

Fourth Quarter 2011



Elections Are Here Again!



Our Annual Meeting will be held on Thursday, December 1st at 5:30pm and two of our current Board Members' terms will be expiring. The ballots will be mailed to you on November 17th and we will count the ballots and announce the results at the Annual Meeting. Two of our incumbent Board Members, Robert Tyre and Nat Fox, are running for reelection. We also welcome any other homeowners to submit their nomination forms to the Management Office by November 16th.



Budget Ratification Time

As we move into the New Year, NRS 116 requires that the Annual Budget be submitted to the Membership for ratification. The Board of Directors approved the Budget at its October 4 meeting and it will be forwarded to the members during the second week of November. As you will see, a substantial portion of our Budget goes to funding our Reserves. Some homeowners may be asking why we need a Reserve Fund. NRS 116 and the Tower 4 CC&Rs require us to "establish adequate reserves funded on an annual basis, for repair, replacement and restoration of the major components of the common elements". In addition to meeting our legal requirements, this approach makes good fiscal sense. Equipment and major components must be replaced periodically, regardless of whether we plan for the expense. By putting the money in Reserves as we go along, it allows us to spread the expenses more evenly and helps the Association avoid having to levy a special assessment, or borrow, when major components need to be replaced.

Additionally, Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the Reserves are inadequate. In fact, the NRS 116.4109 requires that we



Fire Sprinkler Inspections

Dec. 20th & Dec. 21st

Floors 1 - 9 and the common areas will be inspected. The inspectors will begin at 8:00am. Please feel free to contact the Management Office should you have any questions.

Featured Person Profile



This could be you!

We would like to start a new item to get to know our neighbors. Please contact Ann Clark for more information in the Management Office at (702) 732-7028.



Holiday Office Hours

provide a copy of our Reserve plan in our resale documents. The Nevada Revised Statutes also require us to provide a separate accounting of our Reserves as part of our financial reports and, as part of our Budget, you will see separate estimates for Reserve contributions and expenses for the upcoming year. If you have any questions please feel free to contact the Management Office.



Stirling Club Update

The Master Association and the Stirling Club have agreed to form a new committee that will serve as a positive liaison between Turnberry residents and the Club. The committee will meet the first Wednesday of every month. Mark and Marie Eisele are the committee members representing Tower 4. They will report your suggestions, concerns and compliments at monthly meetings. Simply leave a note with your contact information and any questions, concerns, or compliments at the Front Desk, and this will be communicated to the committee.

Here are some discussion items from our first meeting:

- Residents receive a 15% discount on food purchased at the Club.
- Some menu items will change quarterly.
- The cost of many menu items have dropped.
- The updating of fitness equipment was discussed as well as looking at new updated flat screen televisions.
- All truck deliveries will occur after 7:00am.
- Regarding the safety and security of residents/members at the Club, swipe cards (with resident/member's picture) are being investigated in order for residents/members-only to have access to the Club and its facilities.
- Those who are renting/leasing are highly encouraged to become members in order to have access to the Club and Spa.

The Four Turnberry Place Management Office and Receiving Department will be closed on the following dates:

Thursday, Nov. 24th

Friday, Nov. 25th

Monday, Dec. 26th

Monday, Jan. 2nd

The Board of Directors, Management and Staff wish everyone a most Happy Thanksgiving, Hanukkah, Christmas and New Years!



Having Dishwasher Troubles?

One homeowner has suggested trying the Finish Powerball tablet to help with some dishwasher troubles such as hard water stains and inadequate cleaning of the dishes. Simply take it out of its wrapper, place it in your dishwasher detergent tray and hit start. It seems to help with those problems.

What's Cooking on Deliveries?

Still in the spirit of sharing, here are some select food deliveries available to Four Turnberry Place residents. Most of the below-listed restaurants have been suggested by satisfied customers who reside in Turnberry Place. We ask for your comments, good or bad, on delivery service experiences you have had with these and with other delivery services. We can publish these comments in future Tower 4 Newsletters.



Time of deliveries - Generally 10:00am - 10:00pm

Most comprehensive - RoadrunnerFood.com

This service costs a bit more, but handles approximately 32 restaurants for deliveries, and 12 restaurants for catering. Included are: 7 Chinese restaurants; 5 Thai / Malaysian restaurants; 4 Italian / French / Argentinian restaurants; 4 Sandwich delis; 3 Greek / Mediterranean restaurants; 3 Vietnamese restaurants; 2 Mexican restaurants; 2 Japanese restaurants and 1 Indian restaurant. Simply go to their website or call (702) 361-8646.

Other "personally recommended" delivery service restaurants:

The Stirling Club - Next door. (702) 732-9700

Jason's Deli - Deli menu. (702) 893-9799

Papa John's Pizza - Pizza menu. (702) 938-7272 or

www.papajohns.com

Sofia's Pizza - Italian & Pizza menu. (702) 369-2233

Joe's New York Pizza - Pizza & salads menu. (702) 792-9001

Capriotti's Sandwich Shop - Sandwich deli menu. (702) 474-0229

Kungfu Thai & Chinese - Thai & Chinese cuisines. (702) 247-4120

Mamacita's Mexican Restaurant - Traditional Mexican cuisine.

(702) 474-7033

Tiffany's Cafe - American cuisine. (702) 444-4459

Satay-Thai Bistro - Thai & Malaysian cuisines. (702) 369-8788 or

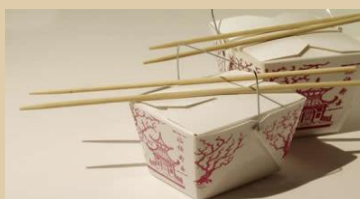
www.sataylasvegas.com

Marie's Gourmet Bakery - Salads, soups, sandwiches & bakery items. (702) 367-1065 or www.mariesgourmetbakery.com

Our Website

www.FourTurnberryPlace.com

On our outstanding website, you will be able to find out more



Security System Upgrade

At the direction of your Board of Directors, the Engineering Department has been actively upgrading our security system. Our new equipment, including cameras, will improve access control throughout our property.



Planning on a Move?

Four Turnberry Place is equipped with one (1) service elevator on the East side and one (1) on the West Side. In an effort to reduce congestion and delays, we ask that you call the Management Office to schedule your move. Please contact Ann Clark Monday through Friday, 8:00am - 5:00pm at (702) 732-7028.

about our Tower, find answers to frequently asked questions, see beautiful images of our Tower and Stirling Club, and much, much more. There is also a "Contact Us" box for any questions or concerns you may have.

If you have not taken the opportunity to visit our relatively new and widely heralded website, please do so!

Valet

To alleviate congestion at the entrance of our Tower, we ask for your cooperation and help in keeping this area open and free of parked vehicles. This will enable the Tower to keep fire trucks and emergency vehicle lanes open to ensure the safety of all of our residents. The porte-cochere is a drop-off and pick up point. If you care to leave your vehicle at the porte-cochere, you must leave your keys with the Valet or the Front Desk. At your direction, the Valet will park your vehicle in our adjacent Valet lot for temporary parking (15 minutes or less), or take it to your assigned garage space. Please note that there is no self-parking on the Valet platform.



Water Closet Flappers

After 5 years of use, the rubber flappers in our water closets start to lose their flexibility and do not seal properly. To make a conscious effort to conserve water and restore proper function, the Four Turnberry Engineering staff has been replacing the flappers in water closets at no charge. If you hear your toilet constantly running, please inform the Front Desk and we will take care of it.

Board of Directors

Guy Cicconi - President
Nat Fox - Vice - President
Robert Tyre - Treasurer
Tom Yarbrough - Secretary
Richard Sloane - Director

Next Meetings:

Annual Members Meeting

December 1st at 5:30pm in the Multifunction Room

Master Association Meeting

January 17th at 10:30am in the Stirling Club

Four Turnberry Board of Directors Meeting

January 17th at 5:30pm in the Multifunction Room

