

2022 Grandview Ranch Homeowners Association Calendar

c/o Incline Property Management
1789 College Parkway, Suite 128, Carson City, NV 89706
775-298-7987; fax 775-832-4036
marty@ipm-tahoe.com

2022 Meeting Dates

Board of Director Meetings Wednesdays

- February 2 - 5 PM
- May 4 - Annual Members mtg. - 5 PM
- July 6 - 5 PM
- October 5 - 5 PM
- November 2 - 5 PM

Board of Directors

Chris Noe—President
Kristin Ithuburu-Vice Pres
Summer Plourd—Treasurer
Rui Cunha-Secretary
David Roe—Director at Large

Community Manager

Marty McGarry
Incline Property Management
Marty@ipm-tahoe.com
775-298-7987

Annual Events

Contract Renewals

- Insurance (Menath Ins) 07.01.22
- Management (Incline Prop) 12.31.22

Reserve Study / Financials

- Preparing for 2022
- CPA review required for year preceding full reserve study

Budget 2022

- Budget Workshop October
- Budget Approval 10—6-21
- Budget Mailing October
- Budget Ratification 11-3-21

ASSESSMENTS

Assessments are \$450 Annual and are deemed delinquent if not received (postmarked) by the 15th of the month, at which time, a late fee of \$75 will be imposed for each delinquent installment along with the varying interest rate established by Resolution 2014-1 and NRS 116.

The Association may bring an action at law against the Owner by placing a lien on the property and if not satisfied the Association may foreclose and sell the property. All costs incurred in collection of said charges will be the burden of the Owner.

2022 Projects

- (1) Weed Control
- (2) Drainage Maintenance
- (3) Reserve Study

Informational

Annual Assessment \$ 450.00
Transfer Fee (IPM) \$ 50.00
New Owner Contribution Fee \$500.00

Number of Units 64

Website

<http://GrandviewRanchEstates.com>

Member portal
www.ipm-tahoe.com