

THE EDGE AT RENO

President's Message

Dennis Lundbom resigned from the Board of Directors at the Edge at Reno this last week. I want to thank Dennis for his six to seven years in stewarding the Edge at Reno through litigation and bringing the Edge at Reno to the community it is today.

A reminder to all owners that the nomination forms for this years election are in the packet. We have three vacancies that will need to be filled. If you are a member in good standing, and would like to serve on the Board of Directors, please return the completed Nomination form to Western Nevada Management as soon as possible.

Litigation Update

The construction defects lawsuit is coming to closure. On October 4th there will be a meeting between the Board of Directors and our legal staff inching towards a complete settlement. In the next newsletter, there should be more information on the settlement terms, dates, and amount of settlement.

Board of Directors

President: Jack Phillips Term (2010-Present)
Secretary: Marvin Tanner Term (2006-Present)
Treasurer: Scott Mariani Term (2008-Present)
Member at Large: Carolyn Mariani Term (2010-Present)

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Calendar of Events

September 12th is the deadline for Nomination forms.
October 3rd is the Annual Meeting and Ballots are opened.
November 7th is the Fall Board of Directors Meeting 6 PM

Treasurers Report

The 2010 Audit by Porter and Company of Ventura, California has been completed, and the Board of Directors has received the results. There are no adverse opinions, and owners can receive a copy of the audit by contacting Lara at (775) 284-4434.

The 2012 Budget will be discussed at the October 3rd annual meeting. Owners interested in reviewing the budget and commenting on the budget are encouraged to attend the board meeting.

Contacts

Pool Keys, Lara at (775) 284-4434
Common Maintenance, Lara at (775) 284-4434
Charter Access, Keys, Lara at (775) 284-4434

Upcoming Projects

The Board of Directors is considering fencing in the section between the apartments and the Edge at Reno. Residents from the apartments park in the parking lot reserved for the Edge at Reno tenants, and cut through the property to the apartments. Garbage from the dumpsters scatter onto the Edge at Reno property. Bids were opened on August 8th at the Board Meeting, and the Board of Directors will be considering contracting to have the fencing installed at a cost of about \$6,000.

Pool Update

The pool opened in early June and will be open until weather turns cold. This could be in September or later, depending on the weather.

Parking Lot

The parking lot is for tenants and guest parking only. All cars must currently be registered, with tags attached to the license plates. Cars must be parked correctly in the space, and during winter season may back into the parking space. All vehicles must be parked in the lot, and mopeds or scooters may be parked in a bicycle rack outside of the building. No gasoline power devices may be brought into the building or breezeways.

Recycling

Avoid throwing away useable furniture, cookware, appliances, and electronics. Please place an ad on Craigslist, and give the products away, and let's help keep the landfill free of toxics.

The Edge at Reno Website

The Edge at Reno website (www.edge-reno.com) has a lot of useful information for tenants and owners. The complete Rules and Regulations are available on the website, (<http://edge-reno.com/residents.htm>), along with rentals available, free listings of Edge at Reno units available, a listing of wireless Internet sites, plus, contact information on the Edge at Reno.

Assessments are due on the first of the month, with a grace period of ten days. Please mail your assessments to:

Western Nevada Management
804 Mill Street
Reno, Nevada 89502
775 284 4434