



**ANNUAL BOARD MEETING DATE CHANGED TO
SEPTEMBER 4th - 6pm**

***Please note that the Annual Meeting has been moved from August to September 4th. Unfortunately, the candidate nomination forms for two positions on the Sage Hills board were not mailed out in time to meet the NRS requirements. As a result, the Annual BOD meeting has been rescheduled to accommodate Nevada law.



(2) Board Member Positions are open in August

Now is the time to start thinking about volunteering your time and talents by

applying for one of the (2) open positions to serve on a two-year term on the Sage Hills Board of Directors. All owners are eligible to serve.

There are two positions and if only (2) nomination forms are received, the candidates will be automatically elected to the Board of Directors by acclamation and an election will not be held.

If more than (2) nomination forms are received, an election will be held at the annual meeting in September.

What does a board member do?

- Attend five board meetings a year
- Emails and calls to our community manager – Sierra Mgmt (they do all the 'heavy lifting')
- Review the monthly financials
- Answer emails and calls from residents on a variety of issues
- Maintain addresses and emails for all residents as they move in/out of the community
- Request gate vendor to add or remove residents gate codes and forward gate codes to new residents
- Review proposals and authorize expenditures for maintenance and reserve expenses
- Meet with landscapers twice a year to walk the community
- Meet with vendors when requesting bids for work in community
- Review and approve the yearly budget



We appreciate our teens and tweens, but as parents, it's important to ensure they're familiar with the rules in Sage Hills. (*Residents are responsible for the actions of their family and friends.*) With school out for the summer, our facilities are seeing more use by teens, and these are helpful reminders:

- Pool closes at 10pm - no exceptions!
- No eating/drinking in the pool/spa
- No vaping in common areas
- No climbing over fence to access pool
- Teens and children under 14 years must always be accompanied by a adult resident and never left unattended in the pool and spa.

Teens using gym equipment must be 18 yrs old or be accompanied by a parent/resident and use the equipment under direct supervision at all times.

- Must wear proper exercise clothes in the gym. **Wet bathing suits, sandals, flip flops** and **bare feet** are not allowed on gym equipment
- Young children and toddlers are not allowed to use the gym equipment as a playground even if supervised for safety reasons as they are not using the equipment for exercise purposes.



**Sage Hills Pool is not the same as your backyard pool
where anything goes.**

The Sage Hills pool is considered a community pool regulated by the State of Nevada. The rules we follow aren't random; they're set by the State of Nevada & Health District. If these rules aren't followed, the state can shut down the pool until residents comply and we definitely don't want that to happen. The health dept makes scheduled and unscheduled visits to our pool throughout the year.

The issues causing concern this year stem from residents handing their keys to extended family and visitors. Since these guests don't live here full time, they're often unaware of our rules and treat our pool like a backyard pool. All residents should be aware of these rules and are **required to accompany their visitors**.

- *Pool gate keys are exclusively for use by residents. Under no circumstances should pool keys be loaned or given to individuals who are not residents of Sage Hills. Residents are responsible for ensuring that their family members and guests adhere to pool rules at all times and must accompany their guests.*

Unfortunately, the BOD has noticed unidentified individuals who aren't following the rules, impacting the potential closure of the pool for all residents. In such cases, the BOD sends out an email to identify persons violating our rules who enter with a key but are unaccompanied by a resident.



Reminder

Video surveillance signs are posted in the gym and pool areas, so smile when you are on camera.



Babies

What is more fun than bringing your cute baby or grandbaby to the pool? Residents should remind parents that swim diapers maybe ok in your backyard pool, but not in our community pool. The rules state ***Any person who is not toilet trained shall not be permitted in the pool unless wearing plastic or rubber pants over a diaper.*** There are plenty of colorful swim diaper covers to pair with swim diapers, so don't forget to pack and use them at our pool.

Also eating tables around the pool are not to be used as baby changing tables.



The subject of homeowners' insurance is periodically brought up by residents seeking clarification regarding the appropriate coverage for their townhomes. An HO-6 policy is recommended.

Sage Hills HOA has a master insurance policy which only covers the building's exterior and common areas, which is paid by residents in their monthly HOA assessments.

An HO-6 insurance policy, also known as condo insurance, offers coverage for personal property and the interior of a condominium or townhome. It addresses losses that are not covered by the association's master policy. Residents typically need HO-6 insurance instead of a whole structure homeowner's policy.

Separate Water & Sewer Insurance and Solar Panel Insurance may also be required. Details on all insurance policies are available on the Sage Hills Website under Insurance. Click here... [Insurance | Sagehills](#)



Laura Frank

A huge thanks to **Laura Frank** for volunteering to be our new Sage Hills Social Director and organizing so many enjoyable social events for our community.

She already has some amazing ideas and would gladly welcome any help or fresh suggestions to make our neighborhood an even better place to live. If you're interested in helping her plan and organize events for Sage Hills, please feel free to reach out to her at 847-858-7085.

Typical duties but not all encompassing would be:

- Select date(s) for Sage Hills social events
- Create Email flyer to advertise events to residents (board will send out)
- Check cabinet for supplies (table cloths, plastic silverware, plates, cups)
- Go out and purchase supplies and decorations (cost will be reimbursed).
- Send reminder emails
- Set up tables prior to the event and clean up after the event.

Wendy Nelson



A big thank you to **Wendy Nelson** for volunteering to be our Sage Hills Librarian! With our shelves overflowing, Wendy will be sorting through the books and donating those that haven't been read in a while. Remember to write the month and year on the inside cover or first page before placing a book on the shelf. Books with recent dates will stay available for reading.

Wendy Nelson



Sage Hills Greeter

A big thanks to **Wendy Nelson** for volunteering to greet new residents to our community! She'll be meeting our new neighbors, giving them a warm welcome, sharing helpful information, and collecting email addresses to include them in our email updates.



It's always such a great time bringing the ladies of Sage Hills together for a monthly event. We warmly welcome anyone interested in joining us.



July - Dinner at Beso Restaurant

Event notifications are emailed monthly to those who have signed up. If you'd like to be added to the monthly Ladies Day Events email list, please contact Toni Clemente at mstoni50@aol.com. We'd love to have you join us!



Sage Hills Website

Check it out!

<https://sagehillslv.wixsite.com/sagehills>



Don't forget to check out our Sage Hills Website to find answers to common questions. If there is something you feel should be added that you can't find an answer to on the website, please let a board member know.

- Interested in finding a copy of our CC&R's, Rules & Regs
- When the next homeowners meeting is scheduled
- Need a Guest Parking permit
- How to contact a board member
- Insurance questions
- Pool rules
- Landscaping issue
- SNWA lawn conversion to desert landscape
- Solar tiles
- and much more.....

Board of Directors:

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