entrance: Debby Montgomery, our overall director of decorations; Roger Butraw, the candy cane light poles; Steve Ferger and Mike Griffin, the garland and lights on fence; Debby Montgomery, Lynn Ferger, Maddie Ferger, Marietta Pickel, decorator helpers. Thank you also to Don and Nolene Mitts for donation of lights and Marietta Pickell for donation of storage boxes and an outdoor extension cord.



Contact CDM Management to report problems, ask questions, express concerns, etc. They are paid, from our homeowners' fees, to handle daily business affairs for our association. Observed violations, landscape problems, pool issues, etc., should be reported to our management company. CDM will contact the appropriate company or people to resolve issues. If you need a copy of our rules, contact the CDM office.



Gas Leaks - Please be aware that there have been reports of gas leaks in the complex. The problems were all located in the lines maintained by the gas company. If you smell gas anywhere in the complex when you are out and about, please don't ignore it!!





Do you have a pet? All pets must be on a leash while in the complex and pet feces must be picked up immediately. This is a health and safety issue and fines will be issued for violations. Pets are to be registered at the CDM office and proof of current vaccinations provided.



Trash - Trash and recycling containers must be stored in designated locations behind garage in two story units, on the side of one story units, or in the garage, if you prefer. Trash cans may be put out on the apron of the street after 5pm on Thursdays for Friday pickup and should be removed from street as soon as possible after being emptied.

For Your Information

It was reported at our Annual Meeting that the back, walk-in gate is still being left unlatched often - day and night. If you ever see anyone leave the walk-in gates open, or find the gates open, please close them and make sure they are latched and report the day and time to CDM. Let's keep our complex safe!

It was also reported that people were observed climbing over the fence to get out of the complex. If they belong in the complex, they should have a key to get in and out the walk-in doors. Again, please be a good neighbor and report such things to the CDM office. It will make us all feel safer.

Lock your vehicles - A couple of times in the past, unlocked vehicles have been entered at night and items stolen. Better to be safe than sorry.

Register vehicles with CDM - New residents (and old too) should have their vehicles registered at the CDM office. You will be given a removable sticker to go in the back window of your vehicle. You may also get a guest parking pass for friends or family who will be parking overnight. Remember you may not park on the street or apron of the driveway area except for a maximum of 30 minutes to load, or unload your vehicle. You must then move your car to a designated parking space.



Stop? There apparently also are a number of us who haven't noticed the stop sign posted on Camel Mesa next to the pool just before the turn to the exit gates. The sign is small, but big enough that we all can see it!! Drivers must stop and check for incoming vehicles that don't have to stop and often swing wide coming through the slowly opening gate. If you look in the mirror above fencing to the right, it shows the front gate and any vehicles entering.



Have You Seen This Sign Around the Complex? No? Well that's because the speed



limit around the complex is actually 10 miles per hour. But, apparently not too many of us see that sign either. Between folks walking, whether with or without pets; guests and residents with active children; and those of us who don't move nearly as quickly, excessive speed is dangerous! We don't want to have to put in speed bumps to slow folks down! It's expensive! Our Association Manager will be sending a letter to contractors, other companies that frequent

our complex and any residents who are reported to our CDM office as speeders, to remind them of the 10 MPH speed limit, too. **Please slow down and ask your guests to do so too!**

November 2015 Annual Meeting Info:



At our Annual Meeting on November 5th, Roger Butraw and Lynn Ferger were reelected to the board. Thanks were extended to Ron Mills who also ran for the board and we look forward to his interest in the future. There were several people in attendance which made for good discussion.

The officers were reelected to their existing posts, with Roger Butraw, Chairman; Brad Krieser, Vice Chairman; Don Mitts, Treasurer; and Lynn Ferger, Secretary.

The 2016 proposed budget was approved with no increase in the monthly HOA amount. Treasurer, Don Mitts, reported that HOA is in a good financial state at this time and funds borrowed from the reserve a year or so ago have all been repaid to the reserve.

HOA meeting dates were set for 2016. They are all scheduled for 10:00am at the CDM office. The dates are January 19, April 19, July 19, and September 20 - all Tuesdays.

The Annual Meeting next year will be at 10:00am on Saturday, 5th. Please put the dates on your calendar and plan to attend.

November



At the January HOA meeting:

- ❖ The board again expressed their appreciation to those who attended this meeting.
- ❖ The board had solicited new bids for landscaping maintenance. After reviewing them, the board voted to renew the yearly contract with Acme Landscaping. Yearly contracts for our management and pool maintenance were approved at the November meeting.
- ❖ The board reviewed the current Fine & Enforcement Policy accompanied by a letter from the attorney who indicated it met current Nevada statutes. The board then approved a newly revised Collection Policy which indicates that our management company, CDM, will only deal directly with owners. Owners are responsible for their renter's conduct, so CDM will no longer deal with Property Managers/Realtors regarding any violations, including those caused by tenants.
- ❖ A reserve item scheduled for 2016 is asphalt sealing. After some discussion, Debbie, our CDM Property Administrator, was directed to contact an asphalt company to decide for sure whether we need sealing, or if only patching and specific sealing area need to be done.
- ❖ During the Homeowners' Forum, there was again discussion about speeding vehicles, folks who ignore the stop sign at exit from Camel Mesa, and a few landscape maintenance concerns. A reminder was made that residents must report problems directly to the CDM office in order to be resolved. Individual board members may not refer information for any resident.

To Contact CDM:



2016 HOA Meetings

10:00 am

CDM Management Office

- Tuesday, April 19, 2016
- Tuesday, July 19, 2016
- Tuesday, September 20, 2016

Annual Meeting 2016

Saturday, November 5, 2016

Come On, Come All



All Spinnaker Bay residents are invited to gather for an informal get-together. See inside for details.

Deborah Markham, Community Association Manager

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Laughlin, NV 89029

To contact us:

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By Email: cdmdebbie@earthlink.net

Our Website: www.cdmlaughlin.com

Emergency contact:

702-420-9494

