

# Tenaya Creek Newsletter

Volume 1, Issue 1

## Why I Serve as President of the Tenaya Creek HOA Board

One of the **largest investments I have ever made in my life** was my home at Tenaya Creek. Along with my home I also got a neighborhood. In order to preserve the investment we all have in our homes, our neighborhood needs to be taken care of. This can't be done when only a few people take an interest in how the neighborhood is cared for and maintained.

My intention with this newsletter is to help homeowners get involved in our neighborhood.

What I hope to cover in future newsletters is **maintenance tips for Guerdon homes, questions about the CC&R's and how to get the best out of living in CC&R regulated communities.**

Because of my lengthy time on the Board I have an extensive knowledge of Reno codes, the Tenaya Creek CC&R's, current events in HOA (Home Owners Association) living and various legislative items that will be of interest to homeowners in Tenaya Creek.

Cordially,  
Pete Delicino

## Do You Feel Safe in Your Home?

The Homeowner's Association is usually made up of people who have jobs and are stretching it to just do HOA business. They don't have the time or authority to police the neighborhood.

To have a safe place to live it is up to each of us to take the time to report things that we feel are dangerous or against the law. **To date, there has not been enough interest in forming an official Neighborhood Watch.** If you want one, contact Don Lamers at 775-674-8000 extension 107 and he will notify the Tenaya Creek HOA Board of your interest.

### In the mean time:

If you see...

- theft with a total value of less than \$5000
- theft of a bicycle
- theft of property from inside or outside of a vehicle
- destruction of property/vandalism with a total value of less than \$5000
- non-injury vehicle accident on private property only
- lost property other than firearms or vehicles

Please call the **Reno PD non-emergency number at 334-2677.** For all other instances be sure to call 911. And also **notify Don Lamers of Kenyon and Associates at 775-674-8000 extension 107.**

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Don Lamers  
Kenyon & Associates, Inc.  
645 Sierra Rose Drive, Suite 105A  
Reno, NV 89511



ADDRESS CORRECTION REQUESTED

## Why Do We Need Reserves?

A large part of our Association dues goes to support what is called a Reserve Fund. The following article discusses why we are legally required to keep this fund solvent and current.

Major components (like the street surfaces) must be repaired from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

- Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).

- **State statutes, regulations, or court decisions.**

- The community's governing documents.

2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time.

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

**[Source: Community Associations Institute.]**

## Meet the President

The **Tenaya Creek Homeowners Association** enjoys the excellent leadership of a responsible board. Heading the board is **Pete Delicino**, who serves as president. Some of the special duties of the president include:

- Working closely with the board, manager, and residents to establish the overall goals of the association.

- Ensuring that the association operates according to the association governing documents.

- Presiding at board and other meetings, prepares meeting agendas, and ensures that valid voting procedures are used.

- Identifying and training potential association leaders.

- Working closely with professional managers and other association professionals to ensure the successful operation of the association.

- Serving as the official spokesperson for the community.

**[Source: Community Associations Institute.]**



## We're Looking For Newsletter Content.

Do you have any articles or suggestions or concerns you'd like to share? Do you have an email account? Contact me at [jlamoreux@charter.net](mailto:jlamoreux@charter.net) and I'll email you a response. Do you have any good ideas concerning a community project or "get together?" Let me know and maybe we can make it happen?