

RAINBOW BEND HOA

HOMEOWNER INFORMATION

Board Meetings – the fourth Tuesday each month except December

All meetings of the association board are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the homeowner forum conducted at the beginning of each business meeting for items that are on the agenda or at the second homeowner open forum conducted at the end of the meeting for other matters regarding the association.

Here are few tips for participating:

1. Put it in writing. You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.
2. Plan your remarks to last no longer than three minutes. Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the three-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in three minutes, and the board will add it to the agenda for the next meeting.
3. Don't expect an immediate response. Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.
4. If you need information, call the manager. The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate response if they call the manager – Terri Kenyon or her Assistant – Melissa Turner – 775-674-8000.

Conserving resources - Five Ways to Keep Fees Down

Residents can help the association minimize its maintenance expenses by observing a few simple considerations. This helps hold assessment levels—your fees—down.

1. Clean up after yourself. Debris left on the common areas require special maintenance, and that can mean additional costs.
2. Be kind to the landscaping. Every bush destroyed or flower trampled has a price tag attached and so does the labor to replace it. If you can spare a few minutes to spend outside this summer, please take note of our landscaping – the Rainbow Bend Landscape Committee works very hard.

3. Go easy on the clubhouse infrastructure. The amenities in the clubhouse need constant maintenance and cleaning. Don't leave trash behind and notify patrol if you see something that needs attention regarding cleaning or maintenance so we may take care of it promptly and keep our clubhouse always ready for your use.
4. Our biggest amenity is the year-round pool we have. Please take a shower before entering the pool as this is required by Nevada State Law. Let us know if you see a problem so that we may address it promptly, which can keep our pool maintenance costs down.
5. Observe the rules. Association rules are not arbitrary or frivolous. They have been carefully developed to keep property values up and insurance rates down.

Complying with regulations

Do You Know Where Your Association Documents Are?

When you bought a home in our community, you should have received copies of all our governing documents—including the rules and regulations—prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you.

Of course, it's your responsibility to provide the association with your current address and phone number (particularly owners that receive their mail elsewhere). This enables us to meet our obligation to provide all owners with information from the association.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all the rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association. A great place for this is our website: www.rainbowbendnv.com.

It's our responsibility to make these documents—the bylaws and the covenants, conditions, and restrictions—as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions.

Key Cards – Key cards may be obtained by contacting patrol – 775-342-0911.

HOA FEES – Fees are currently \$110.00 per month. RV rental spaces are \$10.00 per month. Fees can be paid by leaving your check, cashier's check or money order in the drop box in the clubhouse; or by mailing to Rainbow HOA c/o Kenyon & Associates, Inc. 645 Sierra Rose Drive #104, Reno, NV 89511; or to the lockbox using the coupon address sticker that comes with your coupons.

Online payments require that you fill out the owner information sheet that comes with your welcome letter that also authorizes communications via email and sending it back to management. Once entered into the computer system you would then receive an email to join the AppFolio portal where you would be able to set up ACH payments.