

CALVADA ASSOCIATION NEWSLETTER



2016 UPDATE from the Board of Directors:

We hope our new Newsletter will help better communicate our plans and current actions that your Board of Directors have taken to improve our association, to meet our goal of increasing the equity in your real estate.

Over the past several months, we have taken corrective action to stop flood waters from entering and degrading roads and the airstrip. This was accomplished by negotiations with Nye County to divert water before it entered our development. This project has taken about 7 months to accomplish and we are very grateful to the County for doing it. It was a large undertaking that we not only could not have afforded, but we also did not have the authority to accomplish it on our own. We have also cleaned out our bar ditches and installed some culverts on the east side of the airstrip to manage the flow that will continue to runoff down the mountain during heavy rains. You will be pleased to know that so far it all seems to be working smoothly. That is saying a lot in the El Nino conditions we have been experiencing this Winter.

We have also done some long needed maintenance on our community property, specifically the runway, taxiways and clubhouse. Tackling this deferred maintenance has not only improved the attractiveness and appeal of our association property, but has also addressed some serious safety issues that could have cost us dearly. It was unsettling to have the risk management issues associated with these safety issues.

Calvada Aero Park Association at Calvada Meadows Airport

**Community Building is located at:
900 E. Jenny Circle, Pahrump, NV 89060**

Contact Information:

Phone: 888-540-0250

Email: calvada1@gmail.com

www.CalvadaMeadows.com

Our new website www.CalvadaMeadows.com is now up and running! It's been a fun process for us on the Board to personally help design and implement our new website and logo and it has been well received. This should be the first place you look for updated information and news about our private airpark community and the association. There is a "Owner's Only" area that you can register to access association specific materials, such as upcoming Meeting Agendas, Meeting Minutes, Budgets, Newsletters, etc. We have linked our new website to our Facebook Page and YouTube Channel and will be posting information and videos to both in an effort to attract new pilots and prospective purchasers for our members that would like to move on. You will also see a "[Properties](#)" section on our new website that includes "[Classified Ads](#)". If you would like to list your property for sale, please complete the form and upload any photos or details you would like us to include.

Getting WATER to the Eastside lots and upgrading existing water infrastructure:

We have recently opened preliminary conversations with Utilities, Inc. (our area water provider) to see if there is a way to get them to service the Eastside lots in a manner that is affordable. This will likely be a process that takes several years to accomplish, but our initial meeting was very positive and they are moving us up on the priority list now. The plan that Utilities, Inc. has set proposed is to model a future design that would supply water with a secondary well, tied into the existing Westside well. This would require upgrading our existing outdated system and bringing it up to current code so that our fire safety requirements could be met. As we get a clearer plan, costs, and timeline will report back with these details.



We do want to emphasize that some lots on the Eastside of the airstrip are being built on. We already have many hangars on the Eastside and the owners are very happy using them. Power is addressed with a combination of solar power and generators. Some properties have installed septic tanks with permits from the State. These owners transport water to use in their hangars or hangar homes. This is the choice they made to work around the obstacles of not having onsite utilities and it seems to be working well for them.

Additional Comments from the Board:

In December, the three current board members (Roy, Steve and Joan) were the only ones to volunteer to run for the Board election for 2016. Since only 3 nominations were received, there was no requirement for ballots to be sent out as no vote is needed to fill the three positions. Our goal is to continue what we started in 2015 and try to better manage our association and improve our unique community. We pledge to continue working hard to improve everyone's equity and manage the airpark in a cost effective way that ensures safe operations and a facility you can be proud to be an owner of. We wish you a healthy, happy and productive new year!

Calvada Aero Park Association Board of Directors:
Roy Mankins - President
Steve Hamrick - VP/Secretary
Joan Leitner - Treasurer

Date of next Association Meeting:

Friday, February 26th at 10:00 am at our Community Building located at 900 E. Jenny Circle, Pahrump, Nevada. The Meeting Agenda is being mailed with this Newsletter from our management company (FCCMI) and will also be posted on our new website at www.CalvadaMeadows.com (in the restricted owners only area). Please register in order to view this area.

If you did not receive this by Email and would like to in the future, please send us a request to be added at calvada1@gmail.com and be sure to include your name, and lot number or property address.

For Billing Questions and HOA Dues Payments contact our Management Company directly

FCCMI Contact Information:

Phone: 888-540-0250

Fax: 888-540-0080 Email: calvada1@gmail.com

**Mail Payments to Calvada Aero Park Association c/o FCCMI:
P.O. Box 28759
Las Vegas, Nevada 89126**

For Online Payments:

Register and pay directly

https://www.paylease.com/registration/user_details/1034132/homeowner