



ANTHEM VOICE

Volume 1

September 2007

Anthem Voice Advisory Board

A Fresh Perspective on Resident and Community Issues

VOICE: Vision Openness Integrity Community Efficiency

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Retired

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Governor Ronald Reagan

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Former Chairman,
Douglas County, NV
Planning Commission

Tim Stebbins
Past President/CEO

Welcome to Anthem Voice!

Senator John V. Briggs, Retired
Chairman, Anthem Voice Advisory Board

Anthem Voice is a residents' independent communication network for the Sun City Anthem active adult community in Henderson, Nevada. Anthem Voice is headed by a distinguished group of community leaders and offers a fresh perspective on critical issues facing our community.

But Anthem Voice can only be successful with your participation. We value your "Voice" on important issues and welcome your active participation in our organization, website and newsletter.

If you would like to be a part of the "Anthem Voice" team, as a supporter or a volunteer please get in touch with us.

Visit our New Website
www.anthemvoice.org

You can see the Anthem Voice newsletter, post your own comments and concerns to fellow residents on a blog, and ask questions of the well informed Anthem Voice Advisory Board

HAVE A COMMUNITY COMPLAINT?

HERE IS WHAT YOU CAN DO!

by Rana Goodman



First, send a certified letter to the SCA Board of Directors clearly stating the complaint and the statute of NRS 116 or NAC that has been violated. If you do not get a response from the Board within 10 days, then turn to the Nevada State Ombudsman's Office for action.

The Office of the Ombudsman was created in the 1997 to assist homeowners and board members in common interest communities to better understand their rights and obligations under the law and their governing documents. The Ombudsman handles claims submitted to mediation or arbitration and assists persons appointed or elected to serve on executive boards of associations to carry out their duties.

The Las Vegas office serves all of Nevada, so getting a response takes an average of 8 weeks to 3 months. The Ombudsman, Ms. Lindsay Waite, will hear a complaint only after a certified letter is sent to the SCA Board of Directors clearly stating the complaint and the statute of NRS 116 or NAC that has been violated.

When contacting the Ombudsman, you will need the proof of having contacted the SCA Board--the green signature card from the post office and a copy of the original letter sent to the Board. Next, download the OMBUDSMAN INTERVENTION AFFIDAVIT from their website: www.red.state.nv.us. Fill out the form and get it notarized. Submit all of these materials to the Ombudsman's Office.

Eventually, all parties will receive notification from the Ombudsman of a hearing date that all must agree to attend. If either side refuses, the complaint goes to the next step which is investigation. Depending on the seriousness of the complaint, the investigator can then decide to set up an arbitration hearing if either side disputes the results. Then, it will go to a trial judge.

Please keep in mind that the Ombudsman's office is not allowed to give legal advice. You can call them at 702-486-4033 for more information on procedure or send an e-mail to realest@red.state.nv.us.

The Ombudsman's office is located at:

2501 East Sahara Avenue, Suite 202
Las Vegas, Nevada 89104-4137
Phone: (702) 486-4480

IN BRIEF: Why You Need to Know Your Community Rules

Everyone needs to be better informed about the Nevada State and community rules that govern Sun City Anthem. These governing documents for SCA's day-to-day operations and where to find them are listed on the back page of this newsletter. These documents, in order of importance, are: NRS116, NAC 116, Declarations and CC&R's, SCA ByLaws, and SCA rules.

Hear are two examples of how these rules apply. For example, if the Board of Director's adopts rules that are in conflict with any of these other documents, then the Board rules must be modified.

Another example is when a resident receives a "Notice of Complaint" from another resident regarding, noise, architectural changes, etc. The resident has the right to an open Board hearing. This resident can bring witnesses or an attorney because SCA Bylaws guarantee one to the right to a hearing. SCA ByLaw Article VI 3.26 is central the right to a hearing. NRS116.31031 (7) and Declarations and CC&R's Section 7, verify it.

Does SCA Need a “Government Affairs Committee”?

A Proposal by Anthem Voice

We believe that Sun City Anthem can be a creative force for homeowner associations in Nevada. SCA’s population alone exceeds the population of the County Seats in the majority of the counties in Nevada. Unfortunately, SCA is not now organized to exercise its political clout in a systematic way.

Just a few months ago the Nevada State Legislature proposed the controversial Assembly Bill 396 that would have affected homeowner association laws. The proposed legislation came as a surprise to people in SCA. At the time, nobody in Sun City Anthem was paying attention to this important legislative issue in Carson City. Governor Jim Gibbons later vetoed the proposed legislation, but the same issues will be raised again at the next legislative session in February 2009. Next time, SCA should be prepared to be a player in legislation affecting our community.

Based on our collective experience in Nevada state politics, we believe that the SCA community needs some way to be advised of any pending actions affecting our community that are being considered by the State Legislature, the Henderson Planning Commission, the Henderson City Council, and the Clark County Commission. In fact, this committee could best serve as a valuable advisory body to the Board of Directors.

Keeping track of a broad range of government issues is time consuming and complex. One way to handle this would be for Sun City Anthem to set up a “Government Affairs Committee” staffed by residents to track these issues and ensure that the community’s views are represented in an orderly and organized manner in state and county politics.

SCA, with 11,000 plus residents is one of the largest senior communities in southern Nevada. This translates into significant political influence, especially in election years. A well-staffed SCA Government Affairs Committee could ensure that our voice is heard by our elected representatives.

A Government Affairs Committee could also conduct training seminars for residents on state and community laws—Nevada Revised Statutes, Nevada Administrative Codes, SCA ByLaws, and SCA Covenants, Conditions & Restrictions. It could also team-up with other homeowner associations to pursue common interests.

Please let us know how you like to be informed about community affairs!

Do you prefer being contacted by: *e-mail* or *printed material mailed to your home*?

Anthem Voice

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AnthemVoice Website
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Website Contact
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Newsletter Contact
newsletter@anthemvoice.org

Know the Rules Affecting Your Community

1. Nevada Revised Statutes (NRS) 116

See: <http://www.leg.state.nv.us/NRS/NRS-116.html>

2. Nevada Administrative Code (NAC) 116

<http://www.leg.state.nv.us/NAC/NAC-116.html>

3. For the documents below go to the SCA website and click on Documents and then click on Governing Documents

http://www.sca-hoa.org/outside_frame.asp

SCA ByLaws

SCA Covenants, Conditions & Restrictions (CC&R)

SCA Rules, Regulations and Policies

Place Your Ad Here! Send an e-mail: newsletter@anthemvoice.org

Exciting New Book about
President Ronald Reagan
100 New Unpublished Photos

**REAGAN: WHAT WAS
HE REALLY LIKE?**
by Curtis Patrick

Sun City resident and Anthem Authors writer has published his blockbuster insider stories and staffer revelations from the early political years of Ronald Reagan

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