



## Message from the Board of Directors

September 2017

It has been a hot summer and thankfully fall is coming quickly. Already the mornings are a bit cooler and the light breezes have returned. Soon our neighbors from the east coast and north will be returning to South Bay. We welcome them back home to Laughlin.

Our next regular meeting of the board is going to be held on Friday, Sept 29<sup>th</sup> at CDM. The meeting will be starting an hour earlier than normal; at 9am PST. The agenda is full and there is a lot going on at South Bay. The board encourages your attendance and there will be coffee and pastries.

We will be getting status updates on the construction defect litigation; on the new mailbox installation project; and the asphalt project, converting the tennis court area into a pickle ball court area with other games.

The board will be submitting bids this year for landscape maintenance, general maintenance, and janitorial services. The board will review the RFPs and direct CDM to execute the bid process.

The board will be selecting an ad hoc Budget committee. The committee is tasked to bring back to the board its recommendation for the 2018 budget. Committee members need to be members in good standing and to be available to meet during the day; either weekday or Saturday. To have your name considered for membership; do one of the following: 1) be at the meeting, 2) send an email to Bob at [bobtessier3550@yahoo.com](mailto:bobtessier3550@yahoo.com) which includes your name and contact information, 3) call Bob at 702-299-5152, leave a message with your name and contact information, or 4) call CDM at 702-298-5592.

With Nevada now having legalized marijuana, while at the federal level its use is still illegal; our attorney has drafted a proposed smoking resolution to outline the proper use of this substance at South Bay. The board will be reviewing this resolution and; if approved, determine fine limits for any infractions.

New security cameras have been installed and are in operation. The areas being observed include the front gate, the wall next to the front gate, the clubhouse kitchen, main room, front foyer, and weight room. Both pools now have new security cameras. Each pool area, spa and lounge area is being observed. The cameras are motion-detected activated and are permanently recording. Each board member and CDM has the ability to observe in real time or can play back to a certain date and time.

This is an important reminder about home insurance. As a homeowner; you have a legal obligation to carry insurance to cover any situation that may arise within your unit. You must notify your insurance carrier immediately when an event occurs. South Bay's insurance carrier is American Family. American Family will waive the \$1000 deductible normally required if you select them as your carrier. If interested, contact Kendra Wright, American Family Insurance, at 702-737-2044.

Garbage bins are limited. South Bay pays for two collection days. Collection days are Monday and Thursday mornings. The board inquired to increase the number of collection days; however, were told it cannot be

done due to need to make major scheduling changes which would affect many other customers. When a bin gets so full it begins to overflow and/or if the bin is moved and garbage falls out, the association incurs a monetary fine. And, garbage bins have been filling to overflow capacity and the association has been fined. In order to avoid these fines; we encourage everyone to 1) observe the rules regarding no big furniture items in the garbage area. If you have a couch or bed that needs to be discarded, contact CDM. They can help arrange to have it removed; 2) before discarding boxes, take a moment and flatten the box. This saves so much space in the bin!; 3) if you find a bin full, use another garbage bin within the complex that has room. The garbage bin across from building #1 and across from building #12 is rarely full.

As a community; we all share. We share the spa, the pool, the weight room and clubhouse with our neighbor. Since we share; please remember should you use something that is shared; be sure it is clean and ready for the next neighbor to use.

Our grill is shared by all. The plan isn't that you find the grill ready to use; then use it; and then leave it dirty for the next person to clean and use. No; the plan is to use it and then clean it for the next person to use. If you do find the grill dirty and you have to clean it before you use it; please let CDM know. Our security camera will now capture this and let us know who did not do their part in being a good neighbor.

The board wants to thank you for your support; to encourage your participation; and to stay informed. Remember, meeting minutes are available upon request to CDM; as well as, CD audio copies of the entire meeting.

If you have a comment/concern; fill out the member concern form. Forms are available in the clubhouse and at CDM.

Board of Directors and Officers:

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