

# PARK TOWERS

*SUMMER 2007*



## WELCOME PARK TOWERS HOA MEMBERS



### PRESIDENTS CORNER

Welcome summer, and Park Towers has never looked better!!

I'm sorry that we don't see more homeowners at our Board Meetings, but I'll take the "half full" approach and assume that as a silent approval of all the work that's been done in our vertical neighborhood.

As you know, we have a new(ish) Board of Directors at Park Towers. I believe we are working well together, and working well with our Management Company, Kenyon & Associates( formerly Edington & Associates). A special thanks goes out to our Treasurer, Shirley Palmisano, who has taken over the role of the "point person" Board Member and has spent many hours with our Management Company and our maintenance man (see related article) making sure all of the work done at Park Towers is of the highest quality.

#### Recent work includes:

- \* An "A" from the Fire Department: We recently had the Reno Fire Inspector at our building for our annual inspection. Not only did we pass with flying colors, but they want to use Park Towers as a model for all of the other residential high rises in downtown!!!!
- \* New venting for our cooling tower: if you've ever been on the ground floor garage, you'll have seen a big, square, silver-colored tower in the East end of the garage. Our forensic engineer alerted us to the flaws of the old design, and in working with the manufacturer, we've installed a new venting system. Which is quite a lot quieter.
- \* The 16th floor sun deck: Have you been up there lately? As we've communicated before, the deck in its old state was unsafe. The developer covered the pool using wooden supports to hold up the concrete floor covering the pool. The floor was permeable, water got into the pool, resulting in the wooden supports rotting. We've hired engineers and contractors who will install new steel supports and will recover the floor. The result: by the end of this summer, we should be able to enjoy the deck again!!
- \* Fixing leaks: The 2nd floor garage has had a perpetual gray water puddle, which we've finally gotten rid of , once and for all. Turns out we had a leak in one of the communal pipes, and with that fixed, the puddle is gone.
- \* Recycling: We are happy to say that we've finally gotten some recycling into the building (plastic, aluminum, and white office paper)- and we're working with the recyclers to have more (like newspapers and magazines), soon. The bins are by the gate on the ground floor garage, just a few steps away from the garbage bin. Having recycling bins on-site will not only help our natural resources, but will also ease the trash bins' filling up.
  - \* Security: We continue to think about how we can improve our residents' safety and security. To that end, we've raised the retaining wall on the west side of the building, so that no one can jump the fence into our garage.

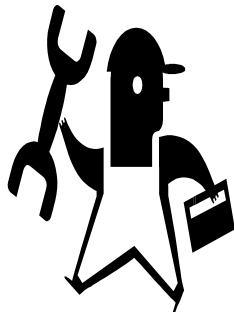


May you all have a healthy and happy summer!!!!

Cheers,  
Tanya Dragan-Voyevodka,  
Park Towers HOA President

## MAINTENANCE

For those of you who do not get to come home to Park Towers very often, the Board of Directors has hired a new maintenance man. His name is Dave Tyrer. If you see Dave, introduce yourself to him. He is a great asset to the Association and we are very lucky to have him on staff.



## Rules & Regulations

If you need a copy of the rules and regulations sent to you, please call Claire at 674-8000 ext 104 and a copy will be sent to you.



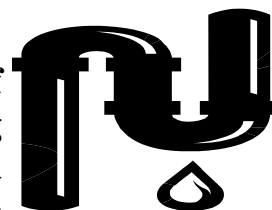
## CONDO LIVING

Please be courteous to your fellow homeowners. Some of you might not realize that noise does travel through our community walls. So please be courteous and keep your TV/Radio volumes down.



## WATER SHUT OFF DATES

Homeowners, please remember that in order to have the water shut off for your plumbing contractors, a request must be submitted in writing to the management company at least 2 weeks in advance. The Board decided that the water will be shut off every other month. If there are no shut off requests from a homeowner, the water will remain on. Please try and coordinate your plumbing needs with the management company to make sure everything is done on schedule. Please refer to the list below for the scheduled water shut off dates.



\* June 12, 2007

\* October 2, 2007

\* August 7, 2007

## CONTRACTORS

Once again it has become a problem with contractors not being properly informed on the rules and regulations of the association by the homeowner. It is the homeowners' responsibility to inform their contractor of the rules and regulations pertaining to the work being provided. Please provide your contractors with the proper items necessary to get into the building to do the work you hired them to do. The homeowner is responsible for the actions of the contractor. Your contractor must remove all of the work material and discarded debris off of the property. NO DISPOSING OF THESE MATERIALS/DEBRIS IN THE TRASH RECEPTICAL IS ALLOWED. There have been numerous complaints from the local business in the general vicinity in regards to contractors leaving behind debris in the parking lot located to the west of Park Towers. Please inform your contractors that this parking lot **DOES NOT BELONG TO PARK TOWERS AND THEY WILL BE TOWED.**



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## TRASH REMOVAL

Residents are responsible for placing all trash inside the dumpsters, and not on the ground beside the dumpster. Furniture items must be taken by their owner to the dump; such items left out on the curb will not be picked up, causing our maintenance person to lose valuable time by having to stop what he's doing and dispose of the trash in to the dumpster. Please do not dump your trash in other trash receptacles other than the one located in the garage area. There have been several occasions of residents dumping their trash in the laundry room, trash cans by the mail boxes, and in other places. This causes the housekeeping staff to stop what they are doing to pick up after the residents. If this happens, the individual resident will be charged for the time and labor lost, in addition to possible fines.



## VOLUNTEERS NEEDED FOR ALL COMMITTEES

Park Towers HOA is in need of volunteers for the various committees set up by the Board of Directors. The committees are:

**Conservation committee:** This committee will provide the Board with recommendations on more energy efficient solutions to the heating/lighting and other areas within the community.

**Compliance committee:** This committee will provide the Board with all violations within the community. And make sure all of the rules and regulations are being followed.

**Financial committee:** This committee will provide the Board with a financial report after reviewing the financial records. This committee will work with the Board on the budget.

**Parking committee:** This committee will keep the parking space wait list current and will provide the Board with the updated list for parking assignments. This committee will also make sure all homeowner are following the rules and regulations set for the by the Board.

**Architectural committee:** This committee will review/and approve all plans submitted by homeowners for changes to their units. This committee will report any violations to the Board for architectural issues.

So get involved with your community and join a committee, it's fun and a great way to help out and stay informed.

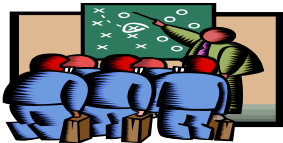


Park Towers Board Members  
Tanya Dragan- Voyevodka– President  
Mike Cox– Vice President  
Shirley Palmisano-Treasurer  
Mike Fuess– Secretary  
Paula McDonough- Director

**Management Company**  
Kenyon & Associates

Terri Kenyon—Community Manager  
674-8000 ext 105  
terri@kenyonandassociates.com

Claire Harry—Assistant  
674-8000 ext 104  
claire@kenyonandassociates.com



**Board Meeting Date and Time**

June 19, 2007 @ 7:00 p.m.  
July 17, 2007 @ 7:00 p.m.  
August 21, 2007 @ 7:00 p.m.  
September 18, 2007 @ 7:00 p.m.  
October 16, 2007 @ 7:00 p.m.  
November 20, 2007 @ 7:00 p.m.



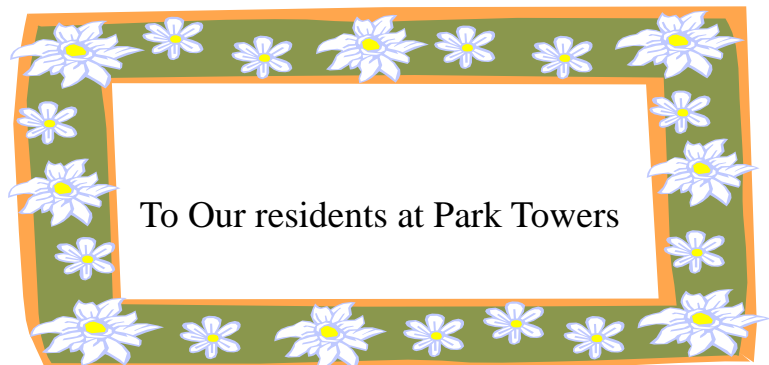
**No meeting in December**

**Please join us for the Social hour from 6pm until 7pm. This is a great way to get to know your neighbors and meet the Board on an informal basis. The Board encourages all homeowners to attend the Board of Directors meetings. This is a good way to find out what is going on in your community.**

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**Park Towers HOA**

*c/o Kenyon & Associates, Inc.  
2255 Green Vista Drive #402  
Sparks, NV 89431-1071*



To Our residents at Park Towers