

THE EDGE AT RENO

President's Message

Litigation Update

Jack Phillips, Marvin Tanner, and Bob Irvine will meet with the legal team for mediation on October 4, 2011, with defense lawyers. Hopefully there will be a final settlement at this time.

The Board of Directors has contracted with Troy Spiger to design and supervise the repairs to the Fire Sprinkler System at the Edge.

It is the hope of the Board of Directors that the repairs will be complete before the first freeze.

On October 3, 2011, the Annual Board of Directors Election will occur. This year, all five board members must be elected to office.

Return your votes as soon as possible as we would like to see 67 (100%) votes in this election.

Current Board of Directors

President: Jack Phillips
(2010-Present)
president@edgereno.com

Vice President
Bob Irvine, Appointed August 29, 2011
vp@edgereno.com

Secretary:
Marvin Tanner
(2006-Present)
secretary@edgereno.com

Treasurer tresasurer@edgereno.com
Sara Sharkey, Appointed August 29, 2011

Director director@edgereno.com
Holly Millar, Appointed August 29, 2011

Inside This Issue

President's Message	1
Calendar of Events	1
Directors List	1
Secretary's Report	2
Maintenance Report	2

Calendar of Events

October 3rd Monday, Board of Directors Meeting, 6 PM
November 7th, Monday, Board of Directors Meeting, 6 PM

Secretary's Report

Upcoming Election

The Edge at Reno Homeowners Association annual election will be on October 3, 2011. Please return the ballots to Western Nevada Management as soon as possible.

Requests for Proposals

The following Requests for Proposals have been published due during September:

Maintenance Contract
Landscaping Contract
Attorney Contract

The 2011 Audit Contract request for proposals has been released, and the deadline is October 31, 2011.

Requests for Proposals can be found at the Edge at Reno, www.edge-reno.com/rfp.



Treasurers Report

Enclosed is the 2012 budget. This last month, the Board of Directors instituted Zero Based budgeting. 2012 is based on Request for Proposals and reducing costs instead of increasing assessments.

Over a month of working in the budget was required to balance the budget without increased assessments for homeowners.

Water Metering

The Board of Directors is evaluating the effectiveness of the Water Metering system and the billing agreement with NWP Energy. There may be changes to the way water bills are paid effective January 1, 2012.

Pool Closing

On September 16, 2011 the pool will close for the season.

Recreation Center

The exercise facility is open from 6 AM to 10 PM, daily. Keys can be purchased from Western Nevada Management, 804 Mill Street, Reno, Nevada 89503 for \$10 each. Tenants will be required to present proof of residency when picking up keys.

Pet Policy

Effective January 2007, there are no pets at the Edge at Reno. Owners are requested to add the no pets provision to their leases. Owners can be fined for any pets at the Edge at Reno.

Contact Your Board Members

Contact information for each board member is on page one, or in general at info@edge-reno.com. The telephone for the Board of Directors is (775) 786-6133.

Maintenance Report

The Board of Directors is moving towards marketing the image of the Edge at Reno. The maintenance contract is being reviewed with an emphasis of a cleaner property at a reduced cost.

2012 Maintenance Plan

The 2012 maintenance budget has been reduced by 20% and the board of directors is working on a maintenance plan in conjunction with Sue Bee Construction, our maintenance contractor.

Recycling at the Edge

Encourage tenants to recycle furniture and small appliances by putting an ad in Craigslist. The dumpsters are stuffed with furniture when students move out, and this increases the costs of operating the Edge at Reno, and will affect the level of assessments.

Security Patrol

Priority One Security is on the property, on a random basis. They walk through the property, document violations, note assets in disrepair, and report to the Board of Directors issues of concern.

Vehicles and Parking

Priority One Security also enforces parking regulations and can have vehicles towed for non-compliance. Cars should be parked in a marked space, and respect parking signs in the parking lot.

All vehicles must be operational and currently tagged. Vehicles with expired tags can be towed with a 72 hour notice on the vehicle.

The Edge at Reno Website

Owners are encouraged to list their properties for rent at the Edge at Reno website, www.edge-reno.com. Board of Directors and Meeting information is under About Us, and owner information is under Owners. Of special interest is the Tenant section, which includes the Rules and Regulations, FCC information, and other materials tenants should read.