

HERITAGE LAUGHLIN NEWSLETTER

June 2018



Roof Recoating Awarded

Highland Commercial Roofing was awarded the contract to coat the roofs with RainShield RG-GM-3W 25 Mil

Seamless Single-Ply Roofing System. The Association will receive a 5 year non prorated labor and workman ship warranty and a 10 year non prorated material warranty. The Board is currently seeking quotes to run new condensation drain lines from each a/c unit to the garage drains. A majority of the drain lines drain on the flat portion of the roof which causes ponding issues.

Pool Deck

The pool deck was just recently given a minor facelift. DMAN Construction was awarded the contract to provide minor repairs and a repaint of the surface. The entire deck will evidently need to be re-poured, and the expenditure is not covered in the reserve study. An updated study will be performed to include funding for this expenditure.

Pool Gate Must Remain Closed

It was brought to our attention that someone was propping the pool gate open with a large rock. The Southern Nevada Health District will close the pool down and assess a fine of \$800. If you see this happening, please remove the rock and contact CDM Management immediately.

Leasing of your Unit

If an owner choses to lease out their unit, the tenants need to be registered with the Association. Please have them contact CDM Management at 702-298-5592.

Pets

Only one household pet maybe kept on any lot. Pets must be kept on the lot except when under leash or when being transported to or from the lot in a motor vehicle. Any pet that becomes a nuisance or an annoyance to other residents may be muted, confined or removed by the Board at the owner's expense.

Once again, we are having ongoing issues with pet owners. **PLEASE Clean up after your pet!!!** Be responsible and attentive to what your dog leaves behind. All droppings must be cleaned up immediately in all common areas and at least several times a day in your patio areas. We need to keep our complex free of all

dog litter. Not only does it make our areas look bad, it's not fair to all non-pet owners to have to endure this un-slightly mess and the smell.

Window Screens

Door and window screens must be replaced if torn or in disrepair.

Lattice Fence

The sole approved items which may be installed on the fence is white plastic lattice no more than 3 feet in height and attached with white or clear UV treated zip ties.

Meeting

The next meeting will be held June 16, 2018 AT 10.00 AM. We always want to encourage owners to express their opinions or simply come out to meet and chat with us. We value your input on any suggestions/concerns you may have. We are here to work for you!!!

Architectural Requests

The Architectural Review committee must approve all requests for alterations to a unit's lot, including any storage sheds or other structures on the property or proposed to be added to the property.

ARC requests include the addition or removal of landscaping components, painting of the exterior, construction of walls or fencing, any exterior construction on the unit or lot and other items as from time to time may be identified by the Board of Directors, the ARC or Management.

Parking

Residents are expected to park their vehicles in their own garages. Residents may park one additional vehicle on property, but only in designated parking areas. **All vehicles must display a Heritage Parking Sticker. Guests of residents desiring to stay on property more than 72 hours will be issued guest parking passes which must be displayed.**

CDM Management

CDM Management is located at 3650 South Pointe Circle, Suite 201, Laughlin, NV. Our office hours are Monday through Friday 8:00 a.m. to 4:00 p.m. Phone number is 702-298-5592, emergency number is 702-420-9494; for emergencies only.