



Summer Edition

August 2014

Belcourt Estates Summer Newsletter

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REMINDERS

- Garbage Bins need to be behind gates. Please tell your landscapers to please either take the lawn bags or put them in your trash bins. They are not to be placed on the driveway/street for pick up before the designated pick up days which are **Fridays only** and heavy pick up days are every two weeks.
- When walking your dogs, please be considerate to our neighbors & don't forget to clean up after them. Your neighbors' lawn isn't your dog's bathroom.

Congratulations to VP Barbara Dean

The Board would like to thank you for all of your votes. Belcourt Estates has made history with this election and we want to thank those of you who attended the very first ballot election to have been conducted here in Belcourt. A special thanks to the Election Committee Members Bailey Clark and Jane Field. We are happy to report no paper cuts occurred in the opening of the double envelope system. We received 59 ballots, they were opened, verified and counted by the Election Committee Members. The President, Angela Berliner, verified and attested the votes. Majority voted for Barbara Dean. The voting percentages were as follows:

Barbara Dean = 65% Jesse Zambrano = 28% Yonel Herscovits = 7%

On behalf of the 2015 Board of Directors we would like to thank you all for participating in this historical event here in Belcourt Estates. The Board is in the process of scheduling our Quarterly Meetings. Once scheduled, announcements will be sent 10 days in advance via email or telephone to the homeowners. You as homeowners are welcome to join us at these meetings. Meetings are open to all homeowners with the exception of Executive Board meetings where violation fines are discussed amongst the Board of Directors, and even those meetings would have a summation of minutes included.

If you are interested, please let a board member know in advance that you want to attend so we can accommodate everyone for seating. The Board would love the community to get more involved here at Belcourt Estates. Remember, if you have any questions, comments or requests, please don't hesitate to contact the Board.

Again, Congratulations to our Vice President, Barbara Dean!

- *Message from the VP, Barbara Dean; I want to thank all who voted for me in the recent election. Your vote of confidence is much appreciated, Thank you.*

Elected Officials; the City of Henderson and the State of Nevada

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|--------------------------------------|--|
| Commissioner: G Mary Beth Scow (D) | University Regent: 12 Andrea Anderson |
| City Ward: 3 John F. Marz | Board of Education: 3 Allison Serafin |
| U.S. Senate: Dean Heller, Harry Reid | Minor Civil Division: Henderson Township |
| U.S. Congress: 3 Joe Heck (R) | School District: G - Erin Earlene Cranor |
| State Senate: 5 Joyce Woodhouse (D) | State Assembly: 29 Lesley Cohen (D) |



Belcourt Estates Annual Garage Sale

Garage Sale Dates and times:

Saturday October 11, 2014 thru Monday October 13, 2014 time: 7 am - 2 pm

This year we will have our Annual Garage Sale for three days since it is Columbus Day on Monday.

According to the City of Henderson, Henderson Municipal Code 19.7.1 allows “Sales of personal property for a period of not more than three days every six months”. We have our annual one each year in October and if you partake in that, that would be considered one. Each sale can consist of 3 consecutive days only. Example; Saturday, Sunday and Monday. The HOA pays for the advertisement in the newspaper as well as posting the sale on Craig’s list. We will also keep our signs up for the remainder of the three days. We place them at both of our communities entrances and we will also add more around the outskirts of our neighborhood. If you wish to take advantage of using the rest of the holiday weekend to have your garage sale, go for it! Yard sales are a great way to earn some extra money, but they come with responsibilities. From the city ordinance: Personal property sale is defined as a temporary garage or yard sale of personal property typically conducted on residential land. Sales of personal property shall be limited to a period of not more than three days during each consecutive six-month period.



So now that we are all informed with the ordinances regarding Garage Sales, lets get in those garages and closets that have been piling up with stuff that we don’t use or need anymore. Please don’t forget to be a responsible seller and comply with all applicable Henderson codes.

Remember the saying, “*Your trash is someone else’s treasure!*”

Did you know that we have a Novelist living amongst us?

Laura McBride is a resident here at Belcourt Estates. She lives on Limoges and has our community library in her front yard. She has written a novel and the Board would like to congratulate her for her success!

We Are Called to Rise, a novel written by our very own Laura McBride, a Belcourt resident since 1992 is receiving rave reviews. Entertainment Weekly (A-) calls it “stirring” and “pitch perfect,” and Redbook writes “your heart will break....then soar.” The Minneapolis Star Tribune says it is “a graceful portrait of our time” and the Houston Chronicle calls it a “haunting, heart-wrenching, and hopeful book.” Published simultaneously in the UK, Australia, Canada, and the US, We are Called to Rise has already won recognition as a “#1 Indie Next Pick” and a Barnes and Noble “Discover Great New Writers” selection. The story is set in contemporary Las Vegas and weaves together the lives of an immigrant boy, a middle-aged Las Vegas native, and a young soldier.

HOA’s Board Members Contact Information

President: Angela Berliner 434 Wedgewood Drive, 433-2874 or 499-2760 angelaberliner@aol.com
Vice President: Barbara Dean 428/ Wedgewood Drive, 454-4313 or 498-6474 bdean1939@aol.com
Treasurer: Saul Contreras 424 Wedgewood Drive, 204-8272 dalmatin17@aol.com
Secretary: Marcia Moyer-Creamer 1922 Spode Avenue, 469-3611 omd1028@me.com
Member @ Large: John Carter 436 Wedgewood Drive, 451-3228 or 480-8879 carter436@aol.com

The Board wants to be available to all of our neighbors. Call anytime between the hours of 9am to 7pm unless it’s an emergency. We want to hear your concerns and address them as professionally as possible!



What the Board has done this Summer!

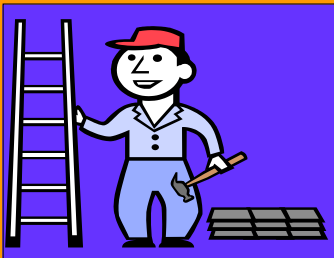
The Board has been very busy this summer organizing our Association, conducting the Election, Annual Meeting, Financial Reports, Budgets and Legal Filings for 2015, and Community Walk-Throughs. We will be sending some reminders and violation notices to some of our neighbors. The Board asks for those to please take care of the issues that are being addressed in a timely manner. We are also establishing committees, such as: Landscaping, Block Party, Voting/Ballot, and Architectural. Volunteers to join one of these committees is highly encouraged. The Architectural Committee is in place, managed by the Board Members with the use of the ACR forms and procedures that we have in place. So don't forget any changes you want to do, please fill out a form and send to the Board for approval.

The Landscaping Committee has been formed. John Carter will head this committee along with Dan Mc Neil and Jesse Zambrano. John will notify the committee of the first meeting and this committee will report to the Board.

Our Secretary Marcia has volunteered to draft a Board of Directors Policy and Procedures handbook. This will assist in a checklist of what is to be done and the timelines outlined by NRS statues as well as title descriptions and duties assigned to each position of office of the board of directors. She is hoping it will be completed by December of this year. Thank you, Marcia, for all your hard work.

We want our neighbors to know that we are doing everything possible to keep Belcourt Estates a beautiful and safe place to call home. Please understand that we all work very hard for this community.

Reliable People for Odd Jobs or Services



- [The A/C Company/ Phil Medica: @ 702-736-8502](#)
- [Ultimate Landscaping/ Tony Saletta: @ 702-331-5596](#)
- [Solar City/ Russell Mayes: @ 702-637-4006](#)
- [Service First Energy Solutions/ Scott Shaw: @ 702-463-0244](#)
- [Williams Pest Control/ Ian: @ 702-734-7378](#)
- [The Roof Doctor/ Rich: @ 702-251-7663](#)
- [PRS Roofing/ Gary Hunter: @ 702-796-7663](#)



Updates in our Community

Street Sign Replacement: At the corner of Spode and Wedgewood, the signs have been replaced with the new updated model. The rest of the signs are scheduled for replacement in 2015.

Street Resurfacing: Recent street work completed this year left some of the roads rippled or cut. The Board is recommending homeowners contact the city directly with individual concerns. The City of Henderson Engineering Department handles street resurfacing. Their number is 702-267-3100. *The voices of many is heard louder than the voice of one.*

Amendment to Article 6.6 related to Parking: After further investigation of current wording of parking, there is no need to amend the CC&R's to include language to park in one's own driveway when the current article does not restrict you from doing so. Belcourt Parking Preferences: 1. Garaged 2. Driveway 3. On the street in front of your own property not to obstruct any mailboxes or neighbor's landscape for maintenance reasons.

Landscaping issues: Palms need to be trimmed and trunks fleshed, not just for aesthetics, but for rats and fire prevention. NOW is the time to do this. Also we're asking our neighbors to please maintain your yards weekly, not just mowed, but trimmed, edged, and weeded around the curbs & planters.