

**SOUTHERN NEVADA WATER AUTHORITY  
BOARD OF DIRECTORS  
REGULAR MEETING  
JULY 19, 2012  
MINUTES**

CALL TO ORDER 9:02 a.m., SNWA Board Chambers, Southern Nevada Water Authority  
100 City Parkway, Seventh Floor, Las Vegas, Nevada

BOARD MEMBERS PRESENT Shari Buck, Chair  
Mary Beth Scow, Vice Chair  
Sam Bateman  
Bob Coffin  
Tom Collins  
Duncan McCoy  
Steve Sisolak

BOARD MEMBERS ABSENT None

STAFF PRESENT Pat Mulroy, Greg Walch, Rick Holmes, Phil Speight

OTHERS PRESENT Guy Hobbs

*Unless otherwise indicated, all members present voted in the affirmative.*

**COMMENTS BY THE GENERAL PUBLIC**

Mary Alderman discussed how the Authority's infrastructure surcharge has affected her water bill. She provided the Board with some correspondence that is included with the minutes.

Barbara Holland discussed the infrastructure surcharge's impacts to homeowners associations.

John Pretlove, First Baptist Church of the Lakes, discussed how the infrastructure surcharge has affected his church's water bills.

Hayes Latin discussed how the infrastructure surcharge has affected the homes living within his homeowners association and those living on fixed incomes.

Sue Strand discussed how the infrastructure surcharge has affected the 84 units within her development and homeowners struggle to afford the bill.

Kevin Apperson of North Las Vegas Baptist Church discussed how the infrastructure surcharge affected the church's water bill and would like to see a more equitable distribution of rate.

Suzette LaGrange, representing an industrial property, discussed the property's bill and how only a small portion of the bill is attributed to actual water use.

Jerry Curlig of Nevada Community Management discussed the infrastructure surcharge's impacts to homeowners associations in Southern Nevada.

**1. Approval of Agenda & Minutes**

FINAL ACTION: A motion was made by Director Sisolak to approve the agenda for this meeting and the minutes of the regular meeting of May 17, 2012. The motion was approved.

**2. Appoint a Chairman and Vice Chairman to preside over the Board of Directors for fiscal year 2012/2013, and appoint three directors to serve as commissioners of the Colorado River Commission for one-year terms.**

FINAL ACTION: A motion was made by Director Bateman to reappoint Director Shari Buck as Chair, Director Mary Beth Scow as Vice Chairman, and Directors Bob Coffin, Tom Collins and Duncan McCoy as commissioners of the Colorado River Commission. The motion was approved.

**CONSENT AGENDA** Items 3 - 6 are routine and can be taken in one motion unless a Director requests that an item be taken separately.

4. **Approve a grant and assistance agreement between the Bureau of Reclamation and the Authority to accept funding for aerial imagery acquisition of the Las Vegas Valley in support of the Water Smart Landscape Program, and authorize the General Manager to approve future modifications to the agreement only if future modifications do not fiscally impact the Authority.**
5. **Approve two assistance agreements between the Bureau of Reclamation and the Authority to receive funding for projects associated within the Las Vegas Wash, and authorize the General Manager to approve future modifications to the agreements only if future modifications do not fiscally impact the Authority.**
6. **Approve a resolution authorizing the submission of a grant proposal to the Bureau of Reclamation WaterSMART: Cooperative Watershed Management Program.**

FINAL ACTION: A motion was made by Director Sisolak to follow staff's recommendations, but to consider item 3 separately. The motion was approved.

3. **Approve Amendment No. 1 to the existing agreement between EMA, Inc., and the Authority for professional engineering services for Project No. 300E, Control System Improvements, and extend the term of the agreement to December 31, 2014.**

Pat Mulroy noted that the amendment was anticipated because of the project's phased components. Director Sisolak asked if staff anticipated an additional amendment. Ms. Mulroy noted that this amendment would be the final.

FINAL ACTION: A motion was made by Director Sisolak to follow staff's recommendation. The motion was approved.

### **BUSINESS AGENDA**

Items 7 and 8 were considered in one motion.

7. **Approve a First Amended Agreement among Clark County, the Clark County Regional Flood Control District, the Clark County Water Reclamation District, the City of Henderson, the City of Las Vegas, the City of North Las Vegas, the Las Vegas Valley Water District, and the Authority regarding the Las Vegas Valley Watershed Advisory Committee.**
8. **Adopt the Las Vegas Valley Watershed Advisory Committee's 2012 Regional Water Quality Plan.**

FINAL ACTION: A motion was made by Director Sisolak to follow staff's recommendations. The motion was approved.

9. **Discuss actions related to the Infrastructure Surcharge that would reduce the impact to customers with fire meters through the use of revenue eligible for inclusion in the Rate Stabilization Fund, discuss providing direction to the Integrated Resources Planning Advisory Committee regarding its discussion and recommendations related to the Infrastructure Surcharge, and take action as appropriate.**

Ms. Mulroy discussed a number of issues related to the infrastructure surcharge including customers with one-inch meters and homeowners associations. Customers with one-inch meters are offered a meter-downsizing program; however, Ms. Mulroy noted that many are not taking advantage of the program because they are concerned with water pressure.

Ms. Mulroy gave a brief history of water facility construction in Southern Nevada. Due to tremendous growth experienced in the late 1990s and early 2000s, significant infrastructure was required to treat and deliver water to customers throughout the valley and meet max-day demands. In addition, the third intake was constructed to provide a high quality of water to customers and replace capacity in the event the Intake No. 1 fails due to lowered lake elevation.

In the mid-1990s, a citizens committee was established to determine the funding for the infrastructure needed to allow Southern Nevada to grow. The committee established a formula that heavily relied on growth-based revenues including connection fees to meet debt service obligations. When Southern Nevada's economy declined beginning in the late 2008, as did a significant funding source for the SNWA. The SNWA relied on reserves to meet debt obligations for three years; however, it became apparent that a new funding source was required to meet debt obligations in the long-term.

Ms. Mulroy went on to discuss the unique needs of Southern Nevada's water infrastructure, including the need to meet peak demands or catastrophic events, including fire events. She noted that infrastructure was sized to protect businesses against fire, despite their low bills. Regardless of water use, the infrastructure was constructed and is necessary to provide adequate fire protection.

Director Collins noted that the debt is not related to the purchase of water, but reminded the public that it is associated with the infrastructure, reliability and fire protection.

Ms. Mulroy invited Guy Hobbs to the podium and reminded the board that the SNWA will experience a spike in debt service in 2016. She also noted the Board's intention to create a Rate Stabilization Fund that would hold revenues that was in excess of the amount required by the reserves to maintain bond ratings.

Guy Hobbs reviewed the rate process undertaken by the SNWA in early 2012, and discussed how recent bond refunding activities have yielded money savings for the Rate Stabilization Fund. In addition to refunding, the infrastructure surcharge was assessed two months prior to the date the rate models utilized and sales tax collections have been higher than expected. Together, these monies can provide a means for a 50 percent credit towards fire meter rates on future bills through 2016.

Uncomfortable with exhausting the Rate Stabilization Fund, Director Sisolak proposed a 50 percent credit on the previously-adopted fire meter charge, effective for August 2012 consumption for three years or until the Integrated Resource Planning Advisory Committee recommends a different alternative. He went on to note the importance that the committee make rate evaluations a priority and address the issue sooner than the original schedule.

Director McCoy stated that his constituents in Boulder City are not directly affected by the motion, but did note that he believes that it is the responsibility of the entire community to fund infrastructure.

Before calling for a vote, Chair Buck opened the item for public comment.

Brenda Lovato of IRUM, a property management committee, urged the board to ensure property managers are represented on IRPAC.

Mark Rich discussed the infrastructure surcharge impacts to his water bill at his business.

John Wightman noted that his property paid a \$5,000 TAB fee when a fireline was constructed.

Carl Plunkett spoke on behalf of his mother's property who maintains a 1 1/2-inch meter and how the infrastructure surcharge has affected her bill.

Ed Uehling discussed water rate increases and water infrastructure, and the purpose of utilities.

Kyle Nagy, NAIOP, discussed how his clients have been affected by the infrastructure surcharge and is concerned about the distribution of rates.

Sandra Cuda, representative of apartment complexes, discussed how the water bills are causing significant burdens to homeowners associations.

Brian McAnallen, Las Vegas Chamber, thanked the Board for the credit, but noted concerns about ongoing revenue challenges, specifically those in 2016.

Jonathon Friedrich discussed how the infrastructure surcharge has affected his home with a one-inch meter.

Valerie Cochran, Weingarten Realty, discussed the infrastructure surcharge's impacts to the properties her company manages.

Alisa Sigmund, Watch Me Grow Daycare, discussed how the infrastructure surcharge has affected her business and noted that the surcharge makes it difficult to budget.

Perry Bushel, Sunrise RV, discussed how his fire meters and resulting infrastructure surcharge has affected his business and wants a fair and equitable solution.

Marc Sherwood, Nevada Assemblyman, discussed impacts resulting from the infrastructure surcharge to a school in Henderson serving autistic students. He noted the SNWA should be seeking additional resources.

Rick Truesdale noted his appreciation of the fireline credit and asked the Board to a long-term, equitable solution to revenue shortfall challenges for the community.

Jack Woodcock maintains a childcare business and is seeking an exception for vacant properties.

Pablo Namuro discussed impacts from the infrastructure surcharge to his church's water bill.

Ernie Selman, Allied Building Materials, discussed an article from a 1961 Las Vegas Review Journal paper about an underground water source.

Mary Joy Alderman was appreciative of the 50 percent credit for fire lines, but noted that she remains frustrated that no credits have been given to homeowners with one-inch meters and is looking for a consumptive-based charge.

FINAL ACTION: A motion was made by Director Sisolak to assess a 50 percent credit to fire meter charges only, effective for August consumption for three years, or until the Board approves an alternate recommendation made by the Integrated Resource Planning Advisory Committee. The motion was approved.

10. **Receive an update from staff on water resources including, but not limited to, drought conditions in the Colorado River Basin, the results of the implementation of the Authority's Water Resource and Conservation Plans, activities on the Colorado River, and on the development of in-state water resources.**

Rick Holmes, Deputy General Manager, provided the Board with an update of drought conditions and local water use information. A copy of his presentation is included with these minutes.

NO ACTION REQUIRED

**Public Comment**

None

**Adjournment**

There being no further business to come before the board, the meeting adjourned at 10:58 a.m.

APPROVED:

---

Shari Buck, Chair

---

Patricia Mulroy, General Manager

**Copies of all original agenda items and minutes, including all attachments, are on file in the General Manager's office at the Las Vegas Valley Water District, 1001 South Valley View Boulevard, Las Vegas, Nevada.**



# SOUTHERN NEVADA WATER AUTHORITY

1001 South Valley View Boulevard • Las Vegas, NV 89153  
(702) 258-3939 • snwa.com

June 7, 2012

Mary Alderman  
1550 Bracken Ave.  
Las Vegas, NV 89104

Dear Ms. Alderman,

Thank you for your recent inquiries regarding the Southern Nevada Water Authority's (SNWA) infrastructure charge. I have included below the information you requested during a conversation you had on June 6, 2012 with a Las Vegas Valley Water District (LVVWD) Customer Services Representative. This information can also be found in the LVVWD Service Rules, which are available at [www.lvvwd.com](http://www.lvvwd.com).

- **Listing of Tier Allocations:** This chart, titled Las Vegas Metered Rates and Charges, is on the third page of this letter. The chart includes the daily service charge, rate tier and consumption tier charges.
- **Listing of Service Charges:** All residential and non residential customers are charged a commodity charge at \$.30 per 1,000 gallons for all of their billed consumption. In addition, all residential customers are charged a reliability charge at .25 percent of their total water bill, including service charges and consumption rate.
- **Listing of Infrastructure Surcharges:** This chart is outlined below and includes the daily infrastructure charge for residential and nonresidential customers.

Meter Size (inches)	SNWA	
	Daily Infrastructure Charge	
	Non-Residential	Residential
5/8"	\$0.6350	\$0.1667
3/4"	\$0.6350	\$0.1667
1"	\$1.2027	\$0.6403
1 1/2"	\$2.4053	\$1.2803
2"	\$3.8483	\$2.0487
3"	\$7.6967	\$4.0967
4"	\$12.0263	\$6.4010
6"	\$24.0523	\$12.8017
8"	\$38.4833	\$20.4823
10"	\$55.3197	\$20.4823
12"	\$55.3197	\$20.4823

*400% increase*  
*200%* "  
*under 200%* "  
*200%* "  
*160%* "  
*200%* "  
*160%* "  
*no increase*  
*no increase*

### SNWA MEMBER AGENCIES

Big Bend Water District • Boulder City • Clark County Water Reclamation District • City of Henderson • City of Las Vegas • City of North Las Vegas • Las Vegas Valley Water District





Sign In / Register | Advertise | Subscriptions | Email alerts | e-Edition

Follow us:

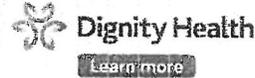
Like 10k Follow @reviewjournal

Friday, Jun. 22, 2012  
Sunny, 87°  
Weather Forecast

Search

Advanced Search | Recent Editions

HOME NEWS SPORTS BUSINESS LIFESTYLES HEALTH ENTERTAINMENT TRAVEL OPINION OBITUARIES JOBS AUTOS HOMES CLASSIFIEDS DEALS



News

Comments (14) | Add a comment  
Back to: News

## Business owners to water authority: Rate hike's 'a tremendous mistake'

BY HENRY BREA  
LAS VEGAS REVIEW JOURNAL

Posted: Jun. 21, 2012  
Updated: Jun. 22, 2012

Like 0 Tweet 4

A couple of weeks ago, the Las Vegas Valley Water District got an earful from customers about a steep rate hike on businesses.

On Thursday, it was the Southern Nevada Water Authority's turn.

A handful of angry business owners and residents attacked the rate increase during the authority board's monthly meeting, and many more people have called and sent letters about their ballooning bills.

The barrage of complaints and concerns prompted Clark County Commissioner Steve Sisolak to issue an unusual apology of sorts: He didn't understand what he was voting for when he voted for the rate hike earlier this year.

"I was under a totally different impression when we passed this increase," Sisolak said.

He said he had no idea that the new infrastructure surcharge he helped approve would boost the monthly bills for some businesses, churches and nonprofits by 200 percent or more. He thought most people would have to pay a flat monthly increase of about \$5.

If he didn't know then, he certainly does now.

The new surcharge drew vocal opposition from the Las Vegas Chamber of Commerce and others before it was approved, and the chorus of complaints has grown since the rate hike began showing up on bills in May.

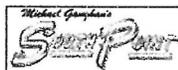
The new surcharge is based on the size of the pipe serving the property, not how much water is used. As a result, commercial properties have been hit with huge bills for the large but little-used water lines that feed their hydrants and fire sprinkler systems.

Jim Hammer is president of Storage One, which owns 24 self-storage facilities in the valley. He told the authority board that the water bills for his businesses shot up by a combined 300 percent when the new charge took effect.

"We're not looking to dodge our fair share of this, but this is certainly inequitable," Hammer said. "It's not fair, and it's tremendously detrimental to our business."

Tools

Email  
Print  
Save  
Share  
RSS



RELATED CONTENT

Report: Closing Reid Gardner station now would save millions

Tunnel company ready to go at Lake Mead, waiting on OSHA

Game wardens seek poacher of desert bighorn ewe, lamb near Henderson

Group looks for ways to turn companies' trash into savings

Fight continues to preserve Gold Butte

Worker killed at Lake Mead 'never put anyone in harm's way'

OSHA inspects Lake Mead tunnel site after fatal accident

Worker killed, another injured at Lake Mead third intake construction site

Decision on Humboldt-Toiyabe appeal to come by mid-July

Water bill surcharge sinks struggling saloon

NEWS HEADLINES

Truck accident, fuel spill closes I-15 near Primm  
Oscar couldn't say 'no' to Spilotro

For-profit company stays as district's partner despite subpar record

Report: Closing Reid Gardner station now would save millions

Clarifications

Firefighters getting ahead of wildfire burning near Ely

Former Gov. Gibbons must release wanted emails to Reno paper

County postpones decision on construction waste issue

Clean, green Boulder City where Mongols and cops are friends

Police arrest suspect in shooting death of Las Vegas man

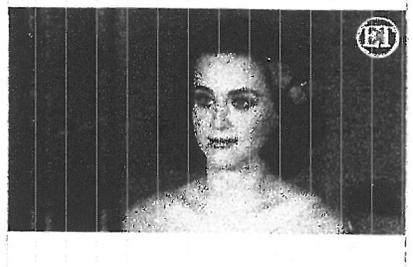
All of Today's Headlines

**Desert**  
of Las Vegas  
888-201-2344  
Desert BMW of Las Vegas

everything  
petco  
Make a summer play date at petco.com/summer  
Explore great ideas for adventures with your pet.

PHOTOS & VIDEO

PHOTOS: Vans Warped Tour hits Las Vegas



NATION & WORLD

Syrian TV says gunmen kidnapped and killed 25

Views shift little after Obama backs gay marriage

Moody's sees big banks' risks of 'outsized losses'

Sandusky jury back deliberating sex abuse case

Breivik calls for acquittal as terror trial ends

AP PHOTOS: Palestinians display weapons of protest

Taliban storm Afghan hotel, killing 18 people

Spurs' Tony Parker sues NYC club over eye injury

Arkansas Supreme Court strikes down execution law

Online video of NY bullying stirs passion, anger

AdChoices

HealthiNation

MANAGE YOUR DEPRESSION



Treatment options for depression.

▶ PLAY VIDEO

Brian McAnallen, vice president of government affairs for the Las Vegas Chamber of Commerce, called the rate hike "a tremendous mistake" - one made worse by differences in the way the authority's member utilities charge their customers.

"You have businesses that are very confused by these bills and concerned about what they will mean for their bottom line," McAnallen said.

The water authority board can expect to hear more complaints like that at its July 19 meeting, when the agenda will include a discussion of the new surcharge.

Sisolak and others are trying to speed up a planned review of the charge, which was originally supposed to be done as part of a larger planning process over the next year and half by a new citizens committee being assembled.

Sisolak said some water customers may not be able to wait that long.

"What I'm hearing from the business community is they're not going to make it 18 to 20 months," he said.

McAnallen said something needs to be done. The business owners he is talking to can scarcely afford the current surcharge, which is slated to last for the next three years. If no other solution is found by 2016, the charge will have to be doubled to cover the authority's debt load, he said.

Authority officials have acknowledged that the surcharge affects businesses more than residents, but they said the new fee is necessary to pay down roughly \$2.5 billion in construction debt and finish funding an \$800 million intake being built to keep water flowing to the valley even if Lake Mead continues to shrink.

Such projects used to be paid for with the spoils of growth, namely connection charges from new homes and commercial buildings. When growth stopped, so did the water authority's primary source of construction money.

It's not just business owners who are complaining about the surcharge.

While the average single-family home saw its bill go up by about \$5, some older homes with larger lots and water lines took a bigger hit.

Lifelong Las Vegas resident Mary Joy Alderman lives in a 60-year-old downtown home that sits on an acre of land served by a 1-inch water meter. She said her bill just jumped to about \$36 though she has slashed her monthly water use to around 1,000 gallons - less than a tenth of what the average home consumes - and doesn't water her landscaping at all.

"Everyone else gets 20,000 gallons a month for \$36," she said, adding that actual water use accounts for less than \$2 of her bill.

"I have done my part," Alderman told the water authority board. "You need to do yours."

Contact reporter Henry Brean at [hbrean@reviewjournal.com](mailto:hbrean@reviewjournal.com) or 702-383-0350.

Trending topics: Henry Brean | Las Vegas | rate hike | Southern Nevada Water Authority | Steve Sisolak

## Comments

Registration Notice: The Review-Journal has implemented a new registration procedure that requires all existing and new accounts to validate and login using Facebook. Visit the Registration FAQ for more information.

### Terms & Conditions

The following comments are provided by readers and are the sole responsibility of the authors. The Review-Journal does not review comments before publication nor guarantee their accuracy. By publishing a comment here you agree to abide by the comment policy. If you see a comment that violates the policy, please use the Report Abuse button.

Some comments may not display immediately due to an automatic filter. These comments will be reviewed within 24 hours. Please do not submit a comment more than once.

Calendar Search

EVENTS CONCERTS MOVIES DINING

Select a tab above, and enter your search

GO

Submit an event | Advanced search

This Week

Fri 6/22	Sat 6/23	Sun 6/24	Mon 6/25	Tue 6/26	Wed 6/27	Thu 6/28
----------	----------	----------	----------	----------	----------	----------

Hot Tickets

IL Divo &... | Fri. 7/13 8:00 p.m.  
Madonna | Sat. 10/13 8:00 p.m.





Windows Live™ Hotmail (0) Messenger (0) SkyDrive | MSN

Mary /

### Hotmail

New | Reply Reply all Forward | Delete Junk Sweep ▾ Mark as ▾ Move to ▾ Cate

Inbox

Folders

**Junk (3)**

Drafts (3)

Sent

**Deleted (3)**

Craigs List

New folder

Quick views

Documents

Flagged

Photos

Shipping updates

New category

Messenger

You're signed in to Messenger. To change your status, click your name in the upper right corner.  
Keep me signed in | Sign out of Messenger

Search contacts

Your friends are offline right now.

Sign out of Messenger

Home

Contacts

Calendar



RE: Mary Joy Alderman- Re: [Back to messages](#) |

### Water infrastructure rates

To see messages related to this one, group messages by conversation.

Mary Alderman  
To patricia.mulroy@lv...

6/11/12

Reply

Mrs. Mulroy.

Thank you for taking the time to respond to me, however I have already spoken to one of the heads of meter installation who told me that would be very costly for your department and believe it or not I am not only conservative for myself but for everyone.

Your company replaced my meter back in 2007 even though there was NOTHING wrong with it. That replacement meter presently has 64,000 gallons used on it. To replace it as you say for "free" is ludicrous. We both know the costs will be passed on to the customers. Your people and certainly you and your department heads don't work for free. I don't expect that, I am just saying let's be real.

A few years back as a conservation effort for this community, I removed about 3/4 acre of grass. Your company would not pay me 1cent because I wouldn't install water efficient plants. Instead I chose to be a true conservationist with real desert landscaping. It is called dirt. It is compacted just like the real desert and doesn't blow away.

I truly wish that you could realize I am not out to get something for nothing. My usage is the same year round, I don't water outside. I only use the water necessary for hygiene and staying alive I should not have to pay \$36 <sup>4.00</sup> gallons for it. I am a lifelong Las Vegas resident, concerned for all the residents and for our children and grandchildren in the future.

I feel I have done my part where water conservation is concerned and I do not feel that the company you head has done their part for me or anyone else with a 1" line using less than 2,000 gallons a month. I am hopeful that the commission will be forthcoming with a solution that is fair and equitable.

Please advise me when you would like to meet to find a beneficial path.

Here those meo happ in



Very Sincerely,

Mary Joy Alderman

---

Subject: Re: Mary Joy Alderman- Re: Water infrastructure rates  
 From: Patricia.Mulroy@lvvwd.com  
 Date: Sun, 10 Jun 2012 16:17:47 -0700  
 To: lovelasvegas1@hotmail.com

Mrs. Alderman - If you have a 1 inch meter and use that little water you are a rare customer. For the most part our 1 inch customers use considerably more water and enjoy the benefit our 1 inch customers enjoy of buying more water in the first tier (which is our lowest tier). So if you are really using that little water I would recommend that you look into downsizing your meter to a 3/4 inch which we will do for you for free. Most of our 1 inch customers don't do it because they jump through the tiers much faster and end up paying more. A 1 inch customer is afforded more water in the cheaper tiers than a 3/4 inch customer. But if you are using 3,000 gallons even in the summer, I highly recommend you look at downsizing your service. We will be happy to meet with you and using your actual bill find the most beneficial path for you.  
 Pat Mulroy

---

**From:** Mary Alderman [lovelasvegas1@hotmail.com]  
**Sent:** 06/10/2012 03:54 PM MST  
**To:** Patricia Mulroy; Julie Wilcox  
**Subject:** FW: Mary Joy Alderman- Re: Water infrastructure rates

---

Mrs. Mulroy and Ms. Wilcox:

I feel that the following would be one fair solution for all residential services with a 1" line:

If these residences can show over a year's time that they use an average of less than 3 thousand gallons per month, they shall be billed at the same rate as a 3/4 inch line. If at the end of any year, they exceed that usage, they will be billed for the difference.

This is a fair way to compensate someone who by no fault of their own has a 1" line, especially on homes over 50 years old. It would reflect true conservation.

In examining the SNWA infrastructure charge sheet mailed to me by Ms. Wilcox, it is very notable that the 1" line is the ONLY one that increases almost 400% over the previous 3/4" rate. All the rates that follow increase by around 200% or less. WHY?

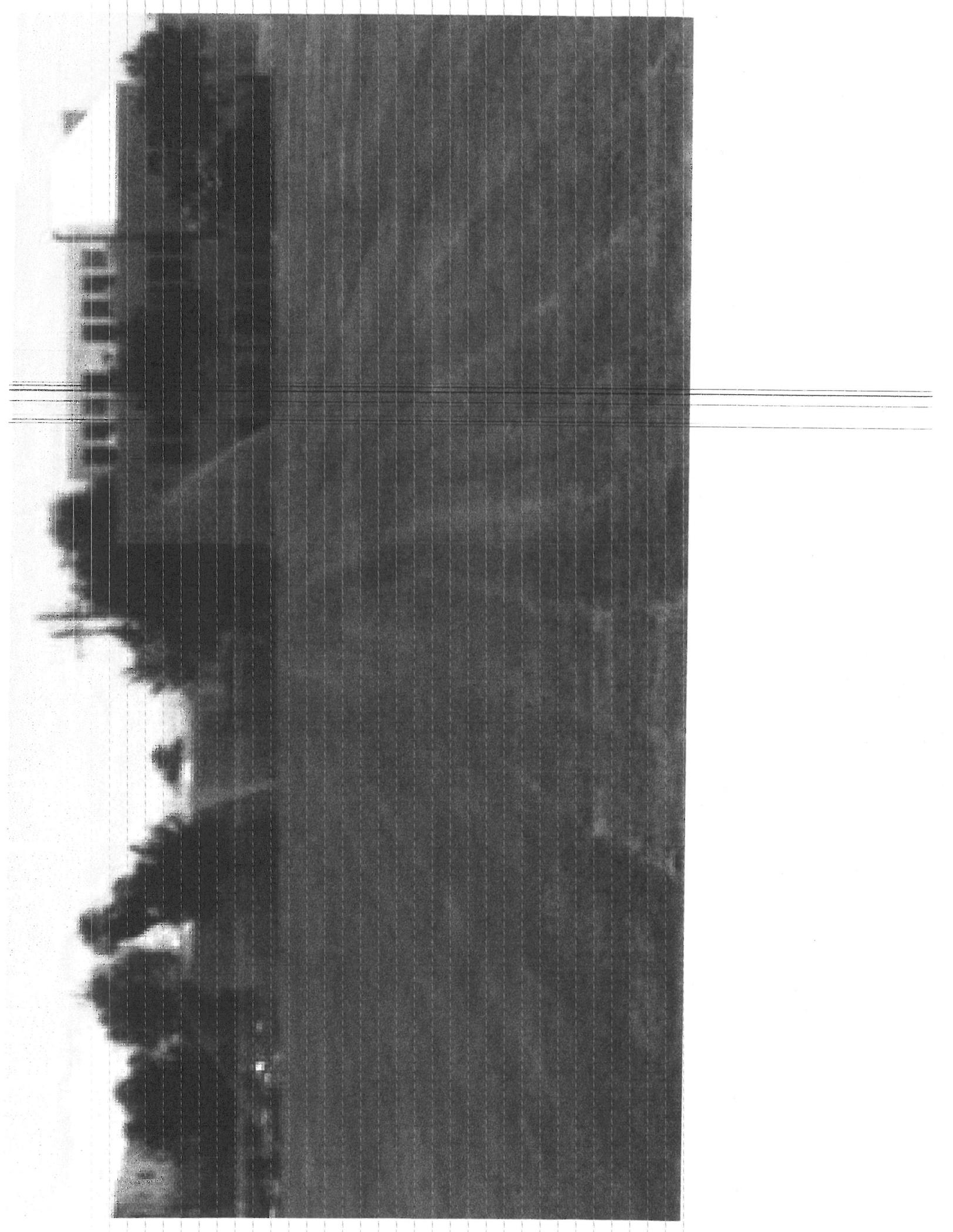
Ms. Wilcox's letter also states that the infracture charge is critical for future water delivery. I, however, believe that one charge for all residences up to 1 inch and then an increase in the actual rate for the water used makes far more sense. There is NO way for someone like me who uses minimal amounts of water to ever be on a level playing field with the 5/8 or 3/4" resident. With the current structure, I am paying \$36 for using 1,000 gallons of water while everyone else can get 20,000 gallons for the same price. That's my reward for having been the most conservative customer you've had for the past 50 years.

At this time, I realize it would be futile for me to meet with Ms. Wilcox and discuss this, so that won't be necessary. Unless and until Mrs. Mulroy has the 10 minutes I requested to meet me face to face, I would just be waisting my time. ~~However, if Ms. Wilcox could keep me informed of future~~ meetings between the SNWA and the county commission, I will take the time to attend them and make my thoughts known. Meanwhile I will appraise commissioner Chris G with a copy of this e-mail.

Very sincerely,

Mary Joy Alderman

New | Reply Reply all Forward | Delete Junk Sweep ▼ Mark as ▼  
Move to ▼ Categories ▼ |



# JUST THE FAX!

Date: 7/16/2012  
Number of pages including cover sheet: 54

Attention JULIE WILCOX  
 To: \_\_\_\_\_  
 Phone: 702-258-3939  
 Fax phone: 702-822-8530  
 CC: \_\_\_\_\_

From: Barbara Holland  
 Phone: 702-385-5611  
 Fax phone: 702-385-3759  
 Please call if you do not receive all pages faxed.

REMARKS:     Urgent     For your review     Reply ASAP     Please comment

Per our telephone conversation - thanks - Barbara

1. Bella Vita p. 1-8
2. Kampa Mgmt p. 9-28
3. One Turnberry p. 29-43
4. Karolyn Amerson p. 44-48
5. H+L Realty p. 49-53

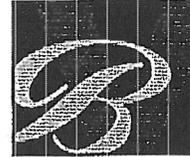
THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.



Bella Vita Homeowners Association



Bella Vita HOA  
5010 Indian River Dr  
Middle Clubhouse  
Las Vegas, NV 89103

July 13, 2012

TO: Las Vegas Valley Water District/ Southern Nevada Water Authority  
Infrastructure Charges Meeting July 19<sup>th</sup>  
FROM: Diane M Howe, CAM, CMCA for Bella Vita HOA

I have attached the new charge rate summary and Bella Vita HOA has been categorized as "Residential"

BREAK DOWN:	73 - 1" meters	\$21.13 =	\$1,542.49 (monthly)
	1- 1" meter	\$17.93 =	\$17.93 (monthly)
	43 - 1.5" meters	\$42.25 =	\$1,816.75 (monthly)
	2 - 1.5" meters	\$35.85 =	\$71.17 (monthly)
	25 - 2" meters	\$ 67.61 =	\$1,690.25 (monthly)

**TOTAL INCREASE TO WATER BILL MONTHLY - \$ 5,138.59**  
**ANNUAL INCREASE - \$61,663.08 annually for the next 3 years**

Also LVVWD representative stated there may be an "annual" increase which may be assessed in October -3% to 5% anticipated per LVVWD.

QUESTIONS FOR LVVWD/ SNWA

1. WHY WERE THE AMOUNTS BILLED MORE THEN WHAT WAS QUOTED ON LVVWD'S WEBSITE RATE SCHEDULE PUBLISHED ON 5-22-2012 & 07-12-2012?
2. WHY DIDN'T LVVWD/SNWA NOTIFY CUSTOMERS OF THE PRINTED RATES BEING INCREASED BEFORE BILLING THE CUSTOMERS?
3. WHEN WAS THIS NEW "UNPUBLISHED" INCREASE VOTED ON AND BY WHOM?

ON 05/22/12 & 07/12/12 - SNWA INFRASTRUCTURE CHARGE INFO FROM WEBSITE- RATES RESIDENTIAL (ATTACHED). ACTUAL QUOTED RATES AND ACTUAL DIFFERENCE CHARGED LISTED BELOW:

1" METER	\$ 19.21	CHARGED ON BILL \$ 21.13	\$1.92 MORE PER METER
1.5" METER	\$ 38.41	CHARGED ON BILL \$ 42.25	\$3.84 MORE PER METER
2" METER	\$ 61.46	CHARGED ON BILL \$ 67.61	\$6.13 MORE PER METER



RMI MANAGEMENT, LLC  
A FirstService Residential Management company

Corporate Office ■ 630 Trade Center Drive, Suite 100 Las Vegas, NV 89119  
Northwest Office ■ 7951 Deer Springs Way, Suite 170 Las Vegas, NV 89131  
[www.rmiconnect.com/bellavita](http://www.rmiconnect.com/bellavita) phone: 702.932.6716 fax: 702.367.2263  
On-Site Office ■ 5010 Indian River Drive (Middle Clubhouse) Las Vegas, NV 89103

**BELLA VITA HOA**  
**5010 INDIAN RIVER DRIVE**  
**LAS VEGAS, NV 89103**  
**ACCOUNT NUMBER: 1574217743-7**

BUILDING ADDRESS	METER NUMBER	INFRASTRUCTURE CHARGE	PERCENT INCREASE See page 4 total monthly increase
4310 Sandy River Dr	0555911	67.61	
4310 Sandy River Dr	0575305	42.25	
4320 Sandy River Dr	0618969	21.13	
4330 Sandy River Dr	0619000	21.13	
4340 Sandy River Dr	0618967	21.13	
4350 Sandy River Dr	0618995	21.13	
4360 Sandy River Dr	0575308	42.25	
4361 Alexis Dr	0570457	42.25	
4361 Alexis Dr	0555884	67.61	
4370 Sandy River Dr	0619012	21.13	
4371 Alexis Dr	0555884	67.61	
4380 Sandy River Dr	0613747	21.13	
4381 Alexis Dr	0484264	21.13	
4390 Sandy River Dr	0575316	42.25	
4391 Alexis Dr.	0599358	42.25	
4400 Sandy River Dr	0575327	42.25	
4401 Alexis Dr	0680750	21.13	
4410 Sandy River Dr	0680873	21.13	
4411 Alexis Dr	0372592	42.25	
4420 Sandy River Dr #304	0528733	21.13	
4421 Alexis Dr	0599405	42.25	
4421 Alexis Dr	0638485	42.25	
4430 Sandy River Dr #303	0678454	21.13	
4431 Alexis Dr	0680723	21.13	
4440 Sandy River Dr	0703233	21.13	
4450 Sandy River Dr #306	0600048	67.61	
4460 Sandy River Dr # 307	0630924	21.13	
4470 Sandy River Dr #308	0698341	21.13	
4480 Sandy River Dr #309	0630608	21.13	
4900 Blk Countryside Dr	0269474	67.61	
4918 River Glen Dr #110	0575281	42.25	
4920 Indian River Dr	0613635	21.13	
4921 Indian River Dr	0599374	42.25	
4921 River Glen Dr	0600220	21.13	

4936 River Glen Dr #118	0415441	42.25	
4940 Indian River Dr	0630490	21.13	
4941 River Glen Dr	0575326	42.25	
4943 Indian River Dr	0600041	67.61	
4943 Indian River Dr #313	0599366	35.85	
4954 River Glen Dr	0600033	67.61	
4954 River Glen Dr #111	0599376	42.25	
4960 Indian River Dr	0610743	21.13	
4981 River Glen DR	0593921	21.13	
4965 Indian River Dr	0630507	21.13	
4972 River Glen Dr	0599399	42.25	
4980 Indian River Dr	0599380	42.25	
4981 River Glen Dr	0503034	42.25	
4987 Indian River Dr #312	0538231	21.13	
4990 River Glen #116	0610679	21.13	
5000 Indian River Dr	0599387	42.25	
5001 River Glen Dr	0520784	21.13	
5008 River Glen Dr #112	0434566	21.13	
5009 Indian River Dr #314	0703197	21.13	
5010 Indian River Dr	0492572	67.61	
5020 Indian River Dr	0599397	42.25	
5021 River Glen Dr	0520896	21.13	
5026 River Glen Dr #115	0618958	21.13	
5031 Indian River Dr	0235939	21.13	
5040 Indian River Dr	0610763	21.13	
5041 River Glen Dr	0528841	21.13	
5044 River Glen Dr #113	0624581	21.13	
5053 Indian River Dr #315	0444200	21.13	
5060 Indian River Dr	0405872	67.61	
5060 Indian River Dr	0599479	67.61	
5061 River Glen Dr	0599394	42.25	
5061 River Glen Dr	0599655	67.61	
5062 River Glen Dr #114	0619090	21.13	
5063 Indian River Dr	0362758	67.61	
5070 River Glen Dr	0362766	67.61	
5075 Indian River Dr #317	0600362	21.13	
5080 Indian River Dr	0599363	42.25	
5081 River Glen Dr	0599663	67.61	
5097 Indian River Dr #316	0624746	21.13	
5098 River Glen Dr	0599148	42.25	
5100 Indian River Dr	0610761	21.13	
5101 River Glen Dr	0610741	21.13	

5116 River Glen Dr	0434627	42.25	
5121 River Glen Dr	0621291	21.13	
5134 River Glen Dr	0600165	21.13	
5140 Indian River Dr	0316970	42.25	
5141 Indian River Dr #319	0599462	67.61	
5141 River Glen Dr	0555342	21.13	
5152 River Glen Dr	0619219	21.13	
5180 Indian River Dr	0599365	42.25	
5161 River Glen Dr	0610656	21.13	
5170 River Glen Dr	0566365	21.13	
5180 Indian River Dr	0613741	21.13	
5181 River Glen Dr	0613751	21.13	
5185 Indian River Dr #321	0599403	42.25	
5188 River Glen Dr	0491862	21.13	
5200 Indian River Dr	0613748	21.13	
5201 River Glen Dr	0613720	21.13	
5206 River Glen Dr	0599370	42.25	
5207 Indian River Dr	0616176	21.13	
5220 Indian River Dr	0599675	67.61	
5220 Indian River Dr	0599660	67.61	
5221 River Glen Dr	0599390	42.25	
5224 River Glen Dr	0613749	21.13	
5229 Indian River Dr	0496885	21.13	
5240 Indian River Dr	0613746	21.13	
5241 River Glen Dr	0613724	21.13	
5242 River Glen Dr	0703200	21.13	
5251 Indian River Dr	0678697	21.13	
5260 Indian River Dr	0610742	21.13	
5251 Indian River Dr	0678697	21.13	
5260 Indian River Dr	0610742	21.13	
5260 River Glen Dr	0599174	42.25	
5260 River Glen Dr	0352040	67.61	
5261 River Glen Dr	0613716	21.13	
5261 River Glen Dr	0600050	67.61	
5265 Indian River Dr	0642375	21.13	
5273 Indian River Dr	0755874	17.93	
5278 River Glen Dr	0527809	42.25	
5280 Indian River Dr	0613722	21.13	
5281 River Glen Dr	0619322	35.85	
5295 Indian River Dr	0570485	42.25	
5295 Indian River Dr	0377447	67.61	
5296 River Glen Dr	0660872	42.25	

5300 Indian River Dr	0613712	21.13	
5301 River Glen Dr	0613721	21.13	
5314 River Glen Dr	0527946	42.25	
5317 Indian River Dr	0599351	42.25	
5320 Indian River Dr	0618951	21.13	
5321 River Glen Dr	0317703	21.13	
5332 River Glen Dr	0555725	42.25	
5339 Indian River Dr	0599361	42.25	
5340 Indian River Dr	0698291	21.13	
5350 River Glen Dr	0599689	67.61	
5350 River Glen Dr	0599218	42.25	
5360 Indian River Dr	0555346	21.13	
5361 Indian River Dr	0599664	67.61	
5368 River Glen Dr	0610610	21.13	
5383 Indian River Dr	0599367	42.25	
5386 Indian River Dr	0621474	21.13	
5404 River Glen Dr	0342823	42.25	
5405 Indian River Dr	0599656	67.61	
5405 Indian River Dr	0599443	42.25	
5422 River Glen Dr	0469139	42.25	
5427 Indian River Dr	0656562	21.13	
5440 River Glen Dr	0599395	42.25	
5449 Indian River Dr	0630419	21.13	
5471 Indian River Dr	0599453	42.25	
5493 Indian River Dr	0492757	67.61	
5499 Indian River Dr	0492614	67.61	
			13.6 % Monthly increase
TOTAL MONTHLY INCREASE TO BELLA VITA HOA OR ANNUALLY			\$ 5,138.59 \$ 61,663.08

**LAS VEGAS VALLEY WATER DISTRICT**

About Us »

**SNWA infrastructure charge in effect**

The Las Vegas Valley Water District (LVVWD) Board of Directors approved on March 6 the Southern Nevada Water Authority (SNWA) Infrastructure charge increase.

The SNWA Infrastructure charge, which was approved by the SNWA Board of Directors at its February meeting, will pay for large water system projects, including a critical new Inlake designed to protect Southern Nevada during severe drought conditions.

The SNWA Board considered three alternatives, and opted for the one that had the least impact on residential customers. The SNWA Board also included an amendment setting a reduced fixed rate for fire meters at 35 percent of the infrastructure charge.

The charge is based upon the customer's meter size. Residential customers with 5/8 inch and 3/4 inch water meters will see a monthly increase of approximately \$5, while small retail stores will pay about \$38 more for water service. Large customers such as resorts will face increases of about \$2,200 per month.

This increase is in effect as of April 1, 2012.

**SNWA Infrastructure Charge Rates**

The three-year infrastructure charge is based on your meter size and are calculated daily. The monthly charge will depend upon the number of days in that month's billing cycle. Most residential customers have a 5/8" or 3/4" meter. Find your meter size on your monthly bill directly above the usage chart. Visit our Meter Downsizing page for information on downsizing your property's water meter.

**Approximate monthly charges per meter**

Meter Size (Inches)	Residential
5/8 and 3/4	\$5
1	\$19.21
1.5	\$38.41
2	\$61.46
3	\$122.90
4	\$192.03
6	\$384.05
8	\$614.47
10 and larger	N/A

Non-Residential	Fire Meter
\$19.05	\$8.67
\$36.08	\$12.63
\$72.16	\$25.26
\$115.45	\$40.41
\$230.90	\$80.82
\$360.79	\$126.28
\$721.57	\$262.55
\$1,154.50	\$404.08
\$1,859.59	\$580.86

**Reason for the Increase**

The increase will help offset significant declines in connection charge revenues as well as continue to fund improvements to critical water-treatment and transmission infrastructure.

Although the Water Authority has been able to stave off the increase for more than three years through significant expense reductions and the utilization of reserves, the SNWA Board's concern about the agency's financial stability compelled the decision. Since 2006, connection charges for new customers—which fund the majority of capital projects—have plummeted from \$188 million to as low as \$3.2 million in 2010.

SNWA maintains one of the country's largest and most-advanced water-treatment and distribution systems, and is the wholesale water provider to the Water District.

LVVWD customers will continue to have water rates well below the average of most Western cities.

5/22/2012



LAS VEGAS VALLEY WATER DISTRICT

About Us »

**SNWA Infrastructure charge in effect**

The Las Vegas Valley Water District (LVVWD) Board of Directors approved on March 6 the Southern Nevada Water Authority (SNWA) Infrastructure charge increase.

The SNWA Infrastructure charge, which was approved by the SNWA Board of Directors at its February meeting, will pay for large water system projects, including a critical new intake designed to protect Southern Nevada during severe drought conditions.

The SNWA Board considered three alternatives, and opted for the one that had the least impact on residential customers. The SNWA Board also included an amendment setting a reduced fixed rate for fire meters at 35 percent of the Infrastructure charge.

The charge is based upon the customer's meter size. Residential customers with 5/8 inch and 3/4 inch water meters will see a monthly increase of approximately \$5, while small retail stores will pay about \$36 more for water service. Large customers such as resorts will face increases of about \$2,200 per month.

This increase is in effect as of April 1, 2012.

**SNWA Infrastructure Charge Rates**

The three-year infrastructure charge is based on your meter size and are calculated daily. The monthly charge will depend upon the number of days in that month's billing cycle. Most residential customers have a 5/8" or 3/4" meter. Find your meter size on your monthly bill directly above the usage chart. Visit our Meter Downsizing page for information on downsizing your property's water meter.

Meter Size (Inches)	Residential
5/8 and 3/4	\$5
1	\$19.21
1.5	\$38.41
2	\$61.46

**Approximate monthly charges per meter**

Non-Residential	Fire Meter
\$19.05	\$6.67
\$36.08	\$12.63
\$72.16	\$25.26
\$115.45	\$40.41
\$230.80	\$80.82
\$360.79	\$126.28
\$721.57	\$252.55
\$1,154.50	\$404.08
\$1,659.59	\$580.86

**Reason for the Increase**

The increase will help offset significant declines in connection charge revenues as well as continue to fund improvements to critical water-treatment and transmission infrastructure.

Although the Water Authority has been able to stave off the increase for more than three years through significant expense reductions and the utilization of reserves, the SNWA Board's concern about the agency's financial stability compelled the decision. Since 2006, connection charges for new customers—which fund the majority of capital projects—have plummeted from \$188 million to as low as \$3.2 million in 2010.

SNWA maintains one of the country's largest and most-advanced water-treatment and distribution systems, and is the wholesale water provider to the Water District.

LVVWD customers will continue to have water rates well below the average of most Western cities.

7/12/2012

**Barbara Holland**

---

**From:** Diane Howe [DHowe@rmillc.com]  
**Sent:** Friday, July 13, 2012 11:52 AM  
**To:** 'bholland@hlrealty.com'  
**Subject:** Bella Vita infratrucutre info  
**Attachments:** INFRASTRUCTURE BEVI.pdf  
  
**Importance:** High

Hi there Barbara: Hope you and your family are doing well. I have attached information from Bella Vita HOA which we would greatly appreciate you submitting at the July 19<sup>th</sup> meeting. Unfortunately, I will have to attend another meeting that day. If you need any further information do not hesitate to contact me. I know you are the best person to support our cause.

**Diane Howe, CAM, CMCA®**

Community Manager

RMI Management, LLC

o. 702.737.8580 | m. 702.604.2758 | f. 702.737.3360 | [www.rmillc.com](http://www.rmillc.com)



**VEGAS INC** Best Places to Work 2012



Please print only when necessary.

**CONFIDENTIALITY NOTICE**

# KAMPA MANAGEMENT

July 10, 2012

RE: SNWA Infrastructure Surcharge

To Whom It May Concern,

I am the owner and privately manage our family's four apartment complexes in Las Vegas, Nevada, totaling 740 units. Over the past 4 years we have come out of pocket to meet our expenses in excess of \$1,000,000. We came very close to default but have been able to meet our debt obligations, continue to pay our vendors on time and more importantly meet our financial obligations to our staff of 18, by retaining all of their positions and meeting payroll every time. We continue to struggle to meet our obligations.

The infrastructure surcharge in excess of 25% creates another financial impact for our company.

	Mo. Inc.	
Cheyenne Trails Apartments	\$884.98	28% increase
Piedmont Springs Apartments	\$563.84	25% increase
La Fiesta Apartment Homes	\$1,299.87	22% increase
Villas at Painted Desert	\$110.63	4% increase

Total cost to our company is an increase of \$34,311.84 annually. Even within our portfolio this surcharge is unbalanced, both Cheyenne Trails (144 units) and Piedmont Springs (100 units) are half the size of Villas at Painted Desert (240 units), yet incur a 20% higher cost.



Severin S. Vavra  
 Owner / Managing Member  
 Kampa Management, Inc.  
 La Fiesta Apartment Homes, LLC  
 Cheyenne Trails, LLC  
 Villas at Painted Desert, TIC  
 V&D Investments, LP



CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BLVD. N.
NORTH LAS VEGAS, NV 89030
TELEPHONE (702) 633-1484
WWW.CITYOFNORTHLASVEGAS.COM

BILLING SUMMARY

Table with 3 columns: Description, Date, Amount. Rows include PREVIOUS BILL, PAYMENTS RECEIVED, BALANCE FORWARD.

CITY OF NORTH LAS VEGAS UTILITY

Table with 2 columns: Description, Amount. Rows include WATER USAGE CHARGE, DAILY WATER SERVICE FEE, BACK FLOW PREVENTION FEE, WATER SUBTOTAL, CNLV SUBTOTAL.

SOUTHERN NEVADA WATER AUTHORITY

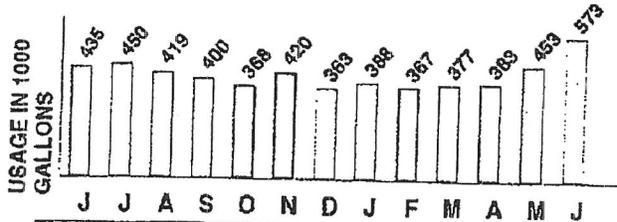
Table with 2 columns: Description, Amount. Rows include SNWA COMMODITY CHARGE, SNWA RELIABILITY SURCHARGE, SNWA INFRASTRUCTURE SURCHARGE, SNWA SUBTOTAL, TOTAL CURRENT CHARGES, AMOUNT DUE.

ACCOUNT SUMMARY

Table with 2 columns: Description, Amount. Rows include ACCOUNT NUMBER, BILL TYPE, ADDRESS, DATE BILLED, DUE DATE, AFTER 07/16/12 PAY, AMOUNT DUE.

WATER USAGE REVIEW (in 1000 gallons)

Table with 4 columns: DATE, READING, DAYS, USAGE. Includes a sub-table for METER SIZE 1 1/2" with columns RATE TIER, RATE, GALLONS, BILLED.



IMPORTANT MESSAGE(S):

Empty box for important messages.

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

2119-8396509

MAKE CHECKS PAYABLE TO:
CITY OF NORTH LAS VEGAS

Table with 2 columns: Description, Amount. Rows include ACCOUNT NUMBER, ADDRESS, DUE DATE, AFTER 07/16/12 PAY, AMOUNT DUE.

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED



0403210233300013410500147515040321025



SHALIMAR VAVRA
Cheyenne Trails Llc
5030 Hall Rd
Santa Rosa CA 95401-5511

CITY OF NORTH LAS VEGAS 06
UTILITIES DEPARTMENT
PO BOX 360118
NORTH LAS VEGAS, NV 89036-0118

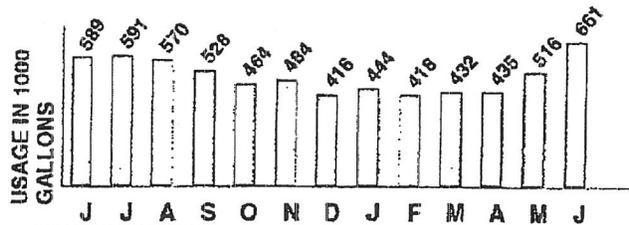


CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BLVD. N.
NORTH LAS VEGAS, NV 89030
TELEPHONE (702) 633-1484
WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY table with columns: ACCOUNT NUMBER, BILL TYPE, ADDRESS, DATE BILLED, DUE DATE, AFTER 07/16/12 PAY, AMOUNT DUE.

WATER USAGE REVIEW (in 1000 gallons) table with columns: DATE, READING, DAYS, USAGE, RATE TIER, RATE, GALLONS, BILLED.

BILLING SUMMARY table with sections: CITY OF NORTH LAS VEGAS UTILITY (Water Charges), SOUTHERN NEVADA WATER AUTHORITY (SNWA Commodity Charge, SNWA Reliability Surcharge, SNWA Infrastructure Surcharge).



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
2119-8396510
MAKE CHECKS PAYABLE TO:
CITY OF NORTH LAS VEGAS

ACCOUNT SUMMARY table with columns: ACCOUNT NUMBER, ADDRESS, DUE DATE, AFTER 07/16/12 PAY, AMOUNT DUE.

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED



0403220233300015545400171000040322027



SHALIMAR VAVRA
Cheyenne Trails Llc
5030 Hall Rd
Santa Rosa CA 95401-5511

19

CITY OF NORTH LAS VEGAS 06
UTILITIES DEPARTMENT
PO BOX 860118
NORTH LAS VEGAS, NV 89036-0118



CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY	
ACCOUNT NUMBER	040320-02-0
BILL TYPE	COMMERCIAL
ADDRESS	3330 LAS VEGAS
DATE BILLED	06/19/12
DUE DATE	07/16/12
AFTER 07/16/12 PAY	595.59
AMOUNT DUE	541.44

BILLING SUMMARY		
PREVIOUS BILL	05/17/12	541.44
PAYMENTS RECEIVED	06/10/12	541.44CR
BALANCE FORWARD		.00

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
06/08/12	0	32	0
METER SIZE 8"			

CITY OF NORTH LAS VEGAS UTILITY	
<b>WATER CHARGES</b>	
DAILY WATER SERVICE FEE	64.32
BACK FLOW PREVENTION FEE	1.28
BACKFLOW PREVENTION FEE	68.16
WATER SUBTOTAL	133.76
GRAFFITI-COMMUNITY IMPROVEMENT FEE	.25
<b>ONLY SUBTOTAL</b>	<b>134.01</b>
<b>SOUTHERN NEVADA WATER AUTHORITY</b>	
SNWA RELIABILITY SURCHARGE	3.35
SNWA INFRASTRUCTURE SURCHARGE	404.08
SNWA SUBTOTAL	407.43
<b>TOTAL CURRENT CHARGES</b>	<b>541.44</b>
<b>AMOUNT DUE</b>	<b>541.44</b>

IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2119-8396508  
MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	040320-02-0
ADDRESS	3330 LAS VEGAS
DUE DATE	07/16/12
AFTER 07/16/12 PAY	595.59
AMOUNT DUE	541.44

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0403200233300005414400059559040320024



SHALIMAR VAVRA  
Cheyenne Trails Lic  
5030 Hall Rd  
Santa Rosa CA 95401-5511

CITY OF NORTH LAS VEGAS 06  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118

13



CITY OF NORTH LAS VEGAS  
 2250 LAS VEGAS BLVD. N.  
 NORTH LAS VEGAS, NV 89030  
 TELEPHONE (702) 633-1484  
 WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY	
ACCOUNT NUMBER	040510-02-6
BILL TYPE	COMMERCIAL
ADDRESS	3330 LAS VEGAS
DATE BILLED	06/19/12
DUE DATE	07/16/12
AFTER 07/16/12 PAY	595.59
AMOUNT DUE	541.44

BILLING SUMMARY		
PREVIOUS BILL	05/17/12	541.43
PAYMENTS RECEIVED	06/10/12	541.43CR
BALANCE FORWARD		.00
CITY OF NORTH LAS VEGAS UTILITY		
WATER CHARGES		
DAILY WATER SERVICE FEE		64.32
BACK FLOW PREVENTION FEE		1.28
BACKFLOW PREVENTION FEE		68.16
WATER SUBTOTAL		133.76
GRAFFITI-COMMUNITY IMPROVEMENT FEE		.25
ONLY SUBTOTAL		134.01
SOUTHERN NEVADA WATER AUTHORITY		
SNWA RELIABILITY SURCHARGE		3.35
SNWA INFRASTRUCTURE SURCHARGE		404.08
SNWA SUBTOTAL		407.43
TOTAL CURRENT CHARGES		541.44
AMOUNT DUE		541.44

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
06/08/12	0	32	0
METER SIZE 8"			

IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
 2119-8396511  
 MAKE CHECKS PAYABLE TO:  
 CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	040510-02-6
ADDRESS	3330 LAS VEGAS
DUE DATE	07/16/12
AFTER 07/16/12 PAY	595.59
AMOUNT DUE	541.44

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0405100233300005414400059559040510024



SHALIMAR VAVRA  
 Cheyenne Trails Llc  
 5030 Hall Rd  
 Santa Rosa CA 95401-5511

19

CITY OF NORTH LAS VEGAS 06  
 UTILITIES DEPARTMENT  
 PO BOX 360118  
 NORTH LAS VEGAS, NV 89036-0118

14

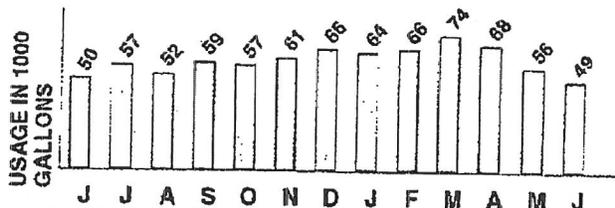


CITY OF NORTH LAS VEGAS  
 2250 LAS VEGAS BLVD. N.  
 NORTH LAS VEGAS, NV 89030  
 TELEPHONE (702) 633-1484  
 WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY	
ACCOUNT NUMBER	021389-03-6
BILL TYPE	MULTI FAMILY 12
ADDRESS	1700 LAMB#A
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	250.56
AMOUNT DUE	227.78

BILLING SUMMARY		
PREVIOUS BILL	05/14/12	247.04
PAYMENTS RECEIVED	06/09/12	247.04CR
BALANCE FORWARD		.00
CITY OF NORTH LAS VEGAS UTILITY		
WATER CHARGES		
WATER USAGE CHARGE		80.84
DAILY WATER SERVICE FEE		70.37
WATER SUBTOTAL		151.21
ONLY SUBTOTAL		151.21
SOUTHERN NEVADA WATER AUTHORITY		
SNWA COMMODITY CHARGE		14.70
SNWA RELIABILITY SURCHARGE		.41
SNWA INFRASTRUCTURE SURCHARGE		62.46
SNWA SUBTOTAL		76.57
TOTAL CURRENT CHARGES		227.78
AMOUNT DUE		227.78

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
05/31/12	3,222	31	49
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 48	1.64	48	78.72
NEXT 72	2.12	1	2.12
TOTAL		49	80.84



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING.  
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
 2115-8370874  
 MAKE CHECKS PAYABLE TO:  
 CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021389-03-6
ADDRESS	1700 LAMB#A
DUE DATE	07/09/12
AFTER 07/09/12 PAY	250.56
AMOUNT DUE	227.78

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED



021389031700002277800025056021389033



V & D INVESTMENT, LP  
 PIEDMONT SPRINGS APTS.  
 5030 Half Rd  
 Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
 UTILITIES DEPARTMENT  
 PO BOX 360118  
 NORTH LAS VEGAS, NV 89036-0118

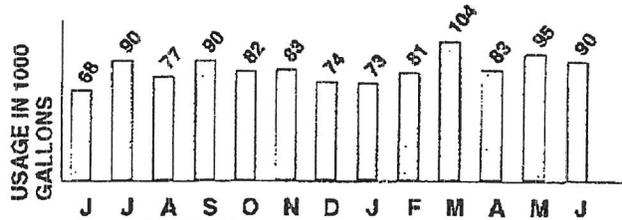


CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY	
ACCOUNT NUMBER	021396-03-1
BILL TYPE	MULTI FAMILY 12
ADDRESS	1700 LAMB#H
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	359.99
AMOUNT DUE	327.25

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
05/31/12	5,486	31	90
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 48	1.64	48	78.72
NEXT 72	2.12	42	89.04
		TOTAL	90
			167.76

BILLING SUMMARY		
PREVIOUS BILL	05/14/12	341.66
PAYMENTS RECEIVED	06/09/12	341.66CR
BALANCE FORWARD		.00
CITY OF NORTH LAS VEGAS UTILITY		
WATER CHARGES		
WATER USAGE CHARGE		167.76
DAILY WATER SERVICE FEE		70.37
WATER SUBTOTAL		238.13
CNLV SUBTOTAL		238.13
SOUTHERN NEVADA WATER AUTHORITY		
SNWA COMMODITY CHARGE		27.00
SNWA RELIABILITY SURCHARGE		.66
SNWA INFRASTRUCTURE SURCHARGE		61.46
SNWA SUBTOTAL		89.12
TOTAL CURRENT CHARGES		327.25
AMOUNT DUE		327.25



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2115-8370873  
MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021396-03-1
ADDRESS	1700 LAMB#H
DUE DATE	07/09/12
AFTER 07/09/12 PAY	359.99
AMOUNT DUE	327.25

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0213960317000003272500035999021396037



V & D INVESTMENT, LP  
PIEDMONT SPRINGS APTS.  
5030 Hall Rd  
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118

16



CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

**BILING SUMMARY**

PREVIOUS BILL	05/14/12	302.42
PAYMENTS RECEIVED	06/09/12	302.42CR
BALANCE FORWARD		.00

**CITY OF NORTH LAS VEGAS UTILITY**

<b>WATER CHARGES</b>		
WATER USAGE CHARGE		111.32
DAILY WATER SERVICE FEE		70.37
WATER SUBTOTAL		181.69
CNLV SUBTOTAL		181.69

**SOUTHERN NEVADA WATER AUTHORITY**

SNWA COMMODITY CHARGE		20.10
SNWA RELIABILITY SURCHARGE		.50
SNWA INFRASTRUCTURE SURCHARGE		61.46
SNWA SUBTOTAL		82.06

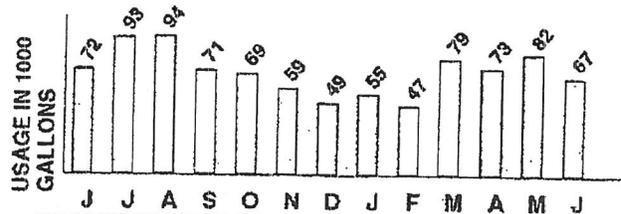
TOTAL CURRENT CHARGES		263.75
AMOUNT DUE		263.75

**ACCOUNT SUMMARY**

ACCOUNT NUMBER	021393-03-8
BILL TYPE	MULTI FAMILY 16
ADDRESS	1750 LAMB#E
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	290.13
AMOUNT DUE	263.75

**WATER USAGE REVIEW (in 1000 gallons)**

DATE	READING	DAYS	USAGE
05/31/12	504	31	67
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 64	1.64	64	104.96
NEXT 96	2.12	3	6.36
TOTAL		67	111.32



**IMPORTANT MESSAGE(S):**

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2115-8370872

MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021393-03-8
ADDRESS	1750 LAMB#E
DUE DATE	07/09/12
AFTER 07/09/12 PAY	290.13
AMOUNT DUE	263.75

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0213930317500002637500029013021393032



V & D INVESTMENT, LP  
PIEDMONT SPRINGS APTS.  
5030 Hall Rd  
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118

17

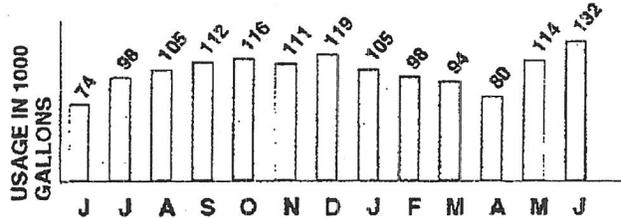


CITY OF NORTH LAS VEGAS  
 2250 LAS VEGAS BLVD. N.  
 NORTH LAS VEGAS, NV 89030  
 TELEPHONE (702) 633-1484  
 WWW.CITYOFNORTHLASVEGAS.COM

BILLING SUMMARY		
PREVIOUS BILL	05/14/12	387.75
PAYMENTS RECEIVED	06/09/12	387.75CR
BALANCE FORWARD		.00
CITY OF NORTH LAS VEGAS UTILITY		
WATER CHARGES		
WATER USAGE CHARGE		264.48
DAILY WATER SERVICE FEE		70.37
WATER SUBTOTAL		334.85
ONLY SUBTOTAL		334.85
SOUTHERN NEVADA WATER AUTHORITY		
SNWA COMMODITY CHARGE		39.60
SNWA RELIABILITY SURCHARGE		.94
SNWA INFRASTRUCTURE SURCHARGE		61.46
SNWA SUBTOTAL		102.00
TOTAL CURRENT CHARGES		436.85
AMOUNT DUE		436.85

ACCOUNT SUMMARY	
ACCOUNT NUMBER	021394-03-6
BILL TYPE	MULTI FAMILY 12
ADDRESS	1700 LAMB#F
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	480.54
AMOUNT DUE	436.85

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
05/31/12	5,890	31	132
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 48	1.64	48	78.72
NEXT 72	2.12	72	152.64
NEXT 72	2.76	12	33.12
	TOTAL	132	264.48



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
 2115-8370870  
 MAKE CHECKS PAYABLE TO:  
 CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021394-03-6
ADDRESS	1700 LAMB#F
DUE DATE	07/09/12
AFTER 07/09/12 PAY	480.54
AMOUNT DUE	436.85

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0213940317000004368500048054021394031



V & D INVESTMENT, LP  
 PIEDMONT SPRINGS APTS.  
 5030 Hall Rd  
 Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS C4  
 UTILITIES DEPARTMENT  
 PO BOX 360118  
 NORTH LAS VEGAS, NV 89036-0118

18



CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BLVD. N.
NORTH LAS VEGAS, NV 89030
TELEPHONE (702) 633-1484
WWW.CITYOFNORTHLASVEGAS.COM

BILLING SUMMARY

Table with 3 columns: Description, Date, Amount. Rows include PREVIOUS BILL, PAYMENTS RECEIVED, BALANCE FORWARD.

CITY OF NORTH LAS VEGAS UTILITY

Table with 2 columns: Description, Amount. Rows include WATER CHARGES, WATER USAGE CHARGE, DAILY WATER SERVICE FEE, WATER SUBTOTAL, CNLV SUBTOTAL.

SOUTHERN NEVADA WATER AUTHORITY

Table with 2 columns: Description, Amount. Rows include SNWA COMMODITY CHARGE, SNWA RELIABILITY SURCHARGE, SNWA INFRASTRUCTURE SURCHARGE, SNWA SUBTOTAL.

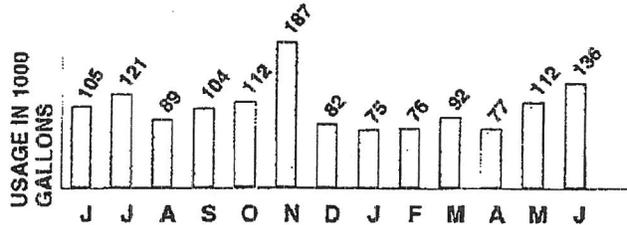
Table with 2 columns: Description, Amount. Rows include TOTAL CURRENT CHARGES, AMOUNT DUE.

ACCOUNT SUMMARY

Table with 2 columns: Description, Amount. Rows include ACCOUNT NUMBER, BILL TYPE, ADDRESS, DATE BILLED, DUE DATE, AFTER 07/09/12 PAY, AMOUNT DUE.

WATER USAGE REVIEW (in 1000 gallons)

Table with 4 columns: DATE, READING, DAYS, USAGE. Includes a sub-table for METER SIZE 2" with columns RATE TIER, RATE, GALLONS, BILLED.



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
2115-8370871
MAKE CHECKS PAYABLE TO:
CITY OF NORTH LAS VEGAS

Table with 2 columns: Description, Amount. Rows include ACCOUNT NUMBER, ADDRESS, DUE DATE, AFTER 07/09/12 PAY, AMOUNT DUE.

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED



0213950317000004491200049404021395037



V & D INVESTMENT, LP
PIEDMONT SPRINGS APTS.
5030 Hall Rd
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04
UTILITIES DEPARTMENT
PO BOX 360118
NORTH LAS VEGAS, NV 89036-0118

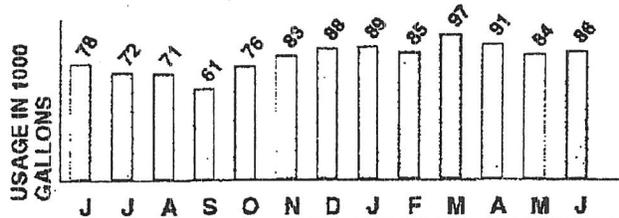


CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY	
ACCOUNT NUMBER	021392-03-0
BILL TYPE	MULTI FAMILY 12
ADDRESS	1700 LAMB#D
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	349.31
AMOUNT DUE	317.55

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
05/31/12	6,063	31	86
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 48	1.64	48	78.72
NEXT 72	2.12	38	80.56
	TOTAL	86	159.28

BILLING SUMMARY		
PREVIOUS BILL	05/14/12	314.97
PAYMENTS RECEIVED	06/09/12	314.97CR
BALANCE FORWARD		.00
CITY OF NORTH LAS VEGAS UTILITY		
WATER CHARGES		
WATER USAGE CHARGE		159.28
DAILY WATER SERVICE FEE		70.37
WATER SUBTOTAL		229.65
CNLV SUBTOTAL		229.65
SOUTHERN NEVADA WATER AUTHORITY		
SNWA COMMODITY CHARGE		25.80
SNWA RELIABILITY SURCHARGE		.64
SNWA INFRASTRUCTURE SURCHARGE		61.46
SNWA SUBTOTAL		87.90
TOTAL CURRENT CHARGES		317.55
AMOUNT DUE		317.55



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2115-8370869  
MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021392-03-0
ADDRESS	1700 LAMB#D
DUE DATE	07/09/12
AFTER 07/09/12 PAY	349.31
AMOUNT DUE	317.55

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED



0213920317000003175500034931021392034



V & D INVESTMENT, LP  
PIEDMONT SPRINGS APTS.  
5030 Hall Rd  
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118



CITY OF NORTH LAS VEGAS  
 2250 LAS VEGAS BLVD. N.  
 NORTH LAS VEGAS, NV 89030  
 TELEPHONE (702) 633-1484  
 WWW.CITYOFNORTHLASVEGAS.COM

**BILLING SUMMARY**

PREVIOUS BILL	05/14/12	251.89
PAYMENTS RECEIVED	06/09/12	251.89CR
BALANCE FORWARD		.00

**CITY OF NORTH LAS VEGAS UTILITY**

<b>WATER CHARGES</b>		
WATER USAGE CHARGE		116.88
DAILY WATER SERVICE FEE		70.37
WATER SUBTOTAL		187.25
CNLV SUBTOTAL		187.25

**SOUTHERN NEVADA WATER AUTHORITY**

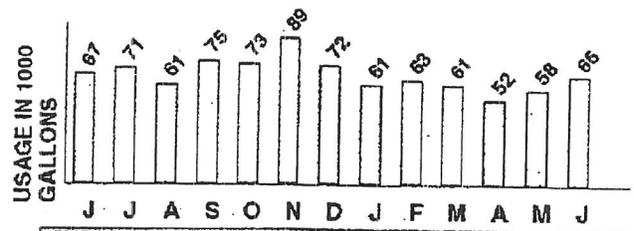
SNWA COMMODITY CHARGE		19.80
SNWA RELIABILITY SURCHARGE		.52
SNWA INFRASTRUCTURE SURCHARGE		61.46
SNWA SUBTOTAL		81.78
<b>TOTAL CURRENT CHARGES</b>		<b>269.03</b>
<b>AMOUNT DUE</b>		<b>269.03</b>

**ACCOUNT SUMMARY**

ACCOUNT NUMBER	021391-03-2
BILL TYPE	MULTI FAMILY 12
ADDRESS	1700 LAMB#C
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	295.94
AMOUNT DUE	269.03

**WATER USAGE REVIEW (in 1000 gallons)**

DATE	READING	DAYS	USAGE
05/31/12	3,794	31	66
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 48	1.64	48	78.72
NEXT 72	2.12	18	38.16
	<b>TOTAL</b>	<b>66</b>	<b>116.88</b>



**IMPORTANT MESSAGE(S):**

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
 2115-8370868  
 MAKE CHECKS PAYABLE TO:  
 CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021391-03-2
ADDRESS	1700 LAMB#C
DUE DATE	07/09/12
AFTER 07/09/12 PAY	295.94
AMOUNT DUE	269.03

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0213910317000002690300029594021391035



V & D INVESTMENT, LP  
 PIEDMONT SPRINGS APTS.  
 5030 Hall Rd  
 Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
 UTILITIES DEPARTMENT  
 PO BOX 350118  
 NORTH LAS VEGAS, NV 89036-0118



CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

**BILLING SUMMARY**

PREVIOUS BILL	05/14/12	212.08
PAYMENTS RECEIVED	06/09/12	212.08CR
BALANCE FORWARD		.00

**CITY OF NORTH LAS VEGAS UTILITY**

<b>WATER CHARGES</b>	
WATER USAGE CHARGE	91.44
DAILY WATER SERVICE FEE	70.37
WATER SUBTOTAL	161.81
CNLV SUBTOTAL	161.81

**SOUTHERN NEVADA WATER AUTHORITY**

SNWA COMMODITY CHARGE	16.20
SNWA RELIABILITY SURCHARGE	.45
SNWA INFRASTRUCTURE SURCHARGE	61.46
SNWA SUBTOTAL	78.11

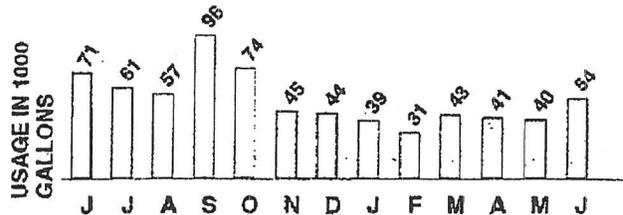
TOTAL CURRENT CHARGES	239.92
AMOUNT DUE	239.92

**ACCOUNT SUMMARY**

ACCOUNT NUMBER	021390-03-4
BILL TYPE	MULTI FAMILY 12
ADDRESS	1700 LAMB#B
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	263.92
AMOUNT DUE	239.92

**WATER USAGE REVIEW (in 1000 gallons)**

DATE	READING	DAYS	USAGE
05/31/12	3,152	31	54
METER SIZE 2"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 48	1.64	48	78.72
NEXT 72	2.12	6	12.72
<b>TOTAL</b>		<b>54</b>	<b>91.44</b>



**IMPORTANT MESSAGE(S):**

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2115-8370867

MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	021390-03-4
ADDRESS	1700 LAMB#B
DUE DATE	07/09/12
AFTER 07/09/12 PAY	263.92
AMOUNT DUE	239.92

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0213900317000002399200026392021390036



V & D INVESTMENT, LP  
PIEDMONT SPRINGS APTS.  
5030 Hall Rd  
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118

20

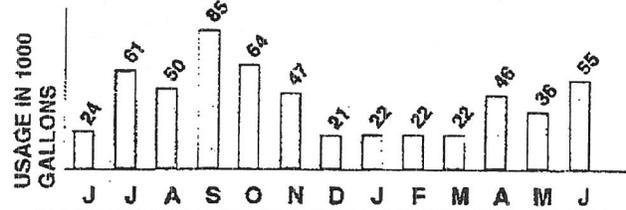


CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BLVD. N.
NORTH LAS VEGAS, NV 89030
TELEPHONE (702) 633-1484
WWW.CITYOFNORTHLASVEGAS.COM

ACCOUNT SUMMARY
ACCOUNT NUMBER 021086-03-8
BILL TYPE COMMERCIAL
ADDRESS 1700 LAMB
DATE BILLED 06/12/12
DUE DATE 07/09/12
AFTER 07/09/12 PAY 322.04
AMOUNT DUE 292.75

WATER USAGE REVIEW (in 1000 gallons)
DATE 05/31/12 READING 2,883 DAYS 31 USAGE 55
METER SIZE 1 1/2"
USAGE 55 x 2.79 153.45

BILLING SUMMARY
PREVIOUS BILL 05/14/12 234.07
PAYMENTS RECEIVED 06/09/12 234.07CR
BALANCE FORWARD .00
CITY OF NORTH LAS VEGAS UTILITY
WATER CHARGES
WATER USAGE CHARGE 153.45
DAILY WATER SERVICE FEE 45.26
WATER SUBTOTAL 198.71
CNLV SUBTOTAL 198.71
SOUTHERN NEVADA WATER AUTHORITY
SNWA COMMODITY CHARGE 16.50
SNWA RELIABILITY SURCHARGE 5.38
SNWA INFRASTRUCTURE SURCHARGE 72.16
SNWA SUBTOTAL 94.04
TOTAL CURRENT CHARGES 292.75
AMOUNT DUE 292.75



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
2115-8370866
MAKE CHECKS PAYABLE TO:
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER 021086-03-8
ADDRESS 1700 LAMB
DUE DATE 07/09/12
AFTER 07/09/12 PAY 322.04
AMOUNT DUE 292.75

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED



021086031700002927500032204021086035



V & D INVESTMENT, LP
PIEDMONT SPRINGS APTS.
5030 Hall Rd
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04
UTILITIES DEPARTMENT
PO BOX 360118
NORTH LAS VEGAS, NV 89036-0118

23



# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Page 1 of 3

**Customer Name:** VILLAS AT PAINTED DESERT APTS  
**Account Number:** 5768836524-6  
**Billing Date:** 06/13/2012  
**Due Date:** 07/09/2012

You are in Watering Group D  
 Summer Watering (May-Aug.): Any day

\*\*\* AUTO PAY DO NOT PAY \*\*\*

### Account Summary

Previous Balance	4,185.22
Payment Received - 06/06/12	-4,185.22
Current Charges	2,841.51
Bill Corrections and Adjustments	0.00
Late Charges	0.00
<b>Amount Due this Period</b>	<b>\$2,841.51</b>

CONSUMER 7859 0001 4185 07 120614 PAGE 0001 OF 0002 LVVWDST 2668

Service Address: 2851 S DECATUR BLVD

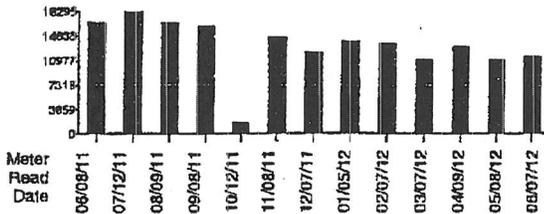
This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0161269	4+2	0	06/07/12	0	05/08/12	0
0161269	4+2	24519	06/07/12	24174	05/08/12	345

Average Daily Use in Gallons

Previous Billing Period 11069

This Billing Period 11500



Billing Period: 05/09/12 - 06/07/12

Total # of Days: 30

Meter #: 0161269

Billed Usage 345

Service Charge \$2,414.11 x 30 Days

72.42

Tier #1 40 x \$1.16

46.40

Tier #2 40 x \$2.08

83.20

Tier #3 265 x \$3.09

818.85

SNWA Commodity Charge 345 x \$0.30

103.50

SNWA Infrastructure Charge 30 x \$2.0487

61.46

SNWA Reliability Surcharge

2.81

Subtotal

\$1,188.64

## Auto Pay Plan

012114



Bill Date: 06/13/2012

Account Number	Unpaid Balance	Total Charges Due	Auto Pay Amount
5768836524 6	\$0.00	\$2,841.51	\$2,841.51

VILLAS AT PAINTED DESERT APTS  
 C/O SHALIMAR VAVRA  
 5030 HALL RD  
 SANTA ROSA CA 95401-5511

2668 7504

## Do Not Pay

Your account will be deducted/charged on  
 7/2/2012 for the auto pay amount above





# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

**Customer Name:** VILLAS AT PAINTED DESERT APTS  
**Account Number:** 5768836524-6  
**Billing Date:** 06/13/2012  
**Due Date:** 07/09/2012

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage In 1000 Gallons
0097920	4+2	0	06/07/12	0	05/14/12	0
0097920	4+2	22652	06/07/12	22180	05/14/12	472

Average Daily Use In Gallons

Previous Billing Period  
24314

This Billing Period  
19667

Billing Period: 05/15/12 - 06/07/12

Total # of Days: 24  
Billed Usage 472

Meter #: 0097920  
Service Charge \$2.4141 x 24 Days

57.94

Tier #1 32 x \$1.16

37.12

Tier #2 32 x \$2.08

66.56

Tier #3 384 x \$3.09

1,186.56

Tier #4 24 x \$4.58

109.92

SNWA Commodity Charge 472 x \$0.30

141.60

SNWA Infrastructure Charge 24 x \$2.0487

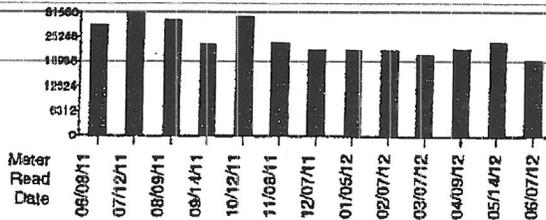
49.17

SNWA Reliability Surcharge

4.00

Subtotal

**\$1,652.87**



COLORADO 7659 8801 W98 07 12614 PAGE 8802 OF 8802 LVVWDST 2688

25



CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

BILLING SUMMARY		
PREVIOUS BILL	05/14/12	541.19
PAYMENTS RECEIVED	06/10/12	541.19CR
BALANCE FORWARD		.00
CITY OF NORTH LAS VEGAS UTILITY		
WATER CHARGES		
DAILY WATER SERVICE FEE		62.31
BACK FLOW PREVENTION FEE		1.28
BACKFLOW PREVENTION FEE		68.16
WATER SUBTOTAL		131.75
CNLV SUBTOTAL		131.75
SOUTHERN NEVADA WATER AUTHORITY		
SNWA RELIABILITY SURCHARGE		3.30
SNWA INFRASTRUCTURE SURCHARGE		404.08
SNWA SUBTOTAL		407.38
TOTAL CURRENT CHARGES		539.13
AMOUNT DUE		539.13

ACCOUNT SUMMARY	
ACCOUNT NUMBER	043750-02-5
BILL TYPE	COMMERCIAL
ADDRESS	1492 LAMB
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	593.05
AMOUNT DUE	539.13

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
05/31/12	5	31	0
METER SIZE 8"			

IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT...



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2115-8369521  
MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	043750-02-5
ADDRESS	1492 LAMB
DUE DATE	07/09/12
AFTER 07/09/12 PAY	593.05
AMOUNT DUE	539.13

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0437500214920005391300059305043750026



LA FIESTA APARTMENTS  
5030 Hall Rd  
Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118



CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD. N.  
NORTH LAS VEGAS, NV 89030  
TELEPHONE (702) 633-1484  
WWW.CITYOFNORTHLASVEGAS.COM

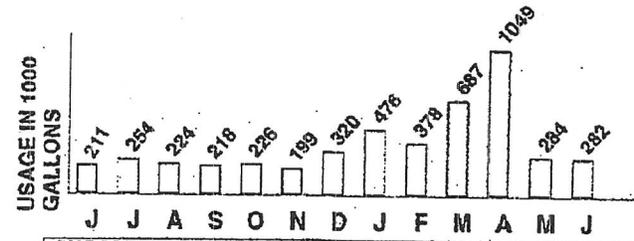
ACCOUNT SUMMARY	
ACCOUNT NUMBER	043752-02-1
BILL TYPE	MULTI FAMILY 128
ADDRESS	1492 LAMB
DATE BILLED	06/19/12
DUE DATE	07/16/12
AFTER 07/16/12 PAY	910.28
AMOUNT DUE	827.53

BILLING SUMMARY		
PREVIOUS BILL	05/17/12	831.42
PAYMENTS RECEIVED	06/10/12	831.42CR
BALANCE FORWARD		.00

WATER USAGE REVIEW (in 1000 gallons)			
DATE	READING	DAYS	USAGE
06/08/12	9,058	32	282
METER SIZE 3"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 512	1.64	282	462.48
TOTAL		282	462.48

CITY OF NORTH LAS VEGAS UTILITY	
<b>WATER CHARGES</b>	
WATER USAGE CHARGE	462.48
DAILY WATER SERVICE FEE	143.04
BACKFLOW PREVENTION FEE	12.78
WATER SUBTOTAL	618.30
ONLY SUBTOTAL	618.30

SOUTHERN NEVADA WATER AUTHORITY	
SNWA COMMODITY CHARGE	84.60
SNWA RELIABILITY SURCHARGE	1.73
SNWA INFRASTRUCTURE SURCHARGE	122.90
SNWA SUBTOTAL	209.23
TOTAL CURRENT CHARGES	827.53
AMOUNT DUE	827.53



IMPORTANT MESSAGE(S):

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
2119-8396567  
MAKE CHECKS PAYABLE TO:  
CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	043752-02-1
ADDRESS	1492 LAMB
DUE DATE	07/16/12
AFTER 07/16/12 PAY	910.28
AMOUNT DUE	827.53

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0437520214920008275300091028043752023



LA FIESTA APARTMENTS  
5080 Hall Rd  
Santa Rosa CA 95401-5511

19

CITY OF NORTH LAS VEGAS 06  
UTILITIES DEPARTMENT  
PO BOX 360118  
NORTH LAS VEGAS, NV 89036-0118

27



CITY OF NORTH LAS VEGAS  
 2250 LAS VEGAS BLVD. N.  
 NORTH LAS VEGAS, NV 89030  
 TELEPHONE (702) 633-1484  
 WWW.CITYOFNORTHLASVEGAS.COM

**BILLING SUMMARY**

PREVIOUS BILL	05/17/12	4239.13
PAYMENTS RECEIVED	06/10/12	4239.13CR
BALANCE FORWARD		.00

**CITY OF NORTH LAS VEGAS UTILITY**

<b>WATER CHARGES</b>		
WATER USAGE CHARGE		4027.24
DAILY WATER SERVICE FEE		221.44
BACKFLOW PREVENTION FEE		21.30
WATER SUBTOTAL		4269.98
CNLY SUBTOTAL		4269.98

**SOUTHERN NEVADA WATER AUTHORITY**

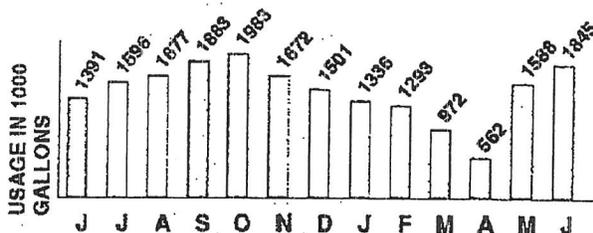
SNWA COMMODITY CHARGE		553.50
SNWA RELIABILITY SURCHARGE		12.01
SNWA INFRASTRUCTURE SURCHARGE		192.03
SNWA SUBTOTAL		757.54
<b>TOTAL CURRENT CHARGES</b>		<b>5027.52</b>
<b>AMOUNT DUE</b>		<b>5027.52</b>

**ACCOUNT SUMMARY**

ACCOUNT NUMBER	043751-02-3
BILL TYPE	MULTI FAMILY 128
ADDRESS	1492 LAMB
DATE BILLED	06/19/12
DUE DATE	07/16/12
AFTER 07/16/12 PAY	5530.26
AMOUNT DUE	5027.52

**WATER USAGE REVIEW (in 1000 gallons)**

DATE	READING	DAYS	USAGE
06/08/12	76,712	32	1,845
METER SIZE 4"			
RATE TIER	RATE	GALLONS	BILLED
FIRST 512	1.64	512	839.68
NEXT 768	2.12	768	1628.16
NEXT 768	2.76	565	1559.40
<b>TOTAL</b>		<b>1,845</b>	<b>4027.24</b>



**IMPORTANT MESSAGE(S):**

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
 2119-8396566  
 MAKE CHECKS PAYABLE TO:  
 CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	043751-02-3
ADDRESS	1492 LAMB
DUE DATE	07/16/12
AFTER 07/16/12 PAY	5530.26
AMOUNT DUE	5027.52

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

AMOUNT ENCLOSED \_\_\_\_\_



0437510214920050275200553026043751024



LA FIESTA APARTMENTS  
 5030 Hall Rd  
 Santa Rosa CA 95401-5511

CITY OF NORTH LAS VEGAS 06  
 UTILITIES DEPARTMENT  
 PO BOX 360118  
 NORTH LAS VEGAS, NV 89036-0118

28



CITY OF NORTH LAS VEGAS  
 2250 LAS VEGAS BLVD. N.  
 NORTH LAS VEGAS, NV 89030  
 TELEPHONE (702) 633-1484  
 WWW.CITYOFNORTHLASVEGAS.COM

**BILLING SUMMARY**

PREVIOUS BILL	05/14/12	773.78
PAYMENTS RECEIVED	06/10/12	773.78CR
BALANCE FORWARD		.00

**CITY OF NORTH LAS VEGAS UTILITY**

<b>WATER CHARGES</b>		
DAILY WATER SERVICE FEE		86.18
BACK FLOW PREVENTION FEE		1.28
BACK FLOW PREVENTION FEE		97.98
WATER SUBTOTAL		185.44
CNLV SUBTOTAL		185.44

**SOUTHERN NEVADA WATER AUTHORITY**

SNWA RELIABILITY SURCHARGE		4.63
SNWA INFRASTRUCTURE SURCHARGE		530.86
SNWA SUBTOTAL		535.49
<b>TOTAL CURRENT CHARGES</b>		<b>770.93</b>
<b>AMOUNT DUE</b>		<b>770.93</b>

**ACCOUNT SUMMARY**

ACCOUNT NUMBER	043749-02-7
BILL TYPE	COMMERCIAL
ADDRESS	1492 LAMB
DATE BILLED	06/12/12
DUE DATE	07/09/12
AFTER 07/09/12 PAY	848.04
<b>AMOUNT DUE</b>	<b>770.93</b>

**WATER USAGE REVIEW (in 1000 gallons)**

DATE	READING	DAYS	USAGE
05/31/12	208	31	0
METER SIZE 10"			

**IMPORTANT MESSAGE(S):**

PLEASE RETURN THE BOTTOM STUB WITH YOUR PAYMENT.



IF MAILING, ALLOW 5 WORKING DAYS FOR PROCESSING  
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION  
 2115-8369520

MAKE CHECKS PAYABLE TO:  
 CITY OF NORTH LAS VEGAS

ACCOUNT NUMBER	043749-02-7
ADDRESS	1492 LAMB
DUE DATE	07/09/12
AFTER 07/09/12 PAY	848.04
<b>AMOUNT DUE</b>	<b>770.93</b>

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED AND INDICATE ON BACK OF STUB

**AMOUNT ENCLOSED** \_\_\_\_\_



0437490214920007709300084804043749029



LA FIESTA APARTMENTS  
 5030 Hall Rd  
 Santa Rosa CA 95401-5511

20

CITY OF NORTH LAS VEGAS 04  
 UTILITIES DEPARTMENT  
 PO BOX 360118  
 NORTH LAS VEGAS, NV 89036-0118

**Barbara Holland**

To: Seblv@aol.com; lvtagg@gmail.com  
Subject: RE: Nevada law class - Other classes and Water Use form

If you would send me the may-june bill showing the \$ 500 new charge, I will add it to our list- there is an agenda item on the infrastructure  
At the 7/19 meeting

*Barbara Holland, CPM*  
**President**

105.67/mo. 16.54%

**Please visit us on Facebook, Twitter, and H & L Realty.**

From: lvtagg@gmail.com  
To: Seblv@aol.com  
Sent: 7/12/2012 12:09:51 P.M. Pacific Daylight Time  
Subj: Re: Nevada law class - Other classes and Water Use form

Hi Sara,

The infrastructure charge added about \$500 to our bill. Is this the only increase we are looking for on our bill, or is there something more? I have a board meeting on the 19th, but I will send whatever Barbara needs for ammo if I know exactly what to send :-)  
Thanks!

*Sharon C. Taggart-Preiser, CAM*  
*Executive Manager*  
*One Turnberry Place & Turnberry Place Community Association*  
*702-732-3740*

On Thu, Jul 12, 2012 at 9:22 AM, <Seblv@aol.com> wrote:  
Effective 10-1-12, I will not be sending out these types of blasts, but will be posting them on my website. So many people get too many e-mails and I made the decision to post them on the website instead. I will send the link and where to find the "blasts" quickly with my last message in September, but wanted to give you a heads up. The website is [www.hoasupport.com](http://www.hoasupport.com). I know information and changes won't be in your in box conveniently, but checking it once a week to ensure you don't miss important information shouldn't be too cumbersome. Once we get into the legislation, however, for 2013, I may send out those blasts separately depending on the urgency.  
\*\*\*\*\*

CAMEO will be teaching their 3 hour Nevada Law class - CE. 0164000-Nevada Law on 8/9/12 at 1:00 p.m. at our office. Please contact Keri at CAMEO to register. CAMEO members are free while Non-CAMEO members pay a fee for attendance. [info@cameo-nv.com](mailto:info@cameo-nv.com)  
\*\*\*\*\*

**Barbara Holland**

---

**From:** Dennis Owens [djovegas@yahoo.com]  
**Sent:** Saturday, July 07, 2012 8:40 AM  
**To:** bholland@hlrealty.com  
**Cc:** Greg Toussaint; 'Susan South'  
**Subject:** Fw: Water Bills  
**Attachments:** ACCTSCAN7425\_000.pdf

Barbara,  
I received your e-mail. Hope this one note goes through your spam. Thanks again.  
Dennis Owens

----- Forwarded Message -----

**From:** Dennis Owens <djovegas@yahoo.com>  
**To:** bholland@hlrealty.com  
**Cc:** Lindsay Lucas <lucas@nicklinpm.com>; Amy Foster <afoster@nicklinpm.com>; John Shaffer <psujeepjohn@aol.com>; Louie Tabeek <Louiet@mindspring.com>; Jack Ford <ACChief@aol.com>; Lynne Owens <luckylynnne@sbcglobal.net>  
**Sent:** Saturday, July 7, 2012 6:54 AM  
**Subject:** Water Bills

Barbara,  
Thank you for sharing information and great advice through your weekly column in the Review Journal. Our community is the Glenview Landing Townhome association at The Lakes. We, like most associations are suffering from ~10% delinquent dues from homeowners and find it challenging to maintain a healthy budget. The water rate increases is an unwanted burden. Please find below a recap of our water increase, along with attached water bills. This is only the part our sub association pays for our common area amenities and landscape, as we pay much more to our Master Lakes Association for the water utilized in Lake Sahara.

In your column today you indicated that this topic may not be on the meeting agenda July 19th but you would make sure our information was provided to the SNWA Board. We appreciate your continued guidance and assistance.

Best Regards,  
Dennis Owens  
President, Glenview Landing Townhome Association at the Lakes

---

Here are the water bills for April and May that show the infrastructure being added.

Here is a comparison from Jan – 2011 to current:

	2011	2012	% Change
January	303.52	521.43	71.79%
February	248.65	476.21	91.52%
March	724.33	635.35	-12.28%
April	624.75	744.49	19.17%
May	1598.82	1735.26	8.53%

***Amy R. Foster***

Accounting Manager / Director of External Operations  
**Nicklin Property Management & Investment, Inc. - HOA Division**  
375 N Stephanie St. #911-B ◊ Henderson , NV 89014  
Ph: 702.851.7660 x238 ◊ Fax: 702.851.7997  
Visit us at: [www.nicklinpm.com](http://www.nicklinpm.com)

---

***Lindsay Lucas***

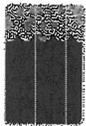
***Community Association Manager***

Nicklin Property Management  
375 N. Stephanie St. Ste 911 B  
Henderson, NV 89014  
(702) 851-7660  
(702) 851-7997 fax

---

---

---



# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Page 1 of 7

Customer Name: GLENVIEW LANDING HOA  
Account Number: 4435442962-1  
Billing Date: 04/05/2012  
Due Date: 04/30/2012

You are in Watering Group D  
Spring Watering (March-April): T, TH, SAT

\*\*\* AUTO PAY DID NOT PAY \*\*\*  
**Received**  
APR 10 2012

### Account Summary

Previous Balance	476.21
Payment Received - 03/26/12	-476.21
Current Charges	635.35
Bill Corrections and Adjustments	0.00
Late Charges	0.00
<b>Amount Due this Period</b>	<b>\$635.35</b>

Service Address: 3000 BLK MISTY HARBOUR DR

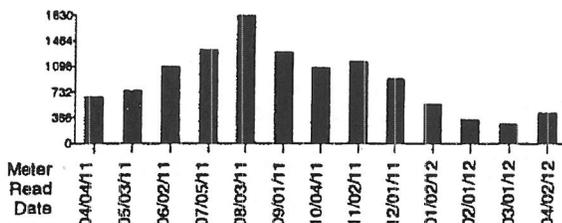
This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0604165	1"	1648	04/02/12	1634	03/01/12	14

Average Daily Use in Gallons

Previous Billing Period 276

This Billing Period 438

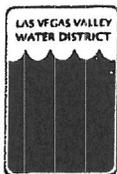


Billing Period: 03/02/12 - 03/31/12	Total # of Days: 32
Meter #: 0604165	Billed Usage 14
Service Charge \$0.488 x 30 Days	14.64
Tier #1 13 x \$1.16	15.08
SNWA Commodity Charge 13 x \$0.30	3.90
SNWA Reliability Surcharge	0.08
<b>Subtotal</b>	<b>\$33.70</b>

You should see all or a portion of a new SNWA Infrastructure Charge on your water bill, depending on your billing cycle. The surcharge, which was effective April 1, 2012, varies based on your meter size. Visit [lvvwd.com](http://lvvwd.com) for details.

## Auto Pay Plan

009230



Bill Date: 04/05/2012

Account Number	Unpaid Balance	Total Charges Due	Auto Pay Amount
4435442962 1	\$0.00	\$635.35	\$635.35

GLENVIEW LANDING HOA  
C/O NICKLIN PROPERTY MGMT  
375 N STEPHANIE ST STE 911B  
HENDERSON NV 89014-8700

2595  
A126

## Do Not Pay

Your account will be deducted/charged on 4/24/2012 for the auto pay amount above



COURSES 7859 0001 VMS  
07 126026 PAGE 0001 OF 0004 LVVWDST 2595

**HOW TO REACH US**

Customer Services (Start Service,  
Stop Service, Billing Inquiries)  
Toll-Free  
General Information  
Emergency Number (24-hour)  
Online

(702) 870-4194  
(800) 252-2011  
(702) 870-2011  
(702) 258-3150  
lvvwd.com

**BUSINESS HOURS**

Monday-Friday 7am - 6pm (Phones)  
Monday-Thursday 7am - 6pm (Lobby closed Friday and holidays)

**MAKING YOUR PAYMENT**

**When:** Your payment must be received IN our office BY 6 p.m. on the due date. Failure to make payment prior to this time will result in a 4% late charge on the unpaid balance.

**How:**

- Pay by mail: Allow 5-7 business days to post
- Pay by 24-hour onsite drop boxes (checks only): Allow the next business day to post
- Pay at lvvwd.com (credit cards accepted): Allow 2 business days to post
- Pay by your Web payment site: Allow 3-5 business days to post
- Pay by phone with a credit card: Payment posts immediately when you call during business hours
- Pay by pre-authorized debit or credit-card payment (Autopay): Payment posts automatically about 15 days after bill date.
- Pay in person at our offices during business hours: Payment posts immediately
- Pay by our satellite payment sites across the valley: Allow 3 business days to post

Visit lvvwd.com for payment site locations and more information on payment options. The district accepts MasterCard, Visa, Discover, American Express and Diners Club. You may charge your payment for no additional convenience fee by telephone 24 hours a day or in person during business hours. With our Autopay service, your water bill is automatically charged each month to your credit card or debited from your checking or savings account. For an Autopay application, visit lvvwd.com or call Customer Services.

**BILLING QUESTIONS**

If you believe you have been billed incorrectly, please call Customer Services. The amount of the bill must be paid to prevent interruption of service. If an adjustment is appropriate, it will show on a future bill. Visit lvvwd.com for more information on how to read your bill.

**WATER-SMART RESOURCES**

The Water District, as a member agency of the Southern Nevada Water Authority (SNWA) offers many free resources to help you save water and money. Visit snwa.com or call the SNWA Conservation Helpline at 258-SAVE (7283) for incentive programs, Water Smart Landscapes rebate program information, free publications and videos, seasonal watering tips and more.

Para información en español, por favor llame al 258-AGUA (2482) o visite al snwaenespanol.com.

**LANDSCAPE WATERING RESTRICTIONS**

Outdoor watering restrictions are MANDATORY for all metropolitan-area Water District customers. You may use sprinklers only on the day(s) assigned to your watering group. Your assigned watering group is printed on the front of your bill. For more information or a detailed watering schedule, visit lvvwd.com or call Customer Services at (702) 870-4194.

Sprinkler use is prohibited from 11 a.m. to 7 p.m., May 1 until Oct. 1. Failure to comply with watering restrictions, seasonal time-of-day watering restrictions and other provisions of the Water District Service Rules related to water usage may result in a water-waste fee on your bill.

Small-system customers in Blue Diamond, Jean, Kyle Canyon and Searchlight should consult their system pages on lvvwd.com and the district's quarterly "Water Watch" customer newsletter for watering information.



**MANDATORY WATERING RESTRICTIONS**

Mandatory restrictions mean you may water only on the assigned day(s) for your watering group. Check your bill for your watering days, visit snwa.com or call your water provider. Post this schedule by your irrigation clock.

By assigned group

Watering Group	November - January	March - April / September - October	May - August
	<b>A</b>	Monday	Monday, Wednesday, Friday
<b>B</b>	Tuesday	Tuesday, Thursday, Saturday	Any day
<b>C</b>	Wednesday	Monday, Wednesday, Friday	Any day
<b>D</b>	Thursday	Tuesday, Thursday, Saturday	Any day
<b>E</b>	Friday	Monday, Wednesday, Friday	Any day
<b>F</b>	Saturday	Tuesday, Thursday, Saturday	Any day

**MAILING ADDRESS CHANGE REQUEST FOR EXISTING ACCOUNTS ONLY**

(To start water service at a new address, call Customer Services at (702) 870-4194 or visit our Web site at lvvwd.com for more information.)

P. O. Box/PMB     Apartment/Suite/Unit     APO/FPO

Address: [Grid]

Address: [Grid]

City: [Grid]

State: [Grid]    ZIP: [Grid]    Country: [Grid]

Telephone: [Grid]    Signature: \_\_\_\_\_



# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Page 3 of 7

Customer Name: GLENVIEW LANDING HOA  
 Account Number: 4435442962-1  
 Billing Date: 04/05/2012  
 Due Date: 04/30/2012

34

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0604165	1"	1648	04/02/12	1634	03/01/12	14

**Billing Period: 04/01/12 - 04/02/12**      **Total # of Days: 32**  
**Meter #: 0604165**      **Billed Usage 14**  
 Service Charge \$0.488 x 2 Days      0.98  
     Tier #1 1 x \$1.16      1.16  
 SNWA Commodity Charge 1 x \$0.30      0.30  
 SNWA Infrastructure Charge 2 x \$0.6403      1.28  
 SNWA Reliability Surcharge      0.01  
**Subtotal**      **\$3.73**

Service Address: 3057 MISTY HARBOUR DR

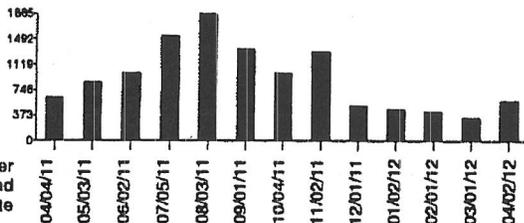
This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0659110	5/8"	630	04/02/12	611	03/01/12	19

Average Daily Use In Gallons

Previous Billing Period 345

This Billing Period 594



**Billing Period: 03/02/12 - 03/31/12**      **Total # of Days: 32**  
**Meter #: 0659110**      **Billed Usage 19**  
 Service Charge \$0.3355 x 30 Days      10.07  
     Tier #1 5 x \$1.16      5.80  
     Tier #2 5 x \$2.08      10.40  
     Tier #3 8 x \$3.09      24.72  
 SNWA Commodity Charge 18 x \$0.30      5.40  
 SNWA Reliability Surcharge      0.14  
**Subtotal**      **\$56.53**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0659110	5/8"	630	04/02/12	611	03/01/12	19

**Billing Period: 04/01/12 - 04/02/12**      **Total # of Days: 32**  
**Meter #: 0659110**      **Billed Usage 19**  
 Service Charge \$0.3355 x 2 Days      0.67  
     Tier #2 1 x \$2.08      2.08  
 SNWA Commodity Charge 1 x \$0.30      0.30  
 SNWA Infrastructure Charge 2 x \$0.1667      0.33  
 SNWA Reliability Surcharge      0.01  
**Subtotal**      **\$3.39**

UNRECORDED COPY SENT VWD  
VWD 120405 10:00 AM 04/05/2012 2595

# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

**Customer Name:** GLENVIEW LANDING HOA  
**Account Number:** 4435442962-1  
**Billing Date:** 04/05/2012  
**Due Date:** 04/30/2012

**Service Address:** 3060 MISTY HARBOUR DR

**This service is in Watering Group D**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0492742	2"	8277	04/02/12	8180	03/01/12	97

Average Daily Use in Gallons

Previous Billing Period  
2414

This Billing Period  
3031

**Billing Period:** 03/02/12 - 03/31/12

**Total # of Days:** 32

**Meter #:** 0492742

**Billed Usage:** 97

Service Charge \$1.0472 x 30 Days 31.42

Tier #1 46 x \$1.16 46.40

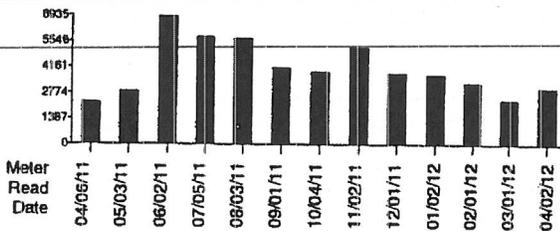
Tier #2 40 x \$2.08 83.20

Tier #3 11 x \$3.09 33.99

SNWA Commodity Charge 91 x \$0.30 27.30

SNWA Reliability Surcharge 0.56

**Subtotal** **\$222.87**



Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0492742	2"	8277	04/02/12	8180	03/01/12	97

**Billing Period:** 04/01/12 - 04/02/12

**Total # of Days:** 32

**Meter #:** 0492742

**Billed Usage:** 97

Service Charge \$1.0472 x 2 Days 2.09

Tier #1 3 x \$1.16 3.48

Tier #2 2 x \$2.08 4.16

Tier #3 1 x \$3.09 3.09

SNWA Commodity Charge 6 x \$0.30 1.80

SNWA Infrastructure Charge 2 x \$2.0487 4.10

SNWA Reliability Surcharge 0.04

**Subtotal** **\$18.76**

**Service Address:** 3068 YANKEE CLIPPER DR

**This service is in Watering Group D**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0601077	5/8"	234	04/02/12	220	03/01/12	14

Average Daily Use in Gallons

Previous Billing Period  
931

This Billing Period  
438

**Billing Period:** 03/02/12 - 03/31/12

**Total # of Days:** 32

**Meter #:** 0601077

**Billed Usage:** 14

Service Charge \$0.3355 x 30 Days 10.07

Tier #1 5 x \$1.16 5.80

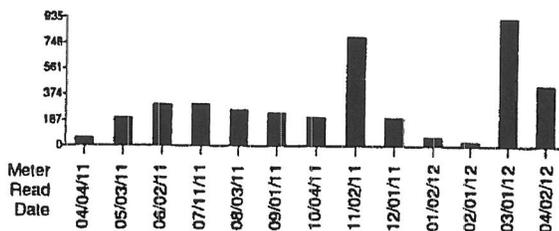
Tier #2 5 x \$2.08 10.40

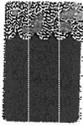
Tier #3 3 x \$3.09 9.27

SNWA Commodity Charge 13 x \$0.30 3.90

SNWA Reliability Surcharge 0.10

**Subtotal** **\$39.54**





# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

**Customer Name:** GLENVIEW LANDING HOA  
**Account Number:** 4435442962-1  
**Billing Date:** 04/05/2012  
**Due Date:** 04/30/2012

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0601077	5/8"	234	04/02/12	220	03/01/12	14

**Billing Period:** 04/01/12 - 04/02/12      **Total # of Days:** 32  
**Meter #:** 0601077      **Billed Usage** 14  
 Service Charge \$0.3355 x 2 Days      0.67  
     Tier #2 1 x \$2.08      2.08  
 SNWA Commodity Charge 1 x \$0.30      0.30  
 SNWA Infrastructure Charge 2 x \$0.1667      0.33  
 SNWA Reliability Surcharge      0.01  
**Subtotal**      **\$3.39**

**Service Address:** 3069 YANKEE CLIPPER DR

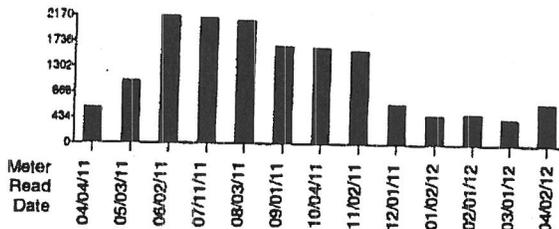
**This service is in Watering Group D**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0276327	5/8"	9873	04/02/12	9850	03/01/12	23

Average Daily Use In Gallons

Previous Billing Period 448

This Billing Period 719



**Billing Period:** 03/02/12 - 03/31/12      **Total # of Days:** 32  
**Meter #:** 0276327      **Billed Usage** 23  
 Service Charge \$0.3355 x 30 Days      10.07  
     Tier #1 5 x \$1.16      5.80  
     Tier #2 5 x \$2.08      10.40  
     Tier #3 10 x \$3.09      30.90  
     Tier #4 2 x \$4.58      9.16  
 SNWA Commodity Charge 22 x \$0.30      6.60  
 SNWA Reliability Surcharge      0.18  
**Subtotal**      **\$73.11**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0276327	5/8"	9873	04/02/12	9850	03/01/12	23

**Billing Period:** 04/01/12 - 04/02/12      **Total # of Days:** 32  
**Meter #:** 0276327      **Billed Usage** 23  
 Service Charge \$0.3355 x 2 Days      0.67  
     Tier #2 1 x \$2.08      2.08  
 SNWA Commodity Charge 1 x \$0.30      0.30  
 SNWA Infrastructure Charge 2 x \$0.1667      0.33  
 SNWA Reliability Surcharge      0.01  
**Subtotal**      **\$3.39**

# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

**Customer Name:** GLENVIEW LANDING HOA  
**Account Number:** 4435442962-1  
**Billing Date:** 04/05/2012  
**Due Date:** 04/30/2012

**Service Address:** YANKEE CLIPPER 3000 DR

**This service is in Watering Group D**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0609301	3/4"	1250	04/02/12	1221	03/01/12	29

Average Daily Use in Gallons

Previous Billing Period  
759

This Billing Period  
906

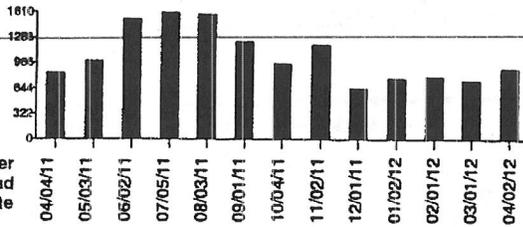
**Billing Period: 03/02/12 - 03/31/12**

**Total # of Days: 32**

**Meter #: 0609301**

**Billed Usage 29**

Service Charge \$0.3863 x 30 Days	11.59
Tier #1 8 x \$1.16	9.28
Tier #2 7 x \$2.08	14.56
Tier #3 12 x \$3.09	37.08
SNWA Commodity Charge 27 x \$0.30	8.10
SNWA Reliability Surcharge	0.20
<b>Subtotal</b>	<b>\$80.81</b>



Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0609301	3/4"	1250	04/02/12	1221	03/01/12	29

**Billing Period: 04/01/12 - 04/02/12**

**Total # of Days: 32**

**Meter #: 0609301**

**Billed Usage 29**

Service Charge \$0.3863 x 2 Days	0.77
Tier #1 1 x \$1.16	1.16
Tier #3 1 x \$3.09	3.09
SNWA Commodity Charge 2 x \$0.30	0.60
SNWA Infrastructure Charge 2 x \$0.1667	0.33
SNWA Reliability Surcharge	0.01
<b>Subtotal</b>	<b>\$5.96</b>

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0595028	3/4"	2548	04/02/12	2518	03/01/12	30

Average Daily Use in Gallons

Previous Billing Period  
690

This Billing Period  
938

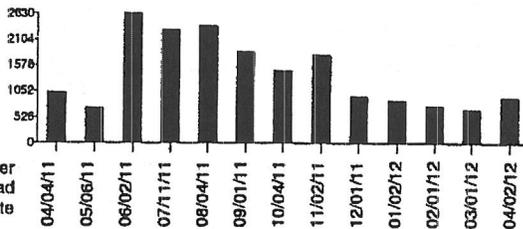
**Billing Period: 03/02/12 - 03/31/12**

**Total # of Days: 32**

**Meter #: 0595028**

**Billed Usage 30**

Service Charge \$0.3863 x 30 Days	11.59
Tier #1 8 x \$1.16	9.28
Tier #2 7 x \$2.08	14.56
Tier #3 13 x \$3.09	40.17
SNWA Commodity Charge 28 x \$0.30	8.40
SNWA Reliability Surcharge	0.21
<b>Subtotal</b>	<b>\$84.21</b>





# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Customer Name: GLENVIEW LANDING HOA  
 Account Number: 4435442962-1  
 Billing Date: 04/05/2012  
 Due Date: 04/30/2012

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0595028	3/4"	2548	04/02/12	2518	03/01/12	30

Billing Period: 04/01/12 - 04/02/12	Total # of Days: 32
Meter #: 0595028	Billed Usage 30
Service Charge \$0.3863 x 2 Days	0.77
Tier #1 1 x \$1.16	1.16
Tier #3 1 x \$3.09	3.09
SNWA Commodity Charge 2 x \$0.30	0.60
SNWA Infrastructure Charge 2 x \$0.1667	0.33
SNWA Reliability Surcharge	0.01
<b>Subtotal</b>	<b>\$5.96</b>

FORM 1000 10/01/08

B-4



# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Customer Name: GLENVIEW LANDING HOA  
 Account Number: 4435442962-1  
 Billing Date: 05/07/2012  
 Due Date: 06/04/2012

You are in Watering Group D  
 Summer Watering (May-Aug.): Any day

\*\*\* AUTO PAY DO NOT PAY \*\*\*

### Account Summary

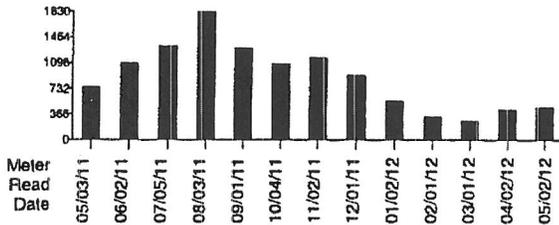
Previous Balance	635.35
Payment Received - 04/24/12	-635.35
Current Charges	744.49
Bill Corrections and Adjustments	0.00
Late Charges	0.00
<b>Amount Due this Period</b>	<b>\$744.49</b>

Service Address: 3000 BLK MISTY HARBOUR DR

This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0604165	1"	1662	05/02/12	1648	04/02/12	14

Average Daily Use in Gallons  
 Previous Billing Period 438  
 This Billing Period 467



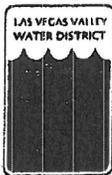
Billing Period: 04/03/12 - 05/02/12 Total # of Days: 30  
 Meter #: 0604165 Billed Usage 14

Service Charge \$0.488 x 30 Days	14.64
Tier #1 13 x \$1.16	15.08
Tier #2 1 x \$2.08	2.08
SNWA Commodity Charge 14 x \$0.30	4.20
SNWA Infrastructure Charge 30 x \$0.6403	19.21
SNWA Reliability Surcharge	0.09
<b>Subtotal</b>	<b>\$55.30</b>

You should see all or a portion of a new SNWA Infrastructure Charge on your water bill, depending on your billing cycle. The surcharge, which was effective April 1, 2012, varies based on your meter size. Visit [lvvwd.com](http://lvvwd.com) for details.

### Auto Pay Plan

009375



# Received

Bill Date: 05/07/2012

MAY 11 2012

Account Number	Unpaid Balance	Total Charges Due	Auto Pay Amount
4435442962 1	\$0.00	\$744.49	\$744.49

GLENVIEW LANDING HOA  
 C/O NICKLIN PROPERTY MGMT  
 375 N STEPHANIE ST STE 911B  
 HENDERSON NV 89014-8700

412  
A104

### Do Not Pay

Your account will be deducted/charged on  
 5/23/2012 for the auto pay amount above



**HOW TO REACH US**

Customer Services (Start Service, Stop Service, Billing Inquiries) (702) 870-4194  
Toll-Free (800) 252-2011  
General Information (702) 870-2011  
Emergency Number (24-hour) (702) 258-3150  
Online lvvwd.com

**BUSINESS HOURS**

Monday-Friday 7am - 6pm (Phones)  
Monday-Thursday 7am - 6pm (Lobby closed Friday and holidays)

**MAKING YOUR PAYMENT**

**When:** Your payment must be received IN our office BY 6 p.m. on the due date. Failure to make payment prior to this time will result in a 4% late charge on the unpaid balance.

**How:**

- Pay by mail: Allow 5-7 business days to post
- Pay by 24-hour onsite drop boxes (checks only): Allow the next business day to post
- Pay at lvvwd.com (credit cards accepted): Allow 2 business days to post
- Pay by your Web payment site: Allow 3-5 business days to post
- Pay by phone with a credit card: Payment posts immediately when you call during business hours
- Pay by pre-authorized debit or credit-card payment (Autopay): Payment posts automatically about 15 days after bill date.
- Pay in person at our offices during business hours: Payment posts immediately
- Pay by our satellite payment sites across the valley: Allow 3 business days to post

Visit lvvwd.com for payment site locations and more information on payment options. The district accepts MasterCard, Visa, Discover, American Express and Diners Club. You may charge your payment for no additional convenience fee by telephone 24 hours a day or in person during business hours. With our Autopay service, your water bill is automatically charged each month to your credit card or debited from your checking or savings account. For an Autopay application, visit lvvwd.com or call Customer Services.

**BILLING QUESTIONS**

If you believe you have been billed incorrectly, please call Customer Services. The amount of the bill must be paid to prevent interruption of service. If an adjustment is appropriate, it will show on a future bill. Visit lvvwd.com for more information on how to read your bill.

**WATER-SMART RESOURCES**

The Water District, as a member agency of the Southern Nevada Water Authority (SNWA) offers many free resources to help you save water and money. Visit snwa.com or call the SNWA Conservation Helpline at 258-SAVE (7283) for incentive programs, Water Smart Landscapes rebate program information, free publications and videos, seasonal watering tips and more.

Para información en español, por favor llame al 258-AGUA (2482) o visite al snwaen espanol.com.

**LANDSCAPE WATERING RESTRICTIONS**

Outdoor watering restrictions are MANDATORY for all metropolitan-area Water District customers. You may use sprinklers only on the day(s) assigned to your watering group. Your assigned watering group is printed on the front of your bill. For more information or a detailed watering schedule, visit lvvwd.com or call Customer Services at (702) 870-4194.

Sprinkler use is prohibited from 11 a.m. to 7 p.m., May 1 until Oct. 1. Failure to comply with watering restrictions, seasonal time-of-day watering restrictions and other provisions of the Water District Service Rules related to water usage may result in a water-waste fee on your bill.

Small-system customers in Blue Diamond, Jean, Kyle Canyon and Searchlight should consult their system pages on lvvwd.com and the district's quarterly "Water Watch" customer newsletter for watering information.

**MANDATORY WATERING RESTRICTIONS** by assigned group

Mandatory restrictions mean you may water only on the assigned day(s) for your watering group. Check your bill for your watering days, visit snwa.com or call your water provider. Post this schedule by your irrigation clock.

Watering Group	Winter (November/February)	Spring/Fall (March-April/September/October)	Summer (May-August)
<b>A</b>	Monday	Monday, Wednesday, Friday	Any day
<b>B</b>	Tuesday	Tuesday, Thursday, Saturday	Any day
<b>C</b>	Wednesday	Monday, Wednesday, Friday	Any day
<b>D</b>	Thursday	Tuesday, Thursday, Saturday	Any day
<b>E</b>	Friday	Monday, Wednesday, Friday	Any day
<b>F</b>	Saturday	Tuesday, Thursday, Saturday	Any day

**MAILING ADDRESS CHANGE REQUEST FOR EXISTING ACCOUNTS ONLY**

(To start water service at a new address, call Customer Services at (702) 870-4194 or visit our Web site at lvvwd.com for more information.)

P. O. Box/PMB     Apartment/Suite/Unit     APO/FPO

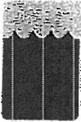
Address

Address

City

State  ZIP  Country

Telephone  Signature



# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Customer Name: GLENVIEW LANDING HOA  
 Account Number: 4435442962-1  
 Billing Date: 05/07/2012  
 Due Date: 06/04/2012

Service Address: 3057 MISTY HARBOUR DR

This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0659110	5/8"	652	05/02/12	630	04/02/12	22

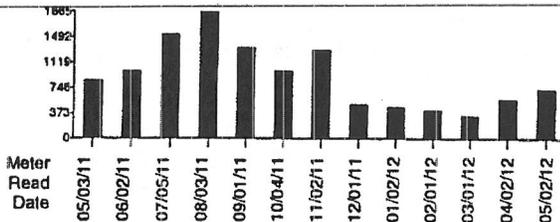
Average Daily Use in Gallons

Previous Billing Period  
594

This Billing Period  
733

Billing Period: 04/03/12 - 05/02/12  
 Meter #: 0659110

Total # of Days: 30  
 Billed Usage 22



Service Charge \$0.3355 x 30 Days	10.07
Tier #1 5 x \$1.16	5.80
Tier #2 5 x \$2.08	10.40
Tier #3 10 x \$3.09	30.90
Tier #4 2 x \$4.58	9.16
SNWA Commodity Charge 22 x \$0.30	6.60
SNWA Infrastructure Charge 30 x \$0.1667	5.00
SNWA Reliability Surcharge	0.18
<b>Subtotal</b>	<b>\$78.11</b>

Service Address: 3060 MISTY HARBOUR DR

This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0492742	2"	8346	05/02/12	8277	04/02/12	69

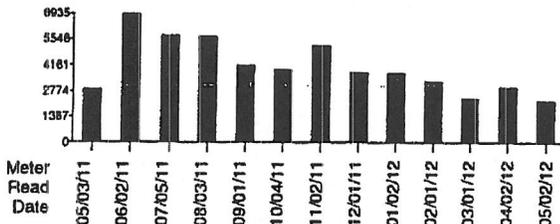
Average Daily Use in Gallons

Previous Billing Period  
3031

This Billing Period  
2300

Billing Period: 04/03/12 - 05/02/12  
 Meter #: 0492742

Total # of Days: 30  
 Billed Usage 69



Service Charge \$1.0472 x 30 Days	31.42
Tier #1 40 x \$1.16	46.40
Tier #2 29 x \$2.08	60.32
SNWA Commodity Charge 69 x \$0.30	20.70
SNWA Infrastructure Charge 30 x \$2.0487	61.46
SNWA Reliability Surcharge	0.40
<b>Subtotal</b>	<b>\$220.70</b>

# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

**Customer Name:** GLENVIEW LANDING HOA  
**Account Number:** 4435442962-1  
**Billing Date:** 05/07/2012  
**Due Date:** 06/04/2012

**Service Address:** 3068 YANKEE CLIPPER DR

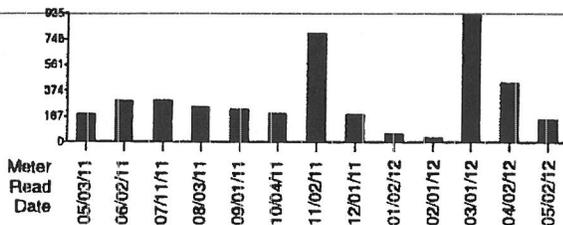
**This service is in Watering Group D**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0601077	5/8"	239	05/02/12	234	04/02/12	5

Average Daily Use In Gallons

Previous Billing Period  
438

This Billing Period  
167



<b>Billing Period:</b> 04/03/12 - 05/02/12	<b>Total # of Days:</b> 30
<b>Meter #:</b> 0601077	<b>Billed Usage:</b> 5
Service Charge \$0.3355 x 30 Days	10.07
Tier #1 5 x \$1.16	5.80
SNWA Commodity Charge 5 x \$0.30	1.50
SNWA Infrastructure Charge 30 x \$0.1667	5.00
SNWA Reliability Surcharge	0.04
<b>Subtotal</b>	<b>\$22.41</b>

**Service Address:** 3069 YANKEE CLIPPER DR

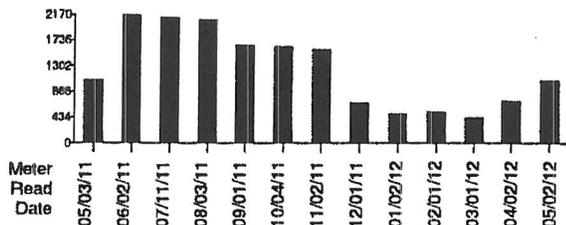
**This service is in Watering Group D**

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0276327	5/8"	9905	05/02/12	9873	04/02/12	32

Average Daily Use In Gallons

Previous Billing Period  
719

This Billing Period  
1067



<b>Billing Period:</b> 04/03/12 - 05/02/12	<b>Total # of Days:</b> 30
<b>Meter #:</b> 0276327	<b>Billed Usage:</b> 32
Service Charge \$0.3355 x 30 Days	10.07
Tier #1 5 x \$1.16	5.80
Tier #2 5 x \$2.08	10.40
Tier #3 10 x \$3.09	30.90
Tier #4 12 x \$4.58	54.96
SNWA Commodity Charge 32 x \$0.30	9.60
SNWA Infrastructure Charge 30 x \$0.1667	5.00
SNWA Reliability Surcharge	0.30
<b>Subtotal</b>	<b>\$127.03</b>



# Las Vegas Valley Water District

(800) 252-2011

(702) 870-4194

lvvwd.com

Page 5 of 5

43

Customer Name: GLENVIEW LANDING HOA  
 Account Number: 4435442962-1  
 Billing Date: 05/07/2012  
 Due Date: 06/04/2012

Service Address: YANKEE CLIPPER 3000 DR

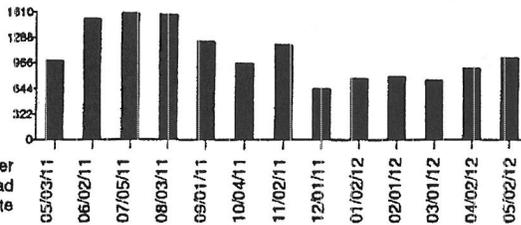
This service is in Watering Group D

Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0609301	3/4"	1281	05/02/12	1250	04/02/12	31

Average Daily Use in Gallons: 906  
 Previous Billing Period: 906  
 This Billing Period: 1033

Billing Period: 04/03/12 - 05/02/12 Total # of Days: 30  
 Meter #: 0609301 Billed Usage 31

Service Charge \$0.3863 x 30 Days	11.59
Tier #1 8 x \$1.16	9.28
Tier #2 7 x \$2.08	14.56
Tier #3 15 x \$3.09	46.35
Tier #4 1 x \$4.58	4.58
SNWA Commodity Charge 31 x \$0.30	9.30
SNWA Infrastructure Charge 30 x \$0.1667	5.00
SNWA Reliability Surcharge	0.24
<b>Subtotal</b>	<b>\$100.90</b>

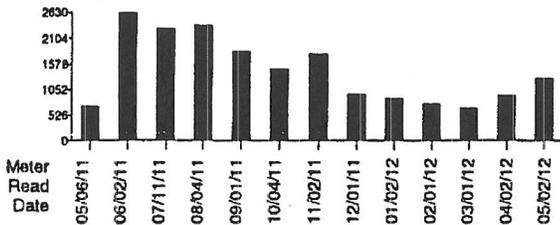


Meter #	Size	Current Reading	Current Read Date	Previous Reading	Previous Read Date	Usage in 1000 Gallons
0595028	3/4"	2587	05/02/12	2548	04/02/12	39

Average Daily Use in Gallons: 938  
 Previous Billing Period: 938  
 This Billing Period: 1300

Billing Period: 04/03/12 - 05/02/12 Total # of Days: 30  
 Meter #: 0595028 Billed Usage 39

Service Charge \$0.3863 x 30 Days	11.59
Tier #1 8 x \$1.16	9.28
Tier #2 7 x \$2.08	14.56
Tier #3 15 x \$3.09	46.35
Tier #4 9 x \$4.58	41.22
SNWA Commodity Charge 39 x \$0.30	11.70
SNWA Infrastructure Charge 30 x \$0.1667	5.00
SNWA Reliability Surcharge	0.34
<b>Subtotal</b>	<b>\$140.04</b>



## Barbara Holland

---

**From:** Olivia Fisher [olivia@gatskicommercial.com]  
**Sent:** Tuesday, July 17, 2012 2:54 PM  
**To:** bholland@hlrealty.com  
**Subject:** SNWA Meeting 7/19 Documentation  
**Attachments:** IREM SNWA Address on Infastructure Charge.pdf

Hi Barbara,

Please find attached chart. I cannot make it to the meeting, but I do have something to say.

I observe that this charge has changed and increased since the first month being imposed. My chart shows that these charges jumped from March. I was on the phone with SNWA for an hour to get an explanation how these charges are being applied so I can project it. The person that answered the phone is confused as I am.

Thank you for representing our interest,

---

---

**Olivia Fisher**, LEED® AP O+M

CPM® Candidate

Property Manager

Gatski Commercial Real Estate Services

4755 Dean Martin Drive

Las Vegas NV 89103

O: 702-221-8226

F: 702-221-1256



**SNWA Infrastructure Charge Rates**

*Flamingo Office Park  
5550 W. Flamingo Road*

Date	Meter #	Meter Size	Approximate monthly charges per meter
------	---------	------------	---------------------------------------

03/08/12- 03/31/12	303173	6	\$42.09
04/01/12- 04/05/12	303174	6	\$42.09
01/01/12- 04/05/12	269442	2	\$19.24
04/06/12- 05/08/12	303173	6	\$277.80
04/06/12- 05/08/12	303174	6	\$277.80
04/06/12- 05/08/12	269442	2	\$126.99

*Foothills Plaza  
1450-1470 W.  
Horizon Ridge  
Pkwy*

Date	Meter #	Meter Size	Approximate monthly charges per meter
------	---------	------------	---------------------------------------

04/06/12- 05/08/12	M70045670 H70078216	2X8	\$277.08
05/09/2012- 06/7/2012	M70045670 H70078216	2X8	\$1,039.06

**Barbara Holland**

---

**From:** Manager [dime3hoamgr@lvcoxmail.com]  
**Sent:** Tuesday, July 17, 2012 2:25 PM  
**To:** bholland@hirealty.com  
**Subject:** Southern NV Water Authority

ACCOUNT #  
5114442962-1

Good afternoon Barbara,

I would like to introduce myself, Marion Ainsworth, CAM for Dime Adult #3 Association.

After reading your article in the RJ I would like to give you the information from last year's water bill and this year's bills for the exact same months.

In 2011 we were billed for May \$1018.19----June \$1288.33----July \$2017.07  
2012 May \$1149.30----June \$1963.17

---

---

Sorry I won't be able to attend the meeting but hope the information I have provided will help the cause. The July bill hasn't come in yet.

Sincerely,  
Marion Ainsworth, CAM  
5542 Tres Piedras Road  
Las Vegas, NV 89122  
Phone # 702-458-0599  
Fax # 702-458-6209  
Email [dime3hoamgr@lvcoxmail.com](mailto:dime3hoamgr@lvcoxmail.com)  
Web [dimeiihoa.com](http://dimeiihoa.com)

**\*\* Transmit Confirmation Report \*\***

P.1  
H&L REALTY

Fax: 3853759

Jul 17 2012 04:04pm

Name/Fax No.	Mode	Start	Time	Page	Result	Note
7028228530	Normal	17,04:03pm	0'47"	4	# O K	

H&L Realty and Management Company

720 S. 4th Street, #201  
P.O. Box 7440  
Las Vegas, NV 89125

# JUST THE FAX!

Date: 7/17/2012  
Number of pages including cover sheet: 4

Attention: \_\_\_\_\_  
To: JULIE WILCOX  
Phone: 702 258-3939  
Fax phone: 702-822-8530  
CC: \_\_\_\_\_

From: \_\_\_\_\_  
Barb Holland  
Phone: 702-385-5611  
Fax phone: 702-385-3759  
Please call if you do not receive all pages faxed.

REMARKS:  Urgent    For your review     Reply ASAP     Please comment

1. Olivia Fisher - Gatzki P. 1-2  
2. Marisa Ainsworth - Dime Adult #3 H&A - P.3

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

# JUST THE FAX!

Date: 7/17/2012

Number of pages including cover sheet: 4

Attention \_\_\_\_\_

To: JULIE WILCOX

Phone: 702 258-3939

Fax phone: 702-822-8530

CC: \_\_\_\_\_

From: Barb Holland

Phone: 702-385-5611

Fax phone: 702-385-3759

Please call if you do not receive all pages faxed.

REMARKS:  Urgent      For your review       Reply ASAP       Please comment

1. Olivia Fisher - Gatski P. 1-2

2. Marion Ainsworth - Dime Adult #3 H2A - P.3

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

2/5 44

7-16-12

Barbara Holland fax 385-3759

from: Carolyn Amerson

fax 458-8795 Phone 458-5335

Re: SNWA

R 8 7-7-12

I hope to be at the meeting,  
on 19th but in case I can't  
I've faxed my information.

5 pages

Herald Ameron # 4731442962-3

- all accounts attached to this account (personal residence) (two apts + 7 condos)
- each property does not have its own account number. SNWA said this can not be done as other utilities I deal with do. Can only have different account numbers when the properties are put in other names and pay deposit \$150. and pass a credit check. I'm only owner of these properties.
- attended joint SNWA meeting but didn't speak as my problem was an overage charge on usage on Mead Apts. I've been charged for usage of 234 (1000) at \$909.99 for 9 rental with 10 people (12 vacant). Even when 100% rental 40 people usage averaged 50 (1000) per month. Have ~~not~~ no leaks (inside/outside) and no water water. Plumbing company sent sail meter not spinning - only moved slightly when toilet flushed. As of 7-15-12 I've received no leak letter or reversal on charges. This month's bill said 111 (1000) was used. My only option at this time is Channel 13. (Mulroy's people took my name at meeting but no response)
- Past Service Charge increases 12-2009/12-2010/12-2011  
 Inside usage increase 12/2010/Infrastructure start 3/2012

Property ① Residence: 2901 Vista Blvd Las LV NV 89120

Commodity charge (increase 12-2010)  
usage \$ .20 x (1000) gal \$ 20. MO \$ 240. YR (+66.67%)

increase usage \$ .30 x (1000) gal \$ 30. MO \$ 360. YR

Service Charge (increase 12-2010)  
days (30) x \$ 0.391 \$ 11.73 MO \$ 140.76 YR  
increase days (30) x \$ 0.488 \$ 14.64 MO \$ 175.68 YR (+80.12%)

started Infrastructure charge (started 3-2012)  
days (30) x \$ 0.6403 \$ 19.20 MO \$ 230.51 YR (+100%)

Reliability change ???

Income Property ② Damarus Apts (24) 4170 Damarus St LV NV 89119

Commodity charge (increase 12-2010)  
usage \$ .20 x (1000) gal \$ 20. MO \$ 240. YR  
increase usage \$ .30 x (1000) gal \$ 30. MO \$ 360. YR (+66.67%)

Service charge (increase 12-2010)  
days (30) x \$ 0.8391 \$ 25.71 MO \$ 302.07 YR  
increase days (30) x \$ 1.0472 \$ 31.42 MO \$ 376.99 YR (+80.12%)

started Infrastructure charge (started 3-2012)  
days (30) x \$ 2.0487 \$ 61.46 MO \$ 737.52 YR (+100%)

Reliability change ???

Income Property ③ Mead Apts (21) 4879 E Owens Ave LV NV 89110

Commodity charge (increase 12-2010)  
usage \$ .20 x (1000) gal \$ 20. MO \$ 240 YR  
usage \$ .30 x (1000) gal \$ 30. MO \$ 360. YR (+66.67%)

Service charge (increase 12-2010)  
days (30) x \$ 0.391 \$ 11.73 MO \$ 140.76 YR

(Prop. 3 Cont)

increase days (30) \$0.488 \$14.64 MO \$175.68 YR (+80.1%)  
 infrastructure charge (started 3-2012)  
 days x (30) x \$0.643 \$19.20 MO \$230.51 (+100%)  
 Reliability charge ????

into  
 properties (P) 9 bills to my residence because tenants  
 can't afford the \$150. deposit - do reimburse.

Commodity charge (increase 12-2010)

usage \$20 x (1000) gal \$20. MO \$240 YR

increase usage \$30 x (1000) gal \$30. MO \$360 YR (+66.67%)

service charge (increase 12-2010)

days (30) x \$0.391 \$11.73 MO \$140.76 YR

increase days (30) x \$0.488 \$14.64 MO \$175.68 YR (+80.1%)

started infrastructure charge (started 3-2012)

days (30) x \$0.6403 \$19.20 MO 230.51 YR (+100%)

Reliability ???

Sample from the property

2009 \$0.294 \$20.82 MO

2010 \$0.391 \$23.73 MO

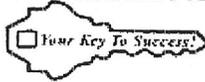
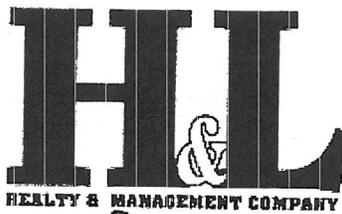
( 2012 \$0.488 \$26.64 MO  
 + 2012 \$0.6403 \$19.21 MO

acct 4731442962-3 AMERSON 2901 VISTA DEL SOL 8912 <sup>78</sup>

4879 E Owens 89110

Put <sup>lost</sup> ~~lost~~ <sup>to</sup> ~~to~~ <sup>my</sup> ~~my~~ <sup>own</sup> ~~own~~ <sup>class</sup> ~~class~~

2 MO.	12-6-09/2-17-10	118(1000) / 1/2 59(1000)	\$330. / \$165.
		(100% occupied / 35 people)	
1 MO	2-17-10/3-18-10	44(1000)	\$121 (17 rented / 29 people)
1 MO.	3-18-10/4-19-10	59(1000)	\$168. (20 rented / 37 people)
2 MO	4-19-10/6-17-10	84(1000)	\$227 / 1/2 42(1000)
1 MO	6-17-10/7-19-10	45(1000)	\$122.
2 MO	7-19-10/9-16-10	84(1000) / 1/2 42(1000)	\$227 / 114.
2 MO	9-16-10/11-17-10	79(1000) / 1/2 39(1000)	\$209 / 105.
1 MO	11-17-10/12-16-10	46(1000)	\$128.
1 MO	12-16-10/1-19-11	26(1000)	\$63. (10 rented / 15 people)
1 MO	1-19-11/2-22-11	25(1000)	\$63. (10 rented / 15 people)
	* Commodity charge \$ .20 + 0.30 increase *		
1 MO	2-22-11/3-21-11	18(1000)	(9 rented / 10 people) \$46.
2 MO	3-21-11/5-18-11	43(1000) / 1/2 22(1000)	(8 rented / 9 people)
1 MO	5-18-11/6-21-11	27(1000)	\$68.
1 MO	6-21-11/7-23-11	32(1000)	\$85. (8 rented / 9 people)
1 MO	7-23-11/8-23-11	21(1000)	\$53. (same)
1 MO	8-23-11/9- -11		(same)
1 MO	9- -11/10-19-11		(same)
1 MO	10-19-11/11-19-11	37(1000)	\$103. (same)
2 MO	11-19-11/1-18-12	70(1000) / 1/2 35(1000)	\$192 / \$95. (same)
1 MO	1-18-12/2-16-12	36(1000)	\$101. (same)
1 MO	2-16-12/3-19-12	41(1000)	\$116. (same)
2 MO	3-19-12/3-31-12	234. (1000)	\$909.99 (same)
	4-1-12/5-17-12		1/2 \$410
1 MO	5-17-12/6-19-12	110(1000)	\$411. (same)



To: Julie Wilcox  
From: Barbara Holland



### Infrastructure Charges - Apartments

Property Name	Account Number	Dollar Increase	Percent Increase
Ashton Park	1261442962-4	\$375.47	12.32%
Casa Bonita	3853910505-6	\$122.92	22.94%
Casa Del Sol	9582442962-5	\$270.38	6.19%
1804 Lewis Apartments	0794573151-6	\$21.77	10.06%
North Ridge Terrace	7476675524-8	\$118.63	34.43%
Terravita	003691-07-8	\$122.90	6.34%
Valley Vista	1175599105-3	\$38.41	4.80%
Whispering Waters	2724132962-5	\$192.03	6.31%

### Infrastructure Charges - Offices

Property Name	Account Number	Dollar Increase	Percent Increase
Brooks Park	019776-01-2	\$72.16	21.24%
Coronado Bay Sahara LLC	2053442962-4	\$603.23	18.83%
Craig-Losee	048314-01-7	\$555.61	37.62%
Durango Commons	6989647990-9	\$119.30	40.80%
Highland	43025364	\$831.24	82.33%
Oracle Business Park	9414435139-5	\$718.32	125.02%
Pecos Square	6733542962-6	\$927.21	93.32%
720 Professional Building	6791442962-9	\$198.44	208.99%
Sahara Eastern Center	2951122962-6	\$36.08	16.39%
Spencer Complex Association	5358085415-5	\$831.24	142.94%
Tenaya Professional Building	2459590251-1	\$834.12	\$93.61%

## Infrastructure Charges - Home Owners Association

Property Name	Account Number	Dollar Increase	Percent Increase
Aviano	430344436	\$42.07	33.14%
Bella Monte	7298839893-8	\$15	2.84%
Bella Vista	430102220	\$19.69	4.84%
Cheyenne at Southfork	430056018	\$94.26	16.22%
Clearwater Cove	6109932962-7	\$21.13	1.55%
Eagle Creek	3334442962-7	\$30.74	5.71%
Foothills	0294442962-6	\$86.82	6.22%
Hidden Crest II	9811416532-1	\$5.50	19.23%
Hidden Crest III	0172786167-4	\$5.50	11.11
Madison Estates	N/A	N/A	N/A
Newport Cove VII	4619442962-0	\$368.81	24.90%
Park Oasis	7613132962-5	\$211.23	3.25%
Pleasant Valley	N/A	N/A	N/A
Russel Ranch	6190542962-9	\$43.54	50.07%
Solera at Stallion Mountain	0406764883-4	\$76.84	5.31%
South Glen I/II	2006547841-2	\$5.50	24.48%

Sterling at Silver Springs	0202542962-8	\$200.38	2.39%
Stone Ridge	430252654	\$55.88	23.30%
Sunrise Villas 8	5422542962-7	\$222.80	10%
Traditions I	N/A	N/A	N/A
Woodlands	7073542962-6	\$51.96	8.18%

**\*\* Transmit Confirmation Report \*\***

P.1  
H&L REALTY

Fax: 3853759

Jul 18 2012 03:09pm

Name/Fax No.	Mode	Start	Time	Page	Result	Note
8228530	Normal	18,03:08pm	0'39"	3	# 0 K	

H&L Realty and Management Company

720 S. 4th Street, #201  
P.O. Box 7440  
Las Vegas, NV 89125

**JUST THE FAX!**

Date: 7/18/12  
Number of pages including cover sheet: 3

Attention: Julie Wilcox  
To: \_\_\_\_\_  
Phone: 702-258-3939  
Fax phone: 702-822-8530  
CC: \_\_\_\_\_

From: Barbara Holland  
Phone: 702-385-5611  
Fax phone: 702-385-3759  
Please call if you do not receive all pages faxed.

REMARKS:  Urgent  For your review  Reply ASAP  Please comment

① email

② Investors Management Group LLC

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

# JUST THE FAX!

Date: 7/18/12

Number of pages including cover sheet: 3

Attention Julie Wilcox

To: \_\_\_\_\_

Phone: 702-258-3939

Fax phone: 702-822-8530

CC: \_\_\_\_\_

From: Barbara Holland

Phone: 702-385-5611

Fax phone: 702-385-3759

Please call if you do not receive all pages faxed.

REMARKS:  Urgent  For your review  Reply ASAP  Please comment

① email

② Investors Management Group LLC

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

## Front Desk

---

**From:** Barbara Holland [bholland@hlrealty.com]  
**Sent:** Wednesday, July 18, 2012 6:23 AM  
**To:** 'Front Desk'  
**Subject:** FW: Water District  
**Attachments:** IREM Water District.docx

Pull good paper email and attached give to me directly

Barbara Holland, **CPM**  
**President**

**Please visit us on [Facebook](#), [Twitter](#), and [H & L Realty](#).**

---

---

**From:** Kathy [mailto:kathy@lvamg.com]  
**Sent:** Tuesday, July 17, 2012 9:41 PM  
**To:** bholland@hlrealty.com  
**Subject:** Water District

Hi Barbara,

Thank you for being an advocate on our behalf. I have attached a list of my properties that have been affected by the infrastructure water fee.

I am in a Stats class on Thursday, I wish you the best of luck and once again appreciate your time and commitment.

Thanks.

Kathy Stubbs, CCIM, CPM, RPA  
Investors Management Group, LLC  
2620 Regatta Drive Suite 102  
Las Vegas, NV 89128  
(702) 925-8741 FAX (702) 925-8743

*"The information contained in this email is intended only for the personal and confidential use of the designated recipient(s) named above. This information may be an attorney-client communication, and if so is privileged and confidential. If the reader of this email is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, and distribution or copying of this information is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us by mail. Thank you."*

# Investors Management Group, LLC

July 17, 2012

Please find the breakdown of the monthly increases due to the infrastructure charges:

## Infrastructure Charges – Offices

Property Name	Account Number	Dollar Increase	Percent Increase
Conquistador Plaza Owners Assoc, Inc. - 9910 - 9970 W. Cheyenne	5243442962-8	\$809.60	31.6%
Gilmar Post Park Association Inc.	9825907917-0	\$923.61	71.6%
G G Development, LLC	3825442962-4	\$218.28	111.1%
Mid Town Enterprises - 4465 W. Hacienda	656110	\$79.37	11.3%
Mid Town Karms	597381	\$20.96	4.6%
Mid Town Enterprises - 4125/4145	0656110/0158681	\$265.90	159.1%
Morrisey Living Trust	3677612962-3	\$36.08	55.4%
Post Industrial Park Association	4461683550-8	\$571.48	104.3%

Kathy Stubbs, CPM®, CCIM®, RPA®  
Broker

**\*\* Transmit Confirmation Report \*\***

P. 1  
H&L REALTY

Fax: 3853759

Jul 18 2012 03:19pm

Name/Fax No.	Mode	Start	Time	Page	Result	Note
8228530	Normal	18,03:18pm	1'17"	6	# 0 K	

H&L Realty and Management Company

720 S. 4th Street, #201  
P.O. Box 7440  
Las Vegas, NV 89125

**JUST THE FAX!**

Date: 7/18/13  
Number of pages including cover sheet: 5

Attention Julie Wilcox  
To: \_\_\_\_\_  
Phone: 702-258-3939  
Fax phone: 702-822-8530  
CC: \_\_\_\_\_

From: Barbara Holland  
Phone: 702-385-5611  
Fax phone: 702-385-3759  
Please call if you do not receive all pages faxed.

REMARKS:  Urgent  For your review  Reply ASAP  Please comment

① Email "LVVWD Rate Increase" pgs. 1-2  
② Email "CORRECTED FW: SNWA Infrastructure Surcharge" pgs 3-5

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

# JUST THE FAX!

Date: 7/18/13

Number of pages including cover sheet: 5

Attention Julie Wilcox

To: \_\_\_\_\_

Phone: 702-258-3939

Fax phone: 702-822-8530

CC: \_\_\_\_\_

From: Barbara Holland

Phone: 702-385-5611

Fax phone: 702-385-3759

Please call if you do not receive all pages faxed.

REMARKS:  Urgent  For your review  Reply ASAP  Please comment

① Email "LVWD Rate Increase" pgs. 1-2

② Email "CORRECTED FW: SNWA Infrastructure Surcharge" pgs 3-5

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

## Barbara Holland

---

**From:** Melissa C [MelissaC@turnberrytowers-lv.com]  
**Sent:** Wednesday, July 18, 2012 2:23 PM  
**To:** bholland@hlrealty.com  
**Subject:** LVVWD Rate Increase  
**Attachments:** LVVWD Rate Increase.pdf

Good Afternoon,

Please add our community information to the discussion being held tomorrow regarding the new SNWA Infrastructure Charge as we are unable to send a representative to speak on our behalf. Should you have and questions, feel free to contact me.

Regards,

---

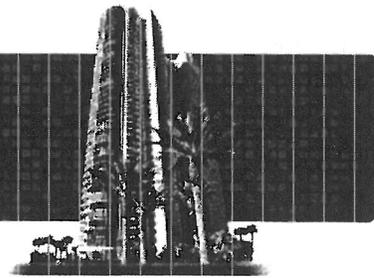
**MELISSA CORRIE**  
OPERATIONS MANAGER | TURNBERRY TOWERS  
222 KAREN AVE. LAS VEGAS, NV 89109  
OFFICE: 702.650.5260 | FAX: 702.650.5259

This email message, including any attachments, is for the sole use of the intended recipient (s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

# TURNBERRY TOWERS

## COMMUNITY ASSOCIATION

Enjoy High Rise Living With World Class Amenities



July 18, 2012

Barbara Holland  
H & L Realty and  
Management Company

---

Dear Mrs. Holland,

We at Turnberry Towers Community are very interested in having our information included in the discussion regarding the SNWA Infrastructure Charge. Unfortunately we are unable to send a representative from our office, but I understand you are willing to speak on our behalf. I have included the requested information about our Community and how this charge has affected us.

We currently have the following three (3) meters with Las Vegas Valley Water District Account Number 1822434813-8:

Service Address 222-322 Karen Ave.

Quantity	Meter Size	Monthly Increase	Yearly Increase
1	10"	\$1,659.59	\$19,915.08
1	4"	\$360.79	\$4,329.48
1	2"	\$115.45	\$1,385.40
		<b>TOTAL:</b>	<b>\$25,629.96</b>

Feel free to contact me at (702) 650-5260, should you have any questions or need any additional information.

Sincerely,

*Melissa Corrie*  
Operations Manager

## Barbara Holland

---

**From:** Steve Lauber [slauber@tbredmgt.com]  
**Sent:** Wednesday, July 18, 2012 3:00 PM  
**To:** bholland@hlrealty.com  
**Subject:** CORRECTED FW: SNWA Infrastructure Surcharge for HOA's

Barbara,

Please disregard my earlier e-mail. I was only half complete writing it when I mistakenly hit the send button instead of the paste button (why would they put those next to each other?).

Below is my updated version.

Thanks,

### Steven Lauber

---

2555 W Cheyenne Ave  
North Las Vegas, NV 89032  
P: 702-515-2042/866-419-5266  
F: 702-515-2043  
[SLauber@tbredmgt.com](mailto:SLauber@tbredmgt.com)



**Thoroughbred  
Management**

The Single Family Home HOA Specialist

This email message, including any attachments, is for the sole use of the intended recipient (s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

---

**From:** Steve Lauber  
**Sent:** Wednesday, July 18, 2012 2:40 PM  
**To:** 'bholland@hlrealty.com'  
**Subject:** FW: SNWA Infrastructure Surcharge for HOA's

Barbara,

I noticed in comparing water bills that single family HOAs receiving water bills from North Las Vegas and Henderson are being charged the non-residential rate on the new SNWA Infrastructure Charge, while single family HOAs receiving service from LVVWD are being charged the residential rate. After multiple phone calls to North Las Vegas, LVVWD, & SNWA, the e-mail below from North Las Vegas is the only response I received.

Here is how this new charge affects some of our HOAs:

- Flamingo Trails (63 single family homes) is served by LVVWD and has one 1" meter being charged the infrastructure fee at the residential rate of \$19.21/month or an extra \$230.52/year. Their 2012 water budget is \$480 so this fee will be an increase of 48% in their water budget.
- Village at Craig Ranch (206 single family homes) is served by North Las Vegas utilities and has one ¾" meter and one 2" meter being charged at the non-residential rate of \$19.05 for the ¾" and \$115.45 for the 2" meters, which is an extra \$134/month or \$1,614/year. Their 2012 water budget is \$6,000 so this will be an increase of 27%. If they were billed at the residential rate, the fee would be and extra \$797.52/year, which would be a 13% increase. Note: this HOA was able to reduce its annual water budget from \$8,040/year in 2010 to \$6,000 in 2012 by converting large areas of grass in their Park. This increase will erase most of that savings.

- Mission Del Rey (107 single family homes) is served by North Las Vegas utilities and has two ¾" meters being charged at the **non-residential rate** of \$19.05/month, which is an extra \$38.10/month or \$457.20/year. Their 2012 water budget is \$960 so this will be an **increase of 48%**. If they were billed at the residential rate, the fee would be an extra \$120/year, which would be a 13% increase.
- Jasmine Ranch (296 unit condo complex) is served by North Las Vegas utilities and has six 2" meters being charged at the residential rate of \$61.46/month and three 8" fire meters being charged at \$404.08/month. This fee is an **extra \$1,581/month** for this HOA or **\$18,972/year** (this means that all assessments for 9 of the 296 units goes for just paying this fee). Their annual water budget is \$160,008 (which includes water, sewer service, and trash removal).
- Palm Terrace (40 single family homes) is served by Henderson utilities and has three ¾" meters being charged at the **non-residential rate** of \$19.05/month, which is an extra \$57.15/month or \$685.80/year. Their 2012 water budget is \$1,848 so this will be an **increase of 37%**. If they were billed at the residential rate, the fee would be an extra \$180/year, which would be a 10% increase.

Thanks,

**Steven Lauber**

2555 W Cheyenne Ave

North Las Vegas, NV 89032

P: 702-515-2042/866-419-5266

F: 702-515-2043

[SLauber@tbredmgt.com](mailto:SLauber@tbredmgt.com)



The Single Family Home HOA Specialist

This email message, including any attachments, is for the sole use of the intended recipient (s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

**From:** Romina Chapman-Wilson [<mailto:wilsonr@cityofnorthlasvegas.com>]

**Sent:** Tuesday, July 17, 2012 5:57 PM

**To:** Steve Lauber

**Subject:** SNWA Infrastructure Surcharge for HOA's

Good afternoon Steve. In regards to irrigation meters and meters that service parks that are located within an HOA, the City of North Las Vegas considers those meters as non-residential and charges the non-residential rate. I also placed a call to LVVWD. I spoke with Russel in Customer Service at 5:13 p.m. today. He said that they also charge the non-residential rate for irrigation meters. I checked with a manager here who worked on implementing the rates set forth by SNWA to ensure we are charging those fees correctly. I was informed that irrigation meters do not service a residence and are considered non-residential. He also confirmed that they had several discussion with SNWA and that we were instructed on how the fee should be charged. I know this contradicts what you stated as far as LVVWD charging the residential rate. Would you be open to forwarding a copy of your LVVWD bill, reflecting charges for an irrigation meter, for further consideration?

Thank you.

--

**Romina Wilson**

Utilities Business Services Administrator

City of North Las Vegas

2250 Las Vegas Blvd. N, Ste. 250  
North Las Vegas, NV 89030  
Phone: 702-633-1278  
Fax: 702-399-2952  
Web: [www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

---

---

**\*\* Transmit Confirmation Report \*\***

P. 1  
H&L REALTY

Fax: 3853759

Jul 17 2012 12:10pm

Name/Fax No.	Mode	Start	Time	Page	Result	Note
7028228530	Normal	17, 12:09pm	1'01"	4	# O K	

H&L Realty and Management Company

720 S. 4th Street, #201  
P.O. Box 7440  
Las Vegas, NV 89125

**JUST THE FAX!**

Date: 7/17/2012  
Number of pages including cover sheet: 4

Attention: Julie Wilcox  
To: \_\_\_\_\_  
Phone: 702-258-3939  
Fax phone: 702-822-8530  
CC: \_\_\_\_\_

From: Barbara Holland  
Phone: 702-385-5611  
Fax phone: 702-385-3759  
Please call if you do not receive all pages faxed.

REMARKS:  Urgent  For your review  Reply ASAP  Please comment  
Another manager sent me their spread sheets.

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.



HOA NAME	ADDRESS	ACCOUNT #	DOLLAR INCREASE PER MONTH	PERCENT INCREASE
BLUFFS	1725 BLUFFS DRIVE #2	430349674	\$ 29.17	14.97%
BLUFFS	541 EIGER WAY #A	400292260	\$ 36.89	26.69%
BLUFFS	435 RAINDANCE DRIVE #A	400236170	\$ 28.91	26.87%
BLUFFS	1725 BLUFFS DRIVE #A3	400226670	\$ 11.00	60.50%
BLUFFS	1725 BLUFFS DRIVE #A1	400226700	\$ 15.25	22.47%
BLUFFS	426 LOST TRAIL DRIVE #A	400276600	\$ 28.91	26.87%
BLUFFS	1728 BLUFFS DRIVE #A	430185782	\$ 9.08	25.60%
BLUFFS	1726 BLUFFS DRIVE #A	430173368	\$ 9.08	25.60%
BLUFFS	1725 BLUFFS DRIVE #A2	400226660	\$ 45.76	40.62%
			\$ 214.05	
CINNAMON RIDGE	844 BURKHOLDER BKVD #A	430076468	\$ 93.60	24.60%
CINNAMON RIDGE	131 CLOUDCREST DRIVE #A	430216612	\$ 61.90	35.29%
			\$ 155.50	
CORONADO BAY BUSINESS	7924 W. SAHARA AVE	0053442962-6	\$ 1,007.38	50.78%
CORONADO RANCH STREET	6200 BLK ROBINDALE ROAD	7053442962-9	\$ 489.79	12.24%
FT. APACHE POINT	5502 S. FORT APACHE RD	2726952042-8	\$ 966.57	38.32%
GRAND CANYON VILLAGE	8250 N. GRAND CANYON DR	1355442962-4	\$ 903.74	11.84%
LEGACY VILLAGE	100 KACHINA VILLAGE LN #A	400341430	\$ 57.01	38.07%
LEGACY VILLAGE	1604 MOWBRAY CT #A	400393270	\$ 20.03	42.08%
LEGACY VILLAGE	1609 WHITE MESA CT #A	400393260	\$ 19.77	42.74%
LEGACY VILLAGE	1611 REDHAWK CT #A	400393250	\$ 20.29	41.45%
LEGACY VILLAGE	1613 NAVAJO POINT PL #A	400393240	\$ 20.29	41.45%
LEGACY VILLAGE	1624 NAVAJO POINT PL #A	400393230	\$ 115.39	59.70%
LEGACY VILLAGE	1648 N. GREEN VALLEY PKWY #A	400399690	\$ 161.17	44.48%
LEGACY VILLAGE	1665 WINDOW ROCK DR #A	400324350	\$ 142.63	26.58%
LEGACY VILLAGE	1676 LONG HORIZON CT #A	400324340	\$ 19.00	45.02%



PROPERTY MANAGEMENT

LEGACY VILLAGE	1683 MOUNTAIN SONG CT #A	400329850	\$	21.32	39.22%
LEGACY VILLAGE	1699 SUN SHOWER CT #A	400365820	\$	19.77	42.74%
LEGACY VILLAGE	1701 WIGWAM PKWY #A	400324810	\$	159.95	24.64%
LEGACY VILLAGE	1702 WINDOW ROCK DR #A	400324820	\$	86.56	43.80%
LEGACY VILLAGE	1724 HIDDEN SANDS CT #A	400365810	\$	19.25	44.21%
LEGACY VILLAGE	1803 WIGWAM PKWY #A	400273780	\$	125.06	62.10%
LEGACY VILLAGE	1951 WIGWAY PKWY #A	400264750	\$	283.19	24.71%
LEGACY VILLAGE	2140 FALCON POINTE LN #A	400341440	\$	23.04	43.04%
LEGACY VILLAGE	2153 FALCON POINT LN #A	400341450	\$	24.84	39.45%
LEGACY VILLAGE	2175 WIGWAM PKWY #A	400267430	\$	266.92	25.66%
LEGACY VILLAGE	2180 PEBBLE RD #A	400271180	\$	235.38	29.71%
LEGACY VILLAGE	2191 PEBBLE RD #A	430087572	\$	183.81	38.21%
LEGACY VILLAGE	25 PALAZZO TER #A	400324300	\$	19.00	45.02%
LEGACY VILLAGE	4 PALAZZO TER #A	400324310	\$	21.83	38.25%
LEGACY VILLAGE	43 DESERT DAWN LN #A	400324290	\$	401.78	17.04%
LEGACY VILLAGE	49 COYOTE POINTE CT #A	400365830	\$	21.83	38.25%
LEGACY VILLAGE	50 N. VALLEY VERDE DR#A	400365790	\$	29.19	32.53%
LEGACY VILLAGE	52 HUNTFIELD DRIVE #A	400341351	\$	89.22	19.11%
LEGACY VILLAGE	69 ANCIENT HILLS LN #A	400365780	\$	67.63	19.71%
LEGACY VILLAGE	71 DESERT RAIN CT #A	400324320	\$	19.00	45.02%
LEGACY VILLAGE	76 LOST MOUNTAIN CT #A	400365800	\$	20.03	42.08%
LEGACY VILLAGE	89 SHEPHERD MESA CT #A	400393220	\$	20.29	41.45%
LEGACY VILLAGE	99 ANCIENT HILLS LN #A	400334550	\$	40.86	46.97%
			\$	<b>2,775.33</b>	
MISSION HILLS	2305 W. HORIZON RIDGE PKWY	430129112	\$	<b>1,288.08</b>	10.72%
PECOS COMMONS	74 N. PECOS RD #A	400614020	\$	<b>165.28</b>	43.05%
RANCHO LAKE	2075 HUSSIUM HILLS ST	4330542962-3	\$	<b>756.31</b>	12.18%
WEST TROPICANA	5000 BLK RENO AVE	5843542962-4	\$	<b>986.70</b>	12.42%

# JUST THE FAX!

Date: 7/17/2012

Number of pages including cover sheet: 4

Attention Julie Wilcox

To: \_\_\_\_\_

Phone: 702-258-3939

Fax phone: 702-822-8530

CC: \_\_\_\_\_

From: Barbara Holland

Phone: 702-385-5611

Fax phone: 702-385-3759

Please call if you do not receive all pages faxed.

REMARKS:  Urgent  For your review  Reply ASAP  Please comment

Another manager sent me their spread sheets.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS ADDRESSED.

IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CALL US IMMEDIATELY AND MAIL IT TO THE ABOVE ADDRESS. THANK YOU.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

**Barbara Holland**

---

**From:** Trish Hall [thall@cpmlv.com]  
**Sent:** Tuesday, July 17, 2012 11:48 AM  
**To:** 'bholland@hlrealty.com'  
**Subject:** SNWA Meeting (water cost increase)  
**Attachments:** 20120717113035328.pdf

Barbara,

I won't be able to attend the meeting. I have attached is our larger Associations and Commercial Associations that we manage that have the largest increase in water costs. Appreciate your assistance and being an advocate in this matter on behalf of our industry.

---

Sincerely,

---

Trish Hall, CMCA  
President/Supervising Community Manager  
Colonial Property Management  
8595 S. Eastern Ave.  
Las Vegas, NV 89123  
(702) 458-2580 Office  
(702) 458-2582 Fax  
[www.cpmlv.com](http://www.cpmlv.com)

Privacy & Confidentiality Notice: This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake please email the sender back immediately and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

-----Original Message-----

**From:** scans@cpmlv.com [mailto:scans@cpmlv.com]  
**Sent:** Tuesday, July 17, 2012 8:31 AM  
**To:** Trish Hall  
**Subject:** Message from "RNP0026732BB0EA"

This E-mail was sent from "RNP0026732BB0EA" (Aficio MP C2551).

Scan Date: 07.17.2012 11:30:35 (-0400)  
Queries to: [scans@cpmlv.com](mailto:scans@cpmlv.com)

## Barbara Holland

---

**From:** Susan McMasters [SMcMasters@weingarten.com]  
**Sent:** Wednesday, July 18, 2012 4:46 PM  
**To:** 'Barbara Holland'  
**Subject:** FW: Here's my letter  
**Attachments:** scan3543.pdf

For your meeting

*Susan*

**Susan L. McMasters**  
Regional Property Manager

---

## WEINGARTEN REALTY

860 S. Rancho Drive, Suite 10 | Las Vegas, Nevada 89106  
702.259.7935 O | 702.642.5673 F  
**People-to-People. Coast-to-Coast.**



---

**From:** Riggs, Lisa [mailto:riggsL@koll.com]  
**Sent:** Wednesday, July 18, 2012 4:40 PM  
**To:** Susan McMasters  
**Subject:** Here's my letter

Sincerely,

**Lisa Riggs** ✉  
Senior Property Manager

The Koll Company  
7935 West Sahara Avenue, Suite 101  
Las Vegas, NV 89117  
(702) 740-7050 Office  
(702) 740-7052 Fax  
[riggsL@koll.com](mailto:riggsL@koll.com)



The Koll Company  
7935 West Sahara Avenue  
Suite 101  
Las Vegas, NV 89117  
(702) 740-7050 Office  
(702) 740-7052 Fax

July 18, 2012

Infrastructure Charges – Office Buildings

PROPERTY NAME	ACCOUNT NUMBER	DOLLAR INCREASE	% INCREASE	PSF COST INCREASE
Koll PER Canyon Plaza LLC	9913256193-9	757.64	35%	.25 vs .34
Koll PER Tropicana	2752927486-5	448.59	31%	.18 vs .23

Infrastructure Charges – Industrial Buildings

PROPERTY NAME	ACCOUNT NUMBER	DOLLAR INCREASE	% INCREASE	PSF COST INCREASE
Koll PER Sahara LLC	7458394856-2	1,191.77	294%	.11 vs .31
Koll PER Brookhollow LLC	6960005583-9	448.59	250%	.13 vs .30

Sincerely,  
**THE KOLL COMPANY**

  
Lisa Riggs  
Senior Property Manager

Ernie Selman of Cind-R-Lite Block Company and Allied Building Materials provided the Southern Nevada Water Authority Board of Directors a copy of the Las Vegas Review Journal's front page, dated Sunday, January 22, 1961 and referenced the article titled, "Huge LV Water Supply Bared By Study."

The document's size is too large to be included within the printed minutes; however, a copy is available for public viewing at the Las Vegas Valley Water District, 1001 S. Valley View Boulevard, Las Vegas, NV 89153.

Loc / Acct	Payroll Benefits	Sweeping Cleaning	Snow Removal	Landscaping	Trash Removal	Util - Electric	Util - Water	Util - Gas	Signs	Extern- inating	Security	Steam Cleaning	Resurfacing Patching	Roof	Canopy	Fire Sprinklers	Plumbing	Electric Rprs	Elevators	Painting	Other Pl Maint	Total CAI
Arizona Other	0.08	0.15	0.00	0.16	0.10	0.20	0.10	0.00	0.00	0.03	0.01	0.07	0.07	0.01	0.00	0.05	0.00	0.04	0.00	0.12	0.00	1.18
Arkansas	0.06	0.12	0.02	0.07	0.00	0.10	0.00	0.00	0.00	0.00	0.05	0.03	0.07	0.04	0.00	0.03	0.02	0.07	0.00	0.00	0.00	0.67
Austin Area	0.05	0.10	0.00	0.03	0.00	0.21	0.00	0.00	0.00	0.00	0.01	0.04	0.08	0.09	0.00	0.00	0.00	0.03	0.00	0.01	0.00	0.67
Beaumont and S	0.06	0.20	0.00	0.11	0.01	0.19	0.02	0.00	0.01	0.00	0.06	0.04	0.09	0.07	0.00	0.04	0.02	0.07	0.00	0.01	0.00	1.00
Charlotte	0.11	0.13	0.04	0.24	0.22	0.13	0.37	0.00	0.01	0.00	0.15	0.03	0.07	0.04	0.00	0.10	0.01	0.06	0.00	0.00	0.07	1.82
Colorado	0.00	0.15	0.31	0.21	0.12	0.20	0.16	0.03	0.01	0.04	0.05	0.04	0.09	0.06	0.00	0.05	0.01	0.03	0.05	0.02	0.14	2.02
Dallas Area	0.08	0.23	0.01	0.24	0.16	0.21	0.12	0.00	0.01	0.02	0.07	0.02	0.07	0.06	0.00	0.06	0.02	0.07	0.00	0.01	0.01	1.35
Georgia	0.12	0.21	0.00	0.16	0.30	0.30	0.09	0.00	0.01	0.02	0.07	0.02	0.07	0.05	0.01	0.09	0.02	0.05	0.01	0.01	0.01	1.37
Houston and Su	0.05	0.12	0.25	0.21	0.07	0.11	0.17	0.00	0.01	0.01	0.01	0.02	0.10	0.04	0.02	0.04	0.01	0.07	0.00	0.01	0.02	1.75
Kentucky	0.07	0.21	0.00	0.16	0.19	0.13	0.06	0.00	0.01	0.01	0.11	0.05	0.07	0.07	0.00	0.04	0.02	0.06	0.00	0.01	0.05	1.34
Louisiana	0.06	0.15	0.05	0.14	0.19	0.13	0.07	0.00	0.01	0.01	0.30	0.04	0.08	0.06	0.02	0.03	0.01	0.06	0.00	0.01	0.01	1.12
Memphis	0.12	0.15	0.00	0.12	0.15	0.14	0.33	0.00	0.00	0.01	0.28	0.03	0.11	0.03	0.02	0.04	0.01	0.05	0.00	0.01	0.01	1.38
Nevada	0.12	0.18	0.03	0.18	0.27	0.21	0.13	0.00	0.01	0.01	0.24	0.04	0.13	0.03	0.00	0.03	0.03	0.03	0.00	0.02	0.02	1.71
New Mexico	0.10	0.15	0.02	0.17	0.13	0.32	0.00	0.00	0.00	0.00	0.02	0.02	0.05	0.02	0.01	0.05	0.01	0.04	0.00	0.01	0.02	1.69
North Carolina (	0.09	0.18	0.00	0.30	0.16	0.20	0.13	0.00	0.02	0.01	0.06	0.03	0.05	0.02	0.01	0.05	0.03	0.06	0.00	0.01	0.01	1.29
North Florida	0.11	0.23	0.00	0.24	0.37	0.16	0.30	0.00	0.01	0.02	0.38	0.05	0.10	0.04	0.01	0.06	0.03	0.05	0.00	0.02	0.02	1.61
Northern Califor	0.05	0.14	0.08	0.15	0.00	0.15	0.00	0.00	0.01	0.00	0.03	0.01	0.06	0.07	0.01	0.01	0.01	0.05	0.00	0.02	0.02	2.14
Oklahoma	0.06	0.12	0.43	0.05	0.02	0.13	0.00	0.00	0.01	0.00	0.03	0.01	0.03	0.01	0.01	0.01	0.01	0.05	0.00	0.01	0.01	0.85
Other	0.13	0.23	0.03	0.15	0.19	0.09	0.24	0.00	0.00	0.01	0.02	0.04	0.10	0.04	0.00	0.03	0.00	0.05	0.00	0.00	0.00	1.03
Pacific Northwe	0.04	0.10	0.05	0.12	0.00	0.13	0.17	0.00	0.01	0.00	0.27	0.04	0.10	0.04	0.00	0.04	0.02	0.05	0.00	0.02	0.02	1.88
Panhandle	0.14	0.26	0.00	0.23	0.25	0.27	0.31	0.00	0.01	0.03	0.12	0.03	0.08	0.04	0.01	0.03	0.02	0.04	0.00	0.01	0.00	0.80
Phoenix	0.10	0.14	0.04	0.13	0.10	0.22	0.09	0.00	0.00	0.01	0.02	0.02	0.05	0.03	0.01	0.07	0.01	0.04	0.03	0.03	0.04	2.00
Raleigh-Durhan	0.06	0.13	0.01	0.19	0.17	0.21	0.20	0.00	0.01	0.00	0.03	0.06	0.09	0.04	0.00	0.05	0.01	0.06	0.00	0.01	0.04	1.03
San Antonio Are	0.08	0.31	0.00	0.40	0.24	0.18	0.06	0.00	0.01	0.06	0.02	0.05	0.07	0.02	0.00	0.06	0.00	0.03	0.00	0.01	0.05	1.15
South Carolina	0.10	0.25	0.00	0.35	0.37	0.30	0.07	0.00	0.02	0.02	0.14	0.05	0.07	0.07	0.01	0.06	0.02	0.10	0.00	0.01	0.05	1.58
South Florida	0.15	0.22	0.00	0.18	0.08	0.30	0.09	0.00	0.01	0.10	0.10	0.03	0.06	0.04	0.02	0.04	0.02	0.06	0.00	0.01	0.03	1.99
Southern Califor	0.16	0.19	0.00	0.24	0.28	0.23	0.23	0.00	0.01	0.03	0.13	0.04	0.09	0.05	0.03	0.10	0.03	0.07	0.00	0.01	0.03	1.59
St. Louis Area	0.10	0.10	0.22	0.08	0.02	0.15	0.12	0.00	0.01	0.00	0.01	0.03	0.07	0.02	0.00	0.04	0.02	0.06	0.00	0.01	0.02	2.01
Tucson	0.10	0.18	0.00	0.17	0.11	0.11	0.22	0.00	0.00	0.01	0.02	0.02	0.08	0.05	0.08	0.06	0.04	0.04	0.00	0.01	0.00	0.94
Utah	0.06	0.15	0.15	0.09	0.09	0.17	0.14	0.00	0.00	0.00	0.02	0.02	0.08	0.02	0.00	0.03	0.00	0.03	0.00	0.01	0.00	1.32
	0.10	0.19	0.09	0.20	0.20	0.22	0.17	0.07	0.01	0.02	0.18	0.04	0.08	0.05	0.02	0.06	0.02	0.06	0.11	0.02	0.03	1.18
																						1.63

07/18/2012 09:27:57 AM

**WEINGARTEN REALTY**

Valorie Cochran: 702-259-7910

Sq Ft	Property Name	Service Address	Account #	Dollar Increase	Percent Increase	Total Bill	Amount of Bill w/o Surcharge
246,527	Tropicana Beltway	5050-5270 S. Ft. Apache Rd.	1043542962-5	\$ 522.77	168.03%	833.89 \$	311.12
		5060-5270 S. Ft. Apache Rd.		\$ 638.95	77.77%	1460.5 \$	821.55
				\$ 126.99	3.51%	3749.35 \$	3,622.36
				\$ 115.45	7.45%	1665.54 \$	1,550.09
			2905542962-4	\$ 88.51	100.00%	88.51 \$	-
152,000	Mission Center	1290 E. Flamingo Rd.	1686461436-3	\$ 115.45	223.48%	167.11 \$	51.66
		1300 E. Flamingo Rd.		\$ 100.06	23.23%	530.85 \$	430.79
		1340 E. Flamingo Rd.		\$ 134.69	332.08%	175.25 \$	40.56
		1350 E. Flamingo Rd.		\$ 115.45	26.46%	551.8 \$	436.35
		1370 E. Flamingo Rd.		\$ 134.69	6.26%	2286.77 \$	2,152.08
		4000 S. Maryland Pkwy.		\$ 404.08	336.34%	524.22 \$	120.14
				\$ 115.45	133.70%	201.8 \$	86.35
				\$ 115.45	155.24%	189.82 \$	74.37
		4020 S. Maryland Pkwy.		\$ 126.99	219.48%	184.85 \$	57.86
338137	Charleston Commons	201 N. Nellis Blvd.	7873481246-0	\$ 764.87	136.96%	1323.32 \$	558.45
		5100 Blk Charleston Blvd.		\$ 1,302.43	53.38%	3742.18 \$	2,439.75
437000	Best in the West	2000-2192 N. Rainbow Blvd.	7436254466-5	\$ 531.80	22.18%	2929.6 \$	2,397.80
				\$ 531.80	13.60%	4441.12 \$	3,909.32
207966	Decatur 215	6031-6371 N. Decatur Blvd.	6766381798-8	\$ 34.88	4.33%	840.8 \$	805.92
				\$ 34.88	2.26%	1576.09 \$	1,541.21
				\$ 561.50	72.41%	1336.95 \$	775.45
		6041 N. Decatur Blvd.		\$ 111.60	259.78%	154.56 \$	42.96
		6061 N. Decatur Blvd.		\$ 111.60	259.78%	154.56 \$	42.96
		6081 N. Decatur Blvd. A		\$ 69.75	236.84%	99.2 \$	29.45
		6081 N. Decatur Blvd. B		\$ 69.75	236.84%	99.2 \$	29.45
		6081 N. Decatur Blvd. C		\$ 69.75	236.84%	99.2 \$	29.45
		6131 N. Decatur Blvd.		\$ 111.60	259.78%	154.56 \$	42.96
		6171 N. Decatur Blvd.		\$ 69.75	236.84%	99.2 \$	29.45
		6241 N. Decatur Blvd.		\$ 69.75	236.84%	99.2 \$	29.45
		6311 N. Decatur Blvd.		\$ 69.75	236.84%	99.2 \$	29.45
		6321 N. Decatur Blvd.		\$ 69.75	236.84%	99.2 \$	29.45
		6341 N. Decatur Blvd.		\$ 69.75	236.84%	99.2 \$	29.45
		6351 N. Decatur Blvd.		\$ 69.75	236.84%	99.2 \$	29.45
152813	Paradise Marketplace	3830-3850 E. Flamingo Rd.	2043542962-4	\$ 580.86	168.03%	926.55 \$	345.69
				\$ 580.86	168.03%	926.55 \$	345.69
				\$ 115.45	10.93%	1172.12 \$	1,056.67
				\$ 115.45	59.34%	310.02 \$	194.57
				\$ 115.45	6.99%	1766.3 \$	1,650.85
				\$ 303.06	325.73%	396.1 \$	93.04
				\$ 138.54	38.16%	501.63 \$	363.09
150151	Westland Fair South	4505-4655 W. Charleston Blvd.		\$ 1,432.67	148.76%	2395.76 \$	963.09
				\$ 1,432.67	33.24%	5742.67 \$	4,310.00
143000	Tropicana Marketplace	6120 W. Tropicana Ave.		\$ 126.99	10.53%	1332.41 \$	1,205.42
		6120-6160 W. Tropicana Ave.		\$ 580.86	168.03%	926.55 \$	345.69
				\$ 580.86	168.03%	926.55 \$	345.69
		6150-6160 W. Tropicana Ave.		\$ 119.30	14.05%	968.38 \$	849.08
87000	Rancho Town & Country	850 S. Rancho Drive		\$ 531.80	26.98%	2503.17 \$	1,971.37
136369	Rainbow Plaza South	1023 S. Rainbow Blvd.	9228884266-6	\$ 130.49	300.46%	173.92 \$	43.43
		1025 S. Rainbow Blvd.		\$ 119.30	77.66%	272.92 \$	153.62
		1043 S. Rainbow Blvd.		\$ 37.28	146.54%	62.72 \$	25.44
278416	Rainbow Plaza North	601-873 S. Rainbow Blvd.		\$ 519.53	31.07%	2191.42 \$	1,671.89
				\$ 536.85	39.17%	1907.46 \$	1,370.61
		801 S. Rainbow Blvd.		\$ 260.97	325.72%	341.09 \$	80.12
				\$ 84.66	36.40%	317.22 \$	232.56
		900 Blk Rainbow Blvd.		\$ 260.97	325.72%	341.09 \$	80.12
				\$ 36.08	65.17%	91.44 \$	55.36
		901 S. Rainbow Blvd.		\$ 72.16	44.10%	235.77 \$	163.61
		903 S. Rainbow Blvd.		\$ 260.97	325.72%	341.09 \$	80.12
		917 S. Rainbow Blvd.		\$ 130.49	300.46%	173.92 \$	43.43
				\$ 119.30	26.34%	572.26 \$	452.96
		945 S. Rainbow Blvd.		\$ 37.28	85.13%	81.07 \$	43.79
116973	Francisco Center	2466 E. Desert Inn	3214032962-7	\$ 444.49	336.35%	576.64 \$	132.15
		2412 E. Desert Inn	8582305777-4	\$ 79.37	97.72%	160.59 \$	81.22
		2478-2488 E. Desert Inn		\$ 39.69	105.98%	77.14 \$	37.45
		2490 E. Desert Inn		\$ 126.99	167.47%	202.82 \$	75.83
		2534 E. Desert Inn		\$ 20.96	34.75%	81.28 \$	60.32
		2536 E. Desert Inn Rd.		\$ 20.96	184.67%	32.31 \$	11.35
		2540 E. Desert Inn Rd.		\$ 20.96	120.95%	38.29 \$	17.33
167654	College Park	2101 E. Lake Mead	015089-03-0	\$ 72.16	109.95%	137.79 \$	65.63
		2107 E. Lake Mead	015093-01-6	\$ 115.45	88.71%	245.6 \$	130.15
		2031 E. Lake Mead #B	038067-02-1	\$ 19.05	84.86%	41.5 \$	22.45
		2401 E. Lake Mead #100	015105-06-7	\$ 404.08	298.65%	539.38 \$	135.30
		College Park Landscape	013413-01-8	\$ 72.16	18.97%	452.57 \$	380.41
		2027 E. Lake Mead	015087-01-8	\$ 36.08	58.44%	97.82 \$	61.74
		2101 E. Lake Mead	018022-03-8	\$ 404.08	301.60%	538.06 \$	133.98
		2401 E. Lake Mead #100	015103-04-7	\$ 115.45	85.95%	249.77 \$	134.32
211000	Eastern Commons	10545 S. Eastern Ave.	430028592	\$ 415.62	12.65%	3701.3 \$	3,285.68
		10525 S. Eastern Ave.	430028586	\$ 611.90	38.07%	2219.04 \$	1,607.14

2,825,006

<b>Increased monthly:</b>	\$	<b>19,960.29</b>	<b>42.03%</b>	\$ 67,446.85	\$ 47,486.56
12 months:	\$	239,523.48		\$ 809,362.20	\$ 569,838.72
PSF annual:	\$	0.0848		\$ 0.2865	\$ 0.2017
Per 3,000 sf of lease space:	3,000 \$	254.36		\$ 859.50	\$ 605.14

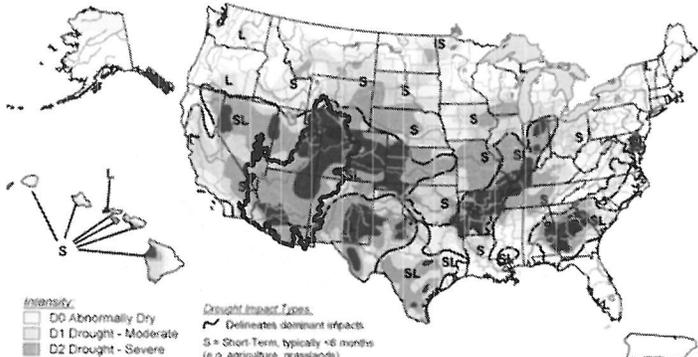
SOUTHERN NEVADA WATER AUTHORITY snwa.com

---

## Update on Drought Conditions and Water Use

July 19, 2012

### Drought Monitor



**Intensity:**

- D0 Abnormally Dry
- D1 Drought - Moderate
- D2 Drought - Severe
- D3 Drought - Extreme
- D4 Drought - Exceptional

**Drought Impact Types:**

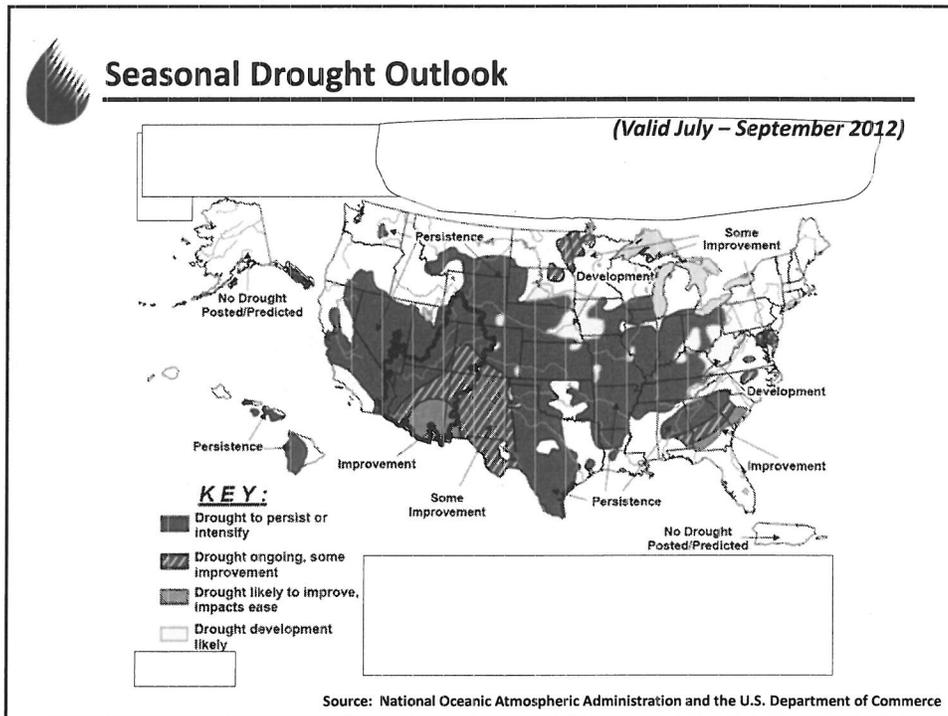
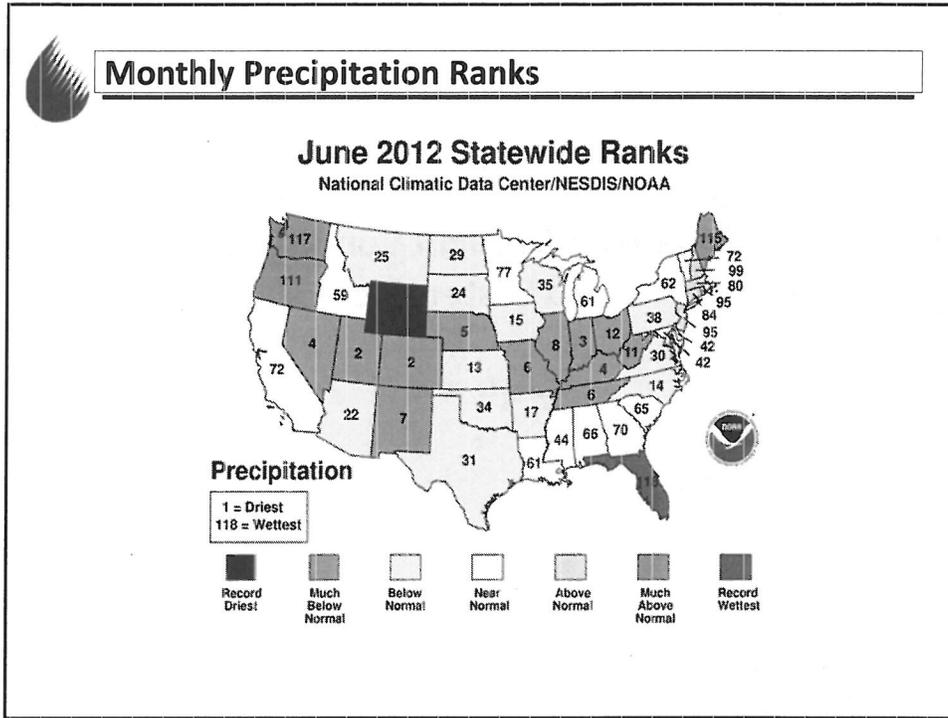
- ~ Delineates dominant impacts
- S = Short Term, typically <6 months (e.g. agriculture, grasslands)
- L = Long Term, typically >6 months (e.g. hydrology, ecology)

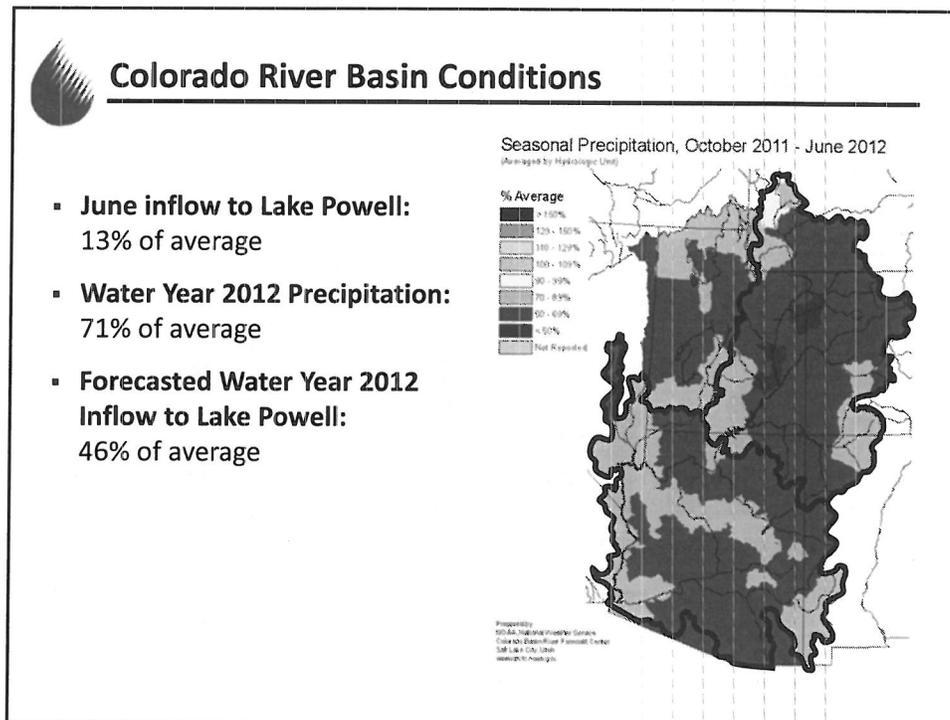
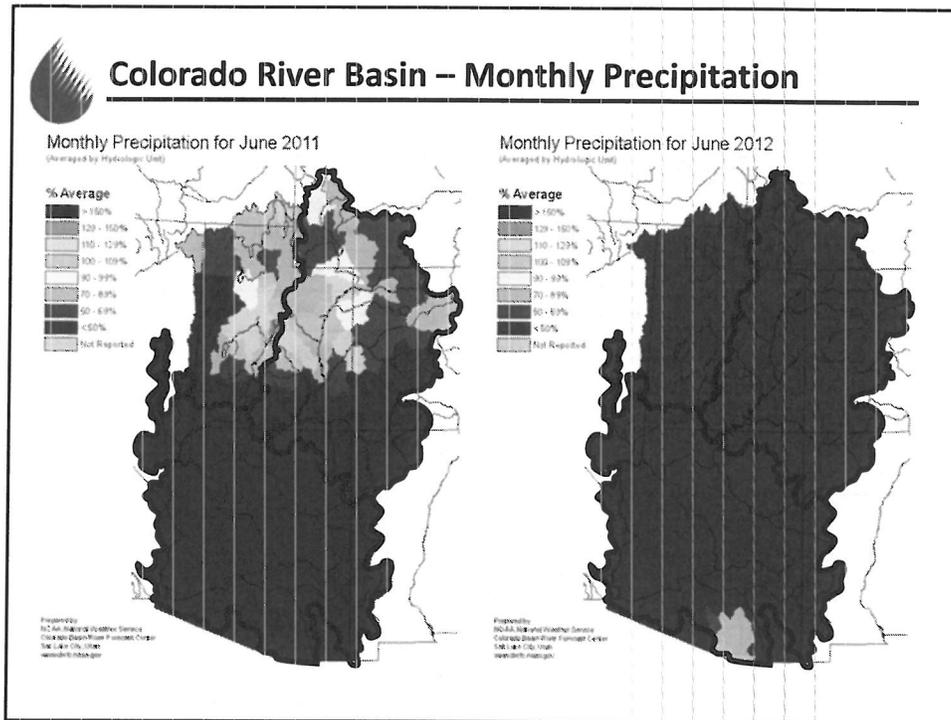
*The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.*

<http://droughtmonitor.unl.edu/>

**USDA**     

**Released Thursday, July 12, 2012**  
Author: Rich Tinker, NOAA/NWS/NCEP/CPC







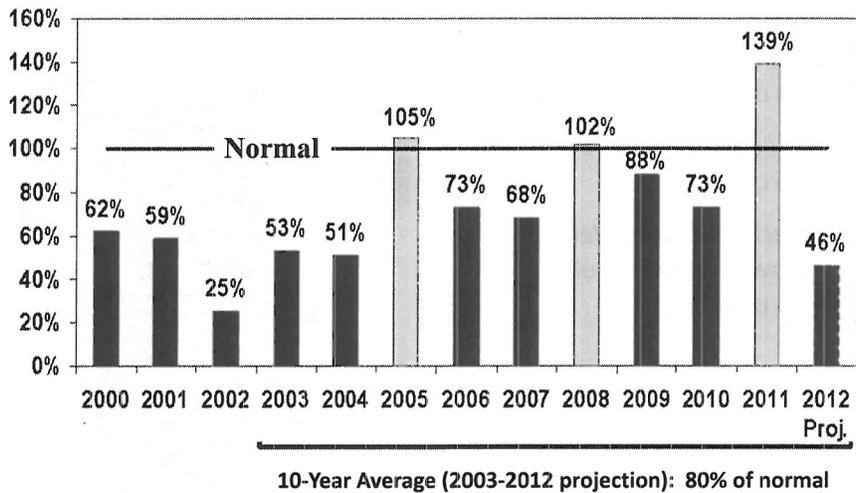
### Precipitation and Inflow Forecast – Lake Powell

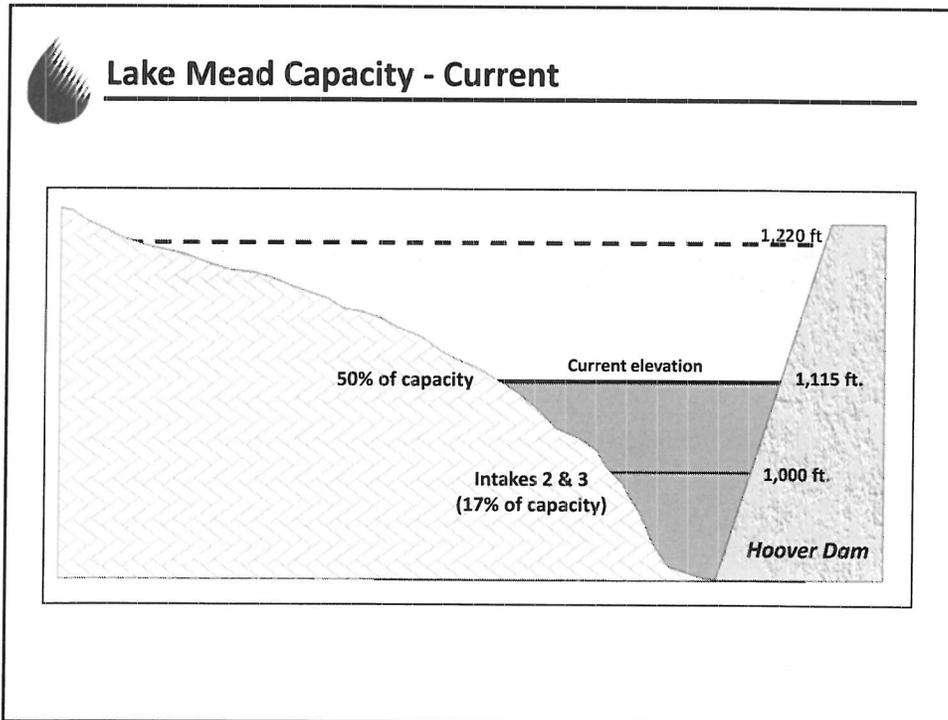
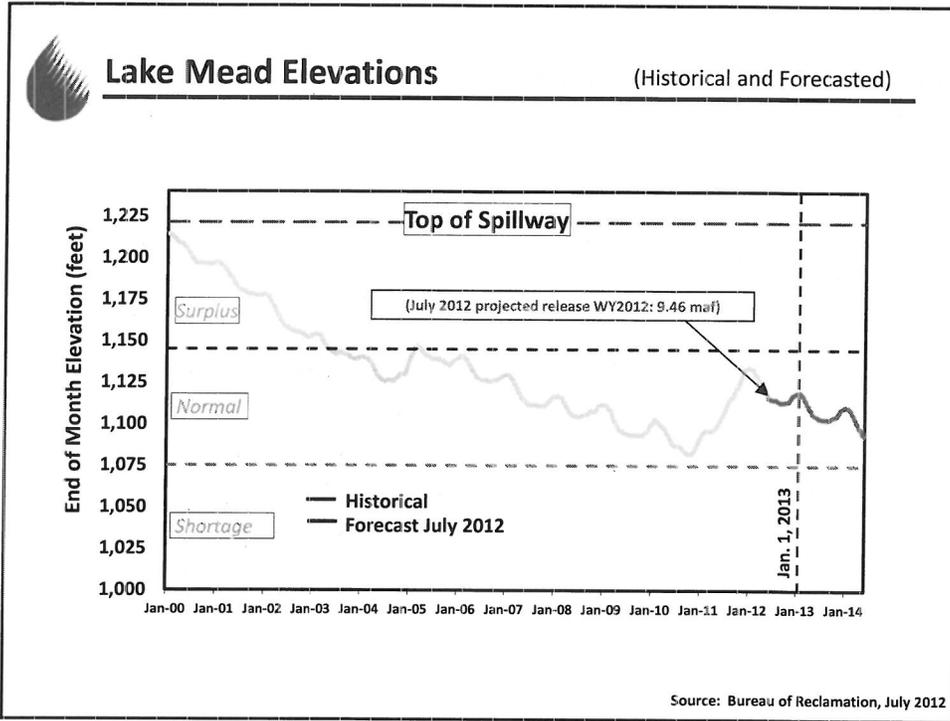
2011 Water Year			2012 Water Year	
Month	Actual Precipitation	Inflows Forecast	Actual Precipitation	Inflows Forecast
Jan	140%	110%	75%	79%
Feb	127%	105%	84%	78%
Mar	119%	105%	86%	80%
Apr	118%	111%	78%	63%
May	125%	128%	74%	51%
Jun	126%	138%	71%	47%
Jul	128%	139%	71%	46%
Aug	125%	142%		
Sept	123%	140%		
Actual	120%	139%		

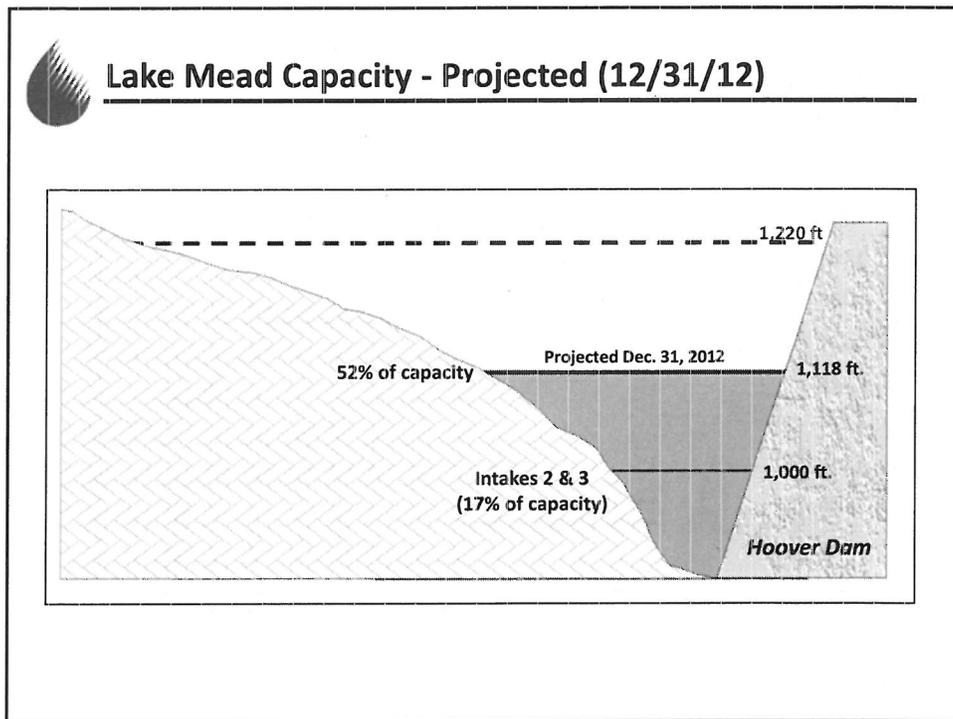
Source: Bureau of Reclamation, Lower Colorado Water Supply Reports



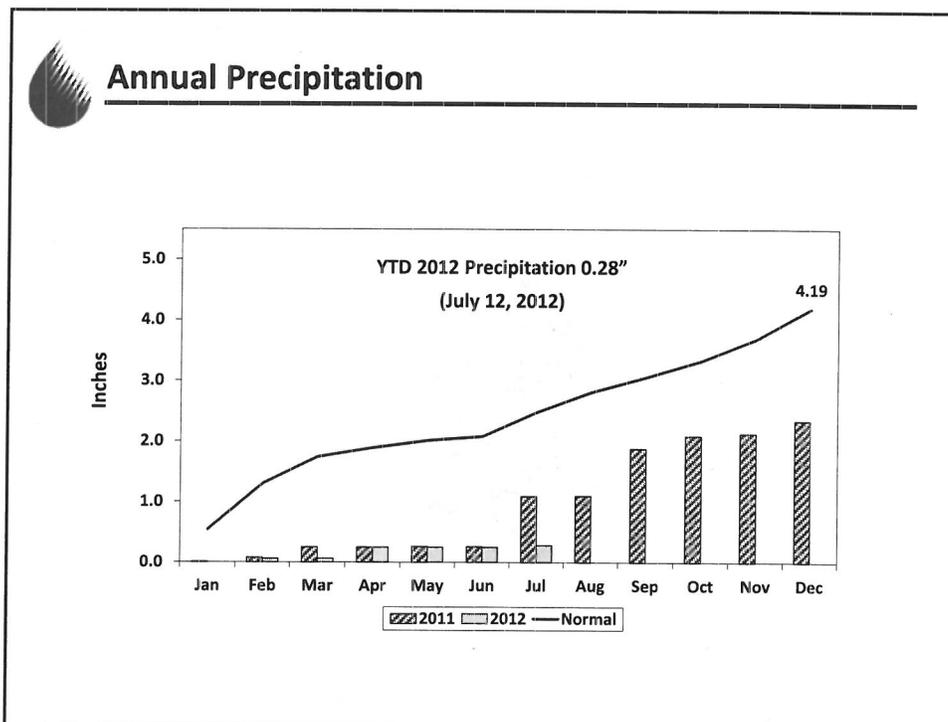
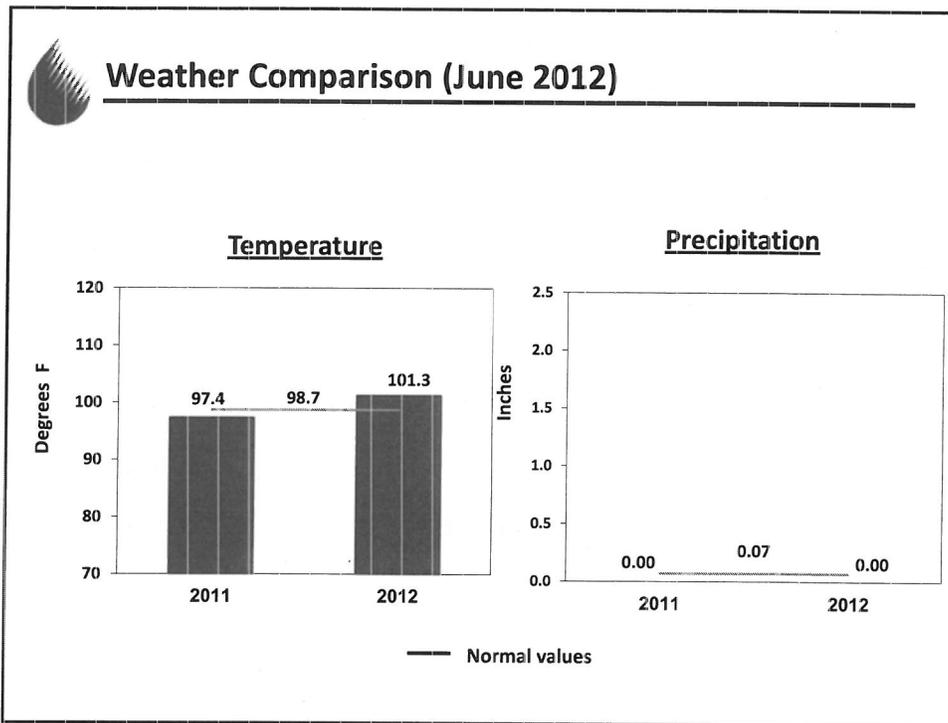
### Historical and Projected Lake Powell Annual Inflows





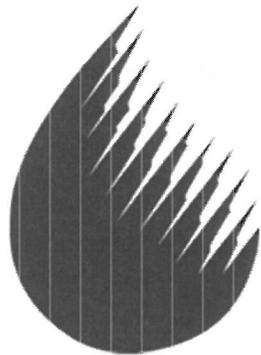
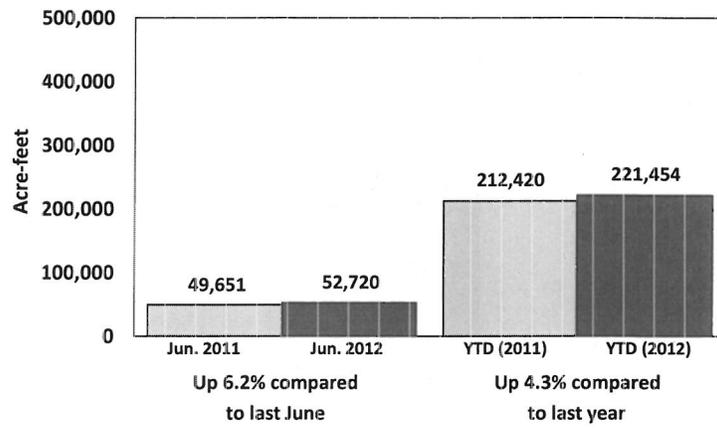


# SNWA Water Use





## SNWA Total Water Use



**SOUTHERN NEVADA WATER AUTHORITY**  
**BOARD OF DIRECTORS**  
**AGENDA ITEM**  
August 16, 2012

<b>Subject:</b> Agreement	<b>Director's Backup</b>
<b>Petitioner:</b> Richard B. Holmes, Deputy General Manager, Engineering/Operations	
<b>Recommendations:</b> That the Board of Directors approve and authorize the General Manager to enter into an assistance agreement, in substantially the same form, between the Bureau of Reclamation and the Authority, to accept a grant for an amount not to exceed \$300,000 to support the Authority's Water Smart Landscape Rebate Program, and authorize the General Manager to approve future modifications only if the future modifications do not fiscally impact the Authority.	

**Fiscal Impact**

The Bureau of Reclamation will reimburse the Authority up to \$300,000 in grant funding. The grant is contingent on the Authority expending \$3,000,000 toward the issuance of landscape conversion rebates, which is included in the Authority's 2012/2013 fiscal year Operating Budget.

**Background:**

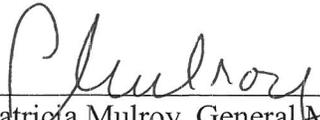
The Bureau of Reclamation (Reclamation) established the WaterSMART Water and Energy Efficiency Grant Program to provide funding for projects that conserve and use water more efficiently, increase the use of renewable energy in the management or delivery of water, protect endangered and threatened species, facilitate water markets, or carry out other activities to address climate-related impacts on water or prevent any water-related crisis or conflict.

In May 2012, Reclamation notified the Authority of its approval of a grant for an amount not to exceed \$300,000 to support funding for the Authority's Water Smart Landscape Rebate Program (Program). The Program provides a financial incentive to encourage property owners to convert turf to drought-tolerant plants by providing funds to offset a portion of conversion costs.

At this time, the Board is being asked to approve the assistance agreement, which includes the provisions necessary for the Authority to obtain federal funding.

This agreement is entered into pursuant to NRS 277.180, Section 6(o) of the SNWA 1995 Amended Cooperative Agreement, and the federal authorities cited in the attached assistance agreement. The office of the General Counsel has reviewed and approved this agreement.

Respectfully submitted:

  
Patricia Mulroy, General Manager  
PM:RBH:ZM:JAW:AMB,DB:kf  
Attachment

AGENDA  
ITEM #

2