LEGADO HOA

INTRO: Legado HOA consists of the 1) homes Off Dayton Valley Rd at Lammari and 2) Homes off the Palmer roundabout. There are about 200 homes in your HOA and you pay $65 per month. Your HOA is "declarant" controlled, your president, vice-president and secretary/treasurer are all employees of Silverado. and there is no homeowner representation. All of the land from the tennis courts to DVR to the ranchos to the hills is Legado HOA. Can't stress this enough.

LEGADO HOA: Currently Legado HOA is all of the homes off the Palmer roundabout (Village #9) and all the homes off Lammari ("Point Legado"). There are about 200 homes total. Legado HOA is responsible for Palmer Dr. PAST Cypress Point and all of "Point Legado". Left, right and medians on Legado's part of Palmer are Legado HOA's responsibility. ALL of the new developments are part of Legado HOA.

SILVERADO HOMES: Look at the first map I attached. The white area adjacent to Village #9 and the roundabout is owned by Silverado/LD Lots. There will be about 250 homes. These homes will be annexed into Legado HOA.

LEGACY 49: Look again at the first map. RED, Ltd Is going to develop the land shown as Lots "A", "B", "C" and "D". There will be 1,200 homes and a commercial zone. RED is declarant to all this land but must annex into the Legado HOA. Once she has annexed more than 201 lots into Legado HOA she will l have majority vote of the membership.

INCOME: Legado HOA currently has 200 homes that pay $65. The gross is $13,000 per month. When your HOA is complete you will have 1,700 homes (minimum). This gross is $110,000 per month. Quite a chuck of change.

FLOODING: Most people in the community don't know that you could flood if the conditions were right. That is why there are some weird ditches and basins that line Village 9 (past the roundabout). These basins are not engineered well and have no outflow. Look for yourself. The new development must mitigate water that comes down from the mountains.

TRENCH: Back in 2003 when they were building Village 9, Lakemont created a temporary "trench" that routes water coming towards Village 9 and flows it towards DVR. This trench was never engineered properly because it was temporary. This existing trench is part of the reason our neighbors to the east flood every winter.

DELINATION: Legacy 49 and Silverado are not the same people and not the same project. Silverado needs a sewer lift pump from Legacy 49 to proceed but their developments are starkly different. All of these water retaining basins are on Legacy 49 land. Village #9, #10 and #14 are not part of Legacy 49. Why does this matter? Read on…

BASINS: RED has to replace the 2nd golf course that was planned for Legado. Most people don't know that the golf course acts as a flood basin by holding excess water on the course. That is why the course is always below your property. There is going to be almost 100 acres of flood basins that are landscaped and lined with paths, trails and parks. This is all for your enjoyment. The basins will be maintained by the county and paid for by a special tax THAT ONLY APPLIES TO Legacy 49 homes and Legacy 49 businesses. Can't stress this enough. Legacy 49 homeowners and companies pay the tax to maintain the basins and landscaping. This is COMPLETELY separate from your Legado HOA dues. 1,200 RED homes have a tax and pay dues – 500 Silverado homes only pay HOA dues.

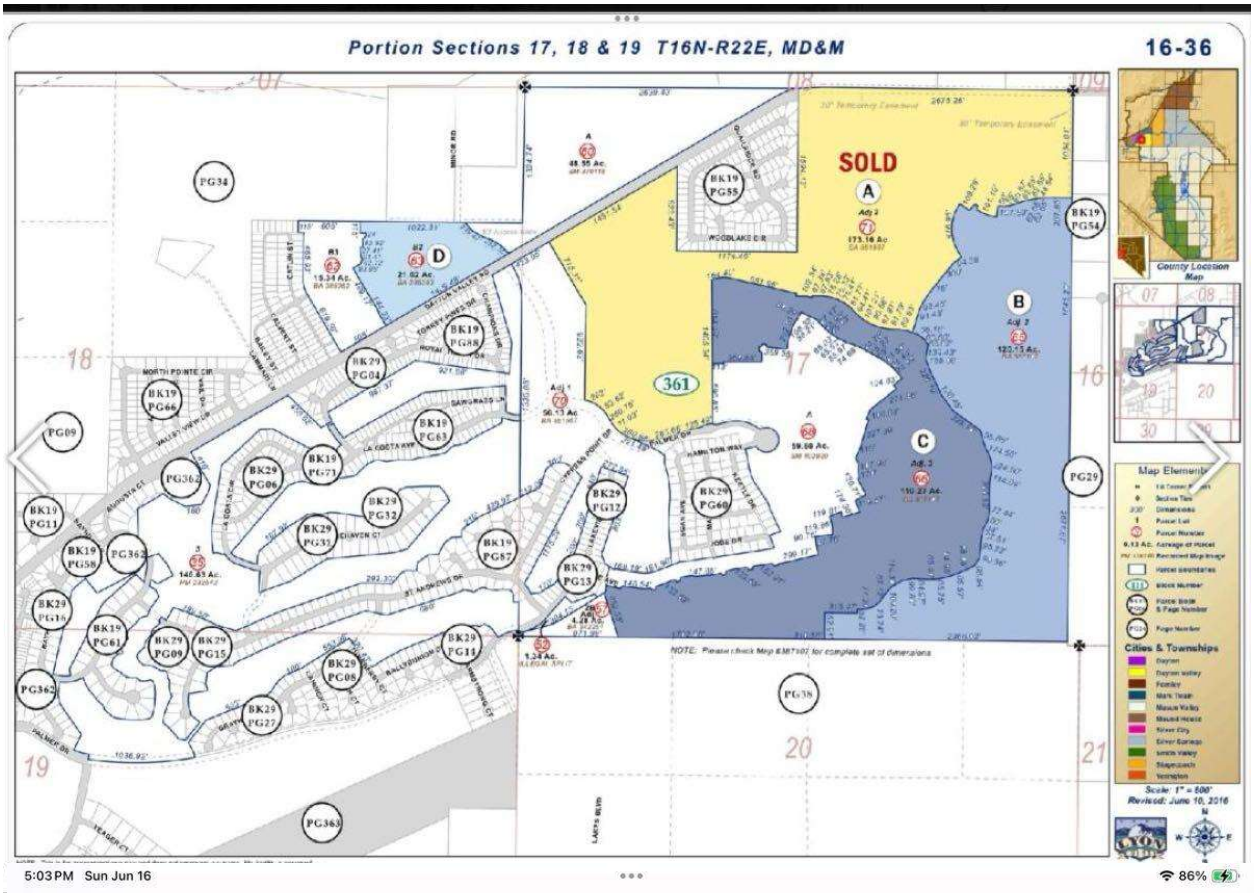
EASEMENTS: Silverado Homes, LD Lots and Legado HOA have easement rights to ALL roads within the gates (Lyon county recorded document #522345). "Collectively the streets…vehicular and pedestrian access…underground utilities…including the right, but not the obligation to repair, maintain and/or replace any improvements theron and therein". Legacy 49 is in the Legado HOA.

VISION: All of Legado HOA will be able to access the cart paths, landscaped basins and buffers. You will be able to visit the shops, cafes and business that make up the commercial zone. PLEASE!! Click on this link and see your future.
https://vimeo.com/981156434

LAKES AT LEGADO: The Legado HOA members need the homes to properly fund the reserve study. When 1,700 homes are planned and only 200 are built problems will arise. Your HOA continues because the declarant, Silverado, pumps money into the community with the hope that can build the other 250 homes. If Legacy 49 fails to get approved Silverado will be unable to build and they will close shop. This means that your homeowners will need to take over the HOA and deal with a measly $11k budget

PARTY: Jaimee from the RED needs your support. This is a fickle town where a few voices can make the difference. You, Legado HOA, need to understand the importance of this development. Come to the party and meet the people who are going to invest, loan, build and run the homes and businesses that will enhance your community. Give your support to the development because your future depends on it.

OUTRO: I hope this post informs and enlightens you. These posts take hours to create and are for your benefit. Please come to the party. Meet the people. Ask the questions.



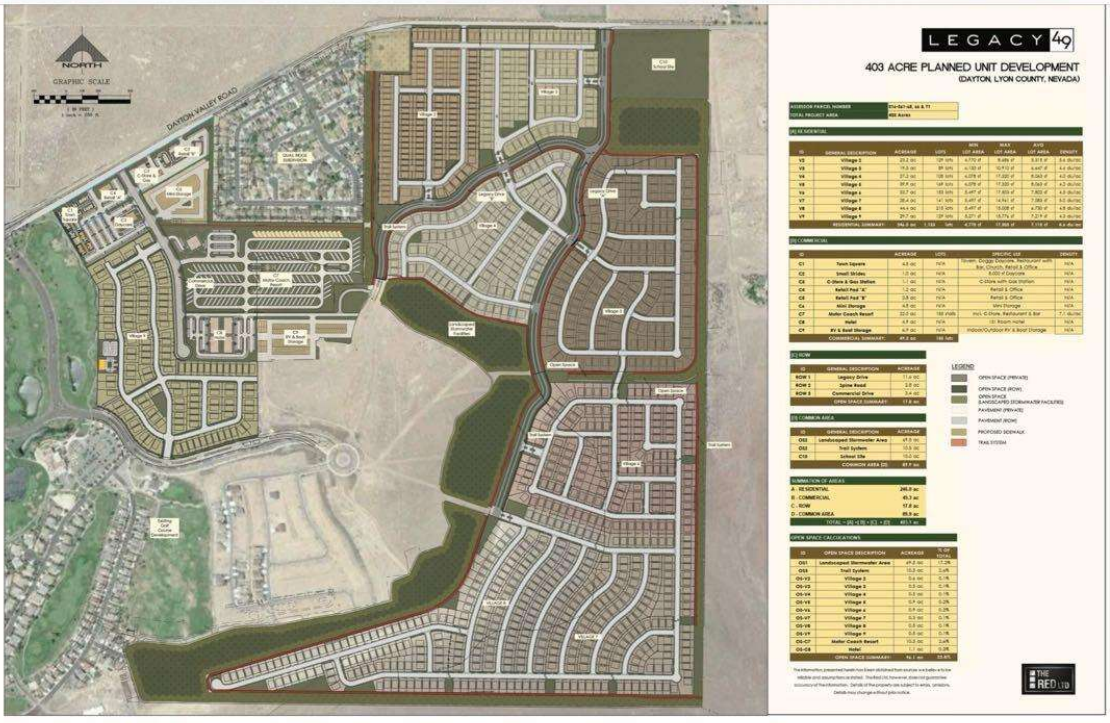
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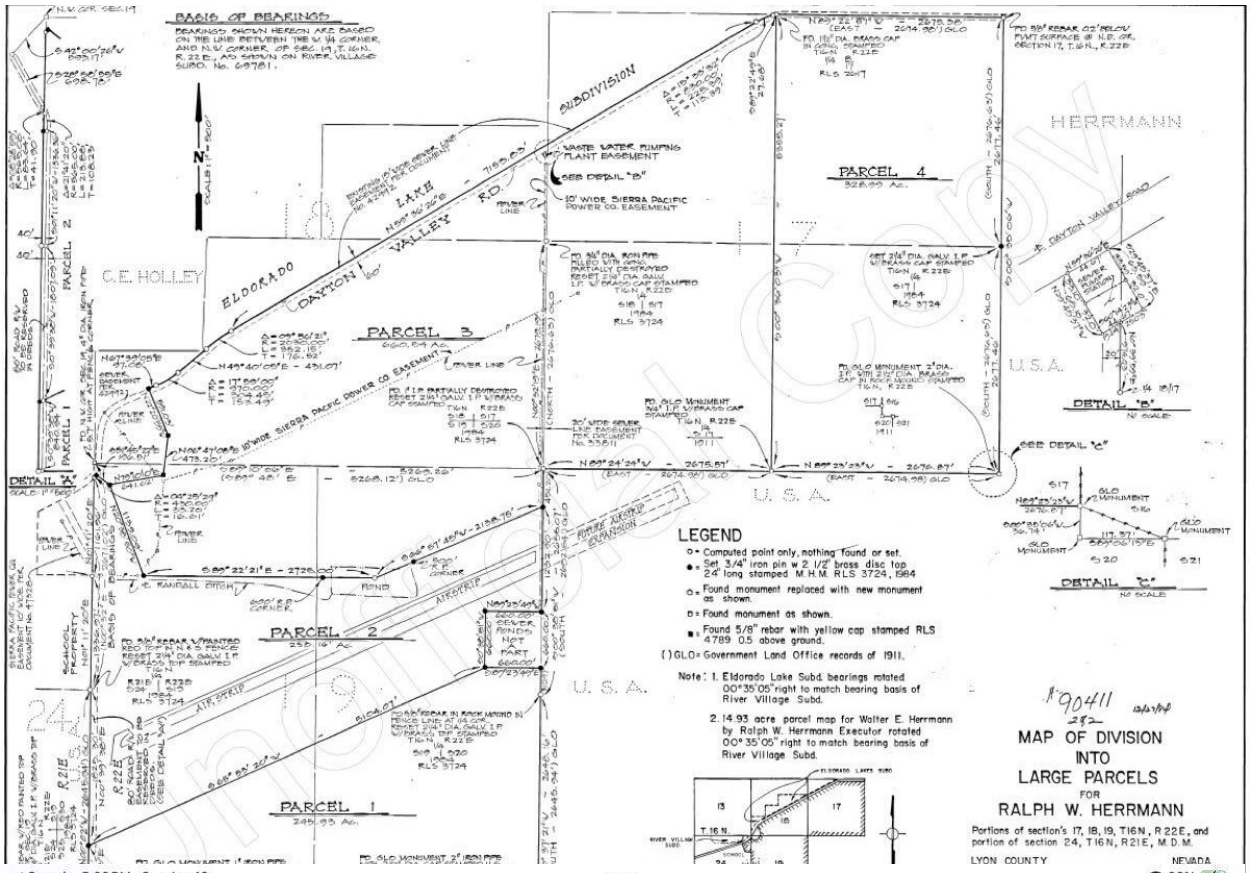
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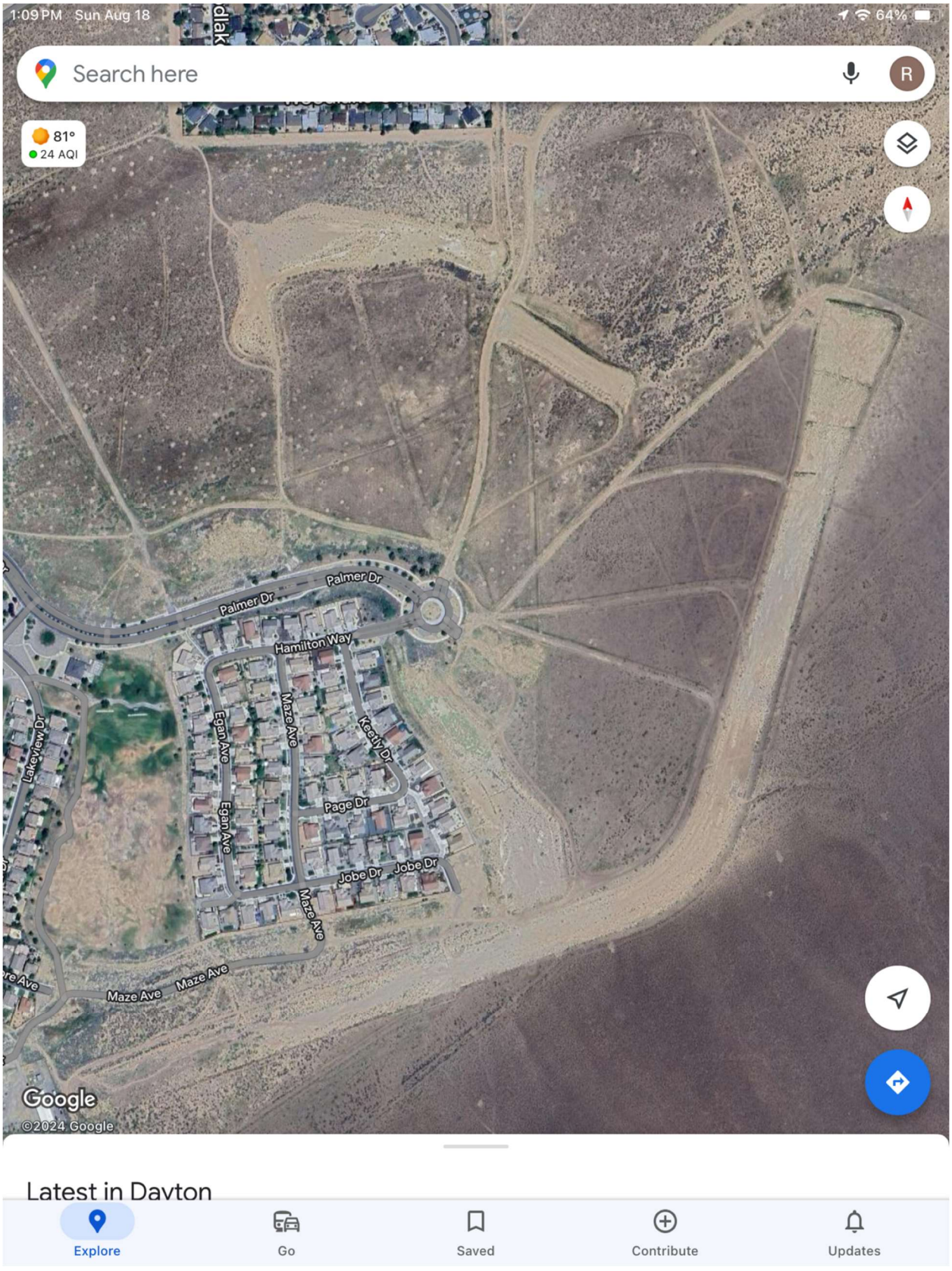
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Commercial and Daycare Perspective

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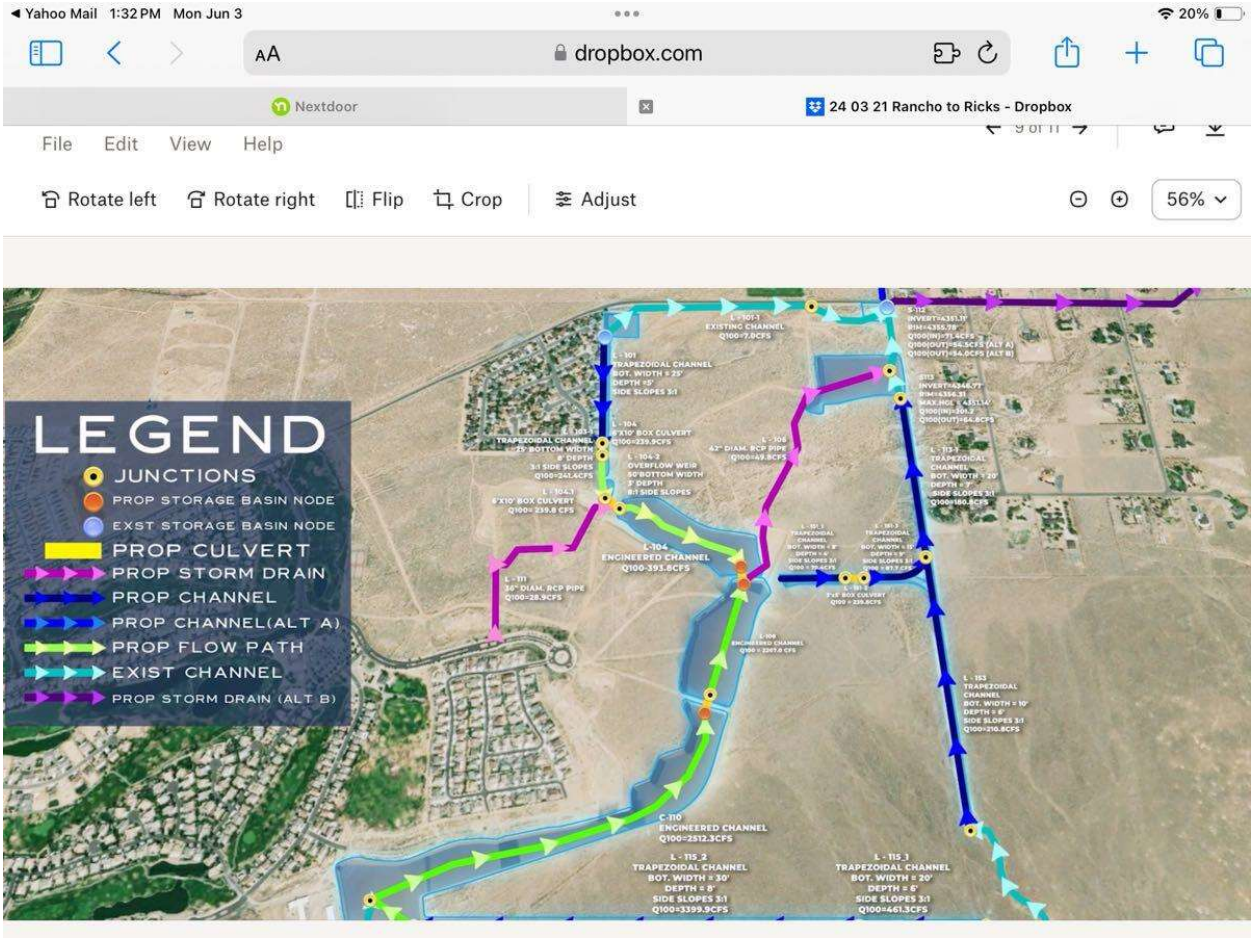
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