

BEACHWOOD BANNER

Winter 2025



Photo courtesy of Steve Nagai

FROM THE BOARD...

Winter at Beachwood brings the quiet stillness of cold nights and the thrill of watching snow squalls on the horizon. This year has also brought significant low water days and a couple of blasts of cold wind. As in all seasons it brings warm best wishes for our Beachwood Community.

Thank You For Preparing Your Unit

If you are not occupying your unit this winter, please make certain that your heat is on (at least 62F), your water is off and you are careful when turning your water back on after an absence. If your unit is occupied and we experience a prolonged power outage during cold weather, please consider turning your water off until the heat is back on and turn your water back on with caution.

Here again is a link to the video tutorial about your water system...[CLICK HERE](#)

2025 Budget Mailing

The 2025 Budget and individual fees for 2025 were emailed from Lawrence on 12/5/24 and mailed via USPS to owners with that preference.

New payment coupons and envelopes will be mailed separately unless you are on the automatic electronic payment program. If you prefer to pay by check please remember to make your checks payable to the **Beachwood Villas CONDOMINIUM ASSOCIATION**. Monthly fee deductions for those enrolled in the automatic direct payment program will be adjusted to the new fee payment amount with the January 2025 payment. If you pay using an online bank or similar bill payment service, please be sure to update your payment amount beginning in January and use the mail to address below.

**Beachwood Villas
PO Box 97516
Las Vegas, NV 89193-7516**

Northside Roof Project

The contract with the roofing installer called for a 60% payment to start the project. That payment of \$284,179 was made on 10/9/24 and started the following process:

1. Detailed drawings of each building were prepared upon which the roofing material is produced by the supplier. (Buildings 3 and 4 drawings are completed and in the hands of the material supplier.....Building 2 drawing is scheduled for completion the week of 12/15/24)
2. The material supplier produces the specific raw material for our roofs based on the drawings.
3. Supplier is paid out of our down payment and material specific to our project is held at the supplier's facility.
4. When an appropriate weather window is forecast, the material is shipped via truck and offloaded by crane directly to the roof of our building.

5. When installation is complete a representative of the producer inspects the job.
6. Final payment is due when the application passes the inspection of the producer and BVCOA.

The timing of the application is weather dependent. Installation can take place in cold weather but snow and rain are obviously a problem.

Residents will be made aware of significant events and project payments can be tracked in the monthly financial statements posted on Vantaca and on the Members Only section of bvcoa.com.

Other Reserve Projects for 2025

The current projects being planned for 2025 are:

Roof Replacement 1503, 1505, & 1507 (underway late 2024)

Stair tread installation in all three buildings (underway late 2024)

Recoating of Lanai Building 2

Concrete pads for picnic table & Adirondack chairs in front of Buildings 3 & 4

Seal Coating Asphalt parking lot northside

Exterior Painting northside

Siding Partial Replacement northside

Cast iron plumbing replacement to reduce sewer backups and eliminate leaks

Landscaping South Side

Omni Fiber

Omni Fiber has connected the northside buildings with fiber optic cable. This should open up some internet alternatives. Omni will be in contact with individual unit owners and we will make you aware of any communications with the Association or Lawrence.

There was some exterior damage to landscaping during the installation and the board is pursuing reimbursement for corrective actions which have been taken.

Vantaca at Lawrence

Thirty-eight of ninety-six total BVCOA owners do not have a Vantaca account after a couple years of usage. Vantaca allows owners to see their statements live, to make payments online, and to enter workorders and other communications. Vantaca also lists important documents including Declarations and Bylaws, Rules and Regulations, financial statements etc. The website, bvcoa.com, also lists these documents, but cannot display individual statements or provide for online payments. The bvcoa.com website was built and is maintained on a

volunteer basis. If that volunteer effort becomes impossible at some point in the future, Vantaca will provide a ready alternative which is already paid for out of our maintenance fees. To use Vantaca you must have an account. Please contact Lawrence to establish a Vantaca account if you have not already done so.

Water Meters

Most of our water meters on the north side are past their prime and some of the outside repeating displays have stopped registering usage. We are trying to postpone the significant cost of replacing water meters by using readings from the interior meters where exterior repeaters are no longer working. Those units whose exterior meters have apparently failed have received communications regarding arrangements to obtain interior readings. If you have received communications regarding interior readings please respond if you have yet to do so.

Sewer Pipes

For several years boards have been jetting the horizontal runs of sewer pipes in the basements of the northside buildings to reduce sewer backups in first floor units. Check valves have been installed in some units by owners. In spite of these measures there have been seven backups over the last five years. Last summer there was a backup in 1503 just 2 weeks after a jetting and around a check valve that only partially closed. This pipe also leaked into the garage and was only marginally functional after a second jetting.

On the advice of the plumber addressing the issue the horizontal run of cast iron pipe was replaced with PVC. When removed the old pipe was worse than expected in terms of corrosion, plugging, and leaks. We have budgeted during 2025 to start replacing the cast iron pipes that run horizontally in the garage ceilings.

Garage Housekeeping

Considering the winter work that takes place in the garages, please make sure that your spots comply with the Rules and Regulations regarding the subject (listed below).

The following items may be stored within your assigned parking space from May 1st – October 1st ONLY and are not permitted any other time:

- Folding Chairs
- Rafts, tubes, noodles & beach toys gathered into one bag
- Golf clubs, fishing poles, a beach cart & a cooler

The following items are permitted in your garage space all year around:

- Kayaks, canoes, licensed jet skis on trailers or rollers & paddle boards
- Bicycles
- Board approved storage containers
- Non-motorized boat (on trailer) 10 ft.

All of the above are to be organized and stored neatly within your assigned parking space. The owner is to keep the parking space clean of sand, oil & grease

The following items are not permitted at any time:

- Boxes, containers, rags, beach towels
- Personal furniture
- Firewood, explosives, combustibles, propane tanks, gasoline (unless in a motor vehicle fuel tank)
- Anything hanging from the garage pipes, ceilings, or walls

Marina

As of November 1, 2024 thirty-three seasonal docks have been rented for 2025. While this covers all of the operating expenses for the marina, we still need about five more boats in the marina to fully cover future capital expenses. If you have a boat that is not docked at BVCOA please give our marina a try. The convenience of walking from your condo to your boat can't be matched.

Also, several residents expressed interest in short term docks before the 2024 season, but many of them never visited. Again, please give this a try. One resident who tried a short term dock last year enjoyed the experience so much that they are now one of our seasonal dock renters.

Social Events

The Social Committee will be in touch through the usual channels to organize dinners during January through March.