

Green Valley Ranch Community Association Emerald in the Desert



A Publication for the Residents of Green Valley Ranch, a Master Planned Community. Henderson, Nevada

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2013

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The News

Inside View

Digital Directions

By Phil Brody, PhD – E-Communications Liaison

GVRCA

Board of Directors

- President, Mike Forman, DCAL®
- Vice President, Lisa de Marigny, DCAL®
- Secretary, Paul Rowcliffe
- Treasurer, David Guza
- Director, Phil Brody
- Director, Bryan Sandrock
- Director, Ellen Barre Spiegel

Board Liaisons

- Architectural, Bryan Sandrock
- Government Relations, Ellen Barre Spiegel
- Electronic Communication, Phil Brody
- Landscape, Paul Rowcliffe
- Safety & Security, Lisa de Marigny
- Social/Recreation, Mike Forman

Terra West Management Services

- Kristin Fyler
- Supervising Community Manager, CMCA®, AMS®, PCAM®
- Renee Stickel, Asst. Manager and ARC Coordinator
- Andrina Guerra, Administrative Assistant
- Tel: 702/856-3773
- Fax: 702/251-4509

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The Green Valley Ranch News is published on a bimonthly basis. To advertise or submit an article, please contact the editor, Sheryl Schmalz at 702/260-7622 or E-mail at: hatcat@cox.net

GVRCA

HELPFUL PHONE DIRECTORY

City of Henderson General Information	267-2323
Animal Control 8 AM – 4 PM E-mail questions to: cohanim@cityofhenderson.com	267-4970
Animal Control Hotline 24 Hour Emergency & After Hours	267-4900
Chamber of Commerce/Henderson	565-8951
City Code Enforcement	267-3950
Convention Center	267-2171
DMV 1399 American Pacific Drive www.dmvnv.com	486-4368
Fire Marshall/Fire Prevention	267-3930
Fire Department General Information	267-2222
Flu Shots/Immunizations Information 520 E. Lake Mead 8 AM – 4:30 PM	759-0850
Graffiti Removal Hotline 24 Hour Public Hotline Reports	267-3220
Green Valley Ranch Community Association Issues within the Ranch contact Terra West	856-3773
Henderson Pavilion 200 S. Green Valley Parkway Ticket Line For groups of 15 or more	
Henderson Libraries www.hdpl.org	
Paseo Verde Branch 280 S. Green Valley Parkway	492-7252
Malcom Branch 2960 Sunridge Heights Parkway	263-7522
Gibson Branch 100 W. Lake Mead Parkway	565-8402
Henderson Police General Information	267-5000
Mayor & City Council	267-2085
City Manager	267-2080
Neighborhood Services	267-2000
Neighborhood Justice Center Free mediation service	455-5855
Neighborhood Enhancement Unkempt vehicles	267-2017
Parks & Recreation (Henderson)	267-4000
NV Energy	367-5555
Southwest Gas Co.	365-1555
Republic Services (Trash Disposal)	735-5151
Water & Sewer (Henderson)	267-5900

I know that you usually expect to see President Mike Forman's name associated with this regular feature; however, due to unforeseen circumstances, Mike is unable to write the column for this newsletter, and I was asked to fill in for him. As the Board's Liaison for Electronic Communications, as well as a retired technologist by vocation, I would like to take this opportunity to talk a bit about the new and exciting directions Green Valley Ranch Community Association is taking in the digital world.

Due to changes at both the GVRCA Board of Directors and at TerraWest, the Board's management company, both groups made a commitment to increase the use of technology to improve communications with homeowners, as well as enhancing financial and administrative operations without increasing costs.

In spite of the difficulties associated with making changes to entrenched practices, 2013 saw direct, observable progress in several areas, as well as initial commitments to areas that will come to fruition in 2014.

As you will see in another section of this newsletter, there have been major improvements in both the web portal (managed by TerraWest) and the website (managed by GVRCA). The web portal, available only to GVRCA homeowners and requiring registration, provides detailed information about personal accounts, as well as information concerning specific GVRCA financial and management issues. In contrast, the completely redesigned website (going online on November 21) is available to anyone going to the website and, in a very casual and visual format, provides information about current happenings in and around The Ranch. (Note that until the new website goes live, the old website is still available.)

In another commitment to the digital age, beginning in January 2014, homeowners will have the option of receiving the newsletter via e-mail rather than U.S. mail. A potential budget-saving and environmentally-friendly initiative, we understand that it may take a while for many to sign-up but hope that in the long-term, most GVRCA homeowners will receive the newsletter via e-mail. If you wish to sign-up now, please go to the following link:

www.greenvalleyranch.org/Eforms/eforms.htm. You can also fill out the form on page 14, and mail it to Terra West.

During 2013, Terra West has also taken digital steps to make paying your monthly assessments easier by initiating an ACH process. In the simplest terms, by agreeing to this process, the homeowner gives TerraWest permission to

withdraw the amount of the assessment from the homeowner's bank account each month. While not for everyone, this process is most probably useful for those who are away from home a great deal, are somewhat forgetful, or are habitually late in sending in their assessment payments.

Receiving e-mail blasts from either the social committee or from TerraWest was also something new for 2013. This was a good start in increasing communication within our community. I think that in the future more residents will need to provide us with their e-mail addresses so that important information can be distributed on a timely basis, while the Board of Directors and its management company needs to develop a policy ensuring that homeowners aren't inundated with unwanted e-mails and a policy to secure e-mail addresses.

At its last meeting, the GVRCA Board of Directors had a very interesting discussion about additional ways in which technology could be used to assist the homeowner both directly and indirectly. TerraWest joined the conversation by sharing some of its initiatives. Some of the issues discussed included ways of limiting or even eliminating monthly statements for those owners who don't want them, other ways to improve and increase communications with homeowners, encouraging homeowners to use forms of electronic payment, etc. Rather than voting on individual items, month-by-month, the board thought it best, and less confusing, to keep the digital discussion going for a few months and then develop a more comprehensive approach.

Bringing about change is not easy. But I am pleased that the GVRCA Board of Directors has taken the bull by the horn and has begun to move forward into our digital world.



Manager's Corner

By Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM®

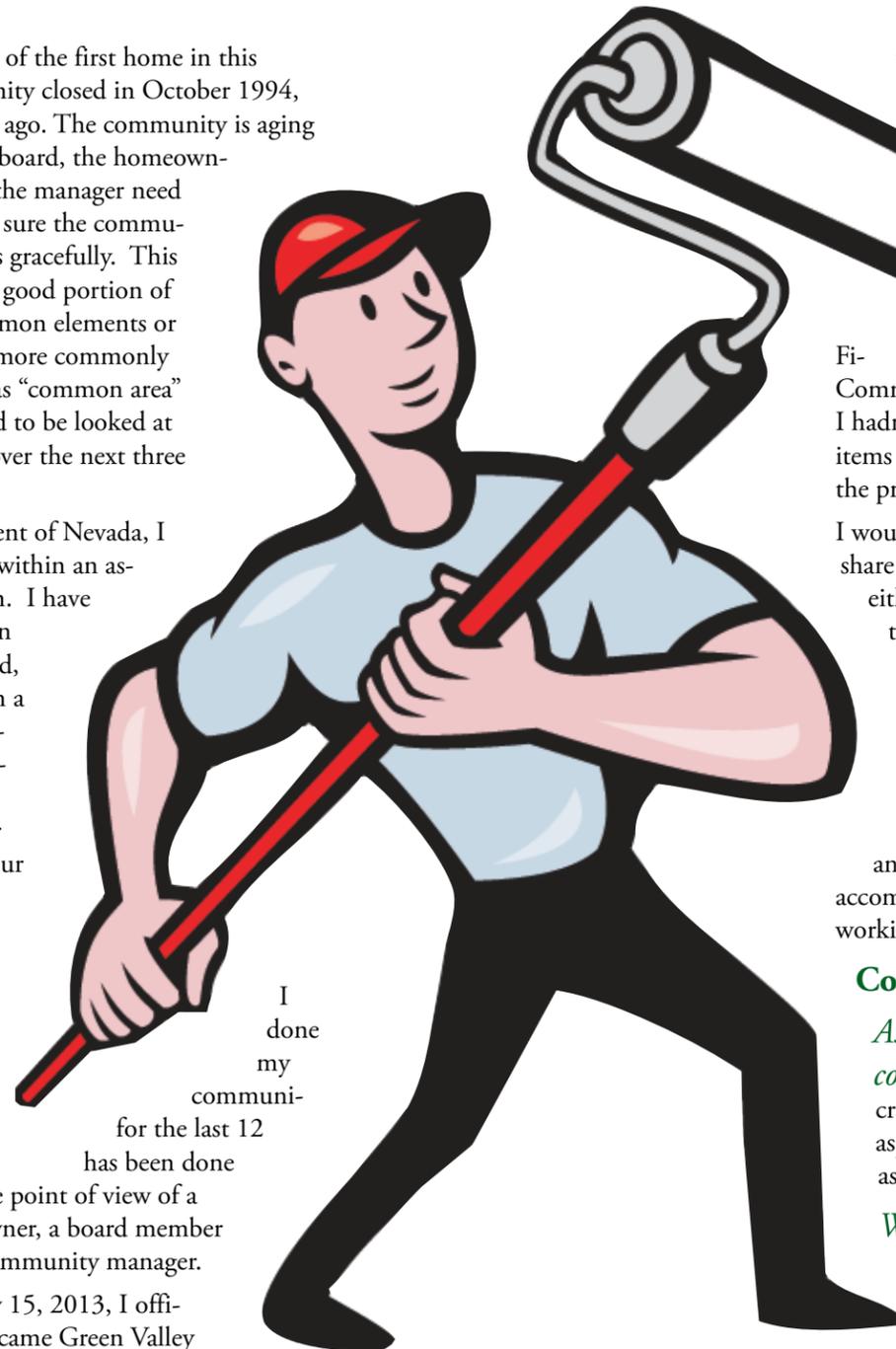
Recent and Future GVR Improvements

The sale of the first home in this community closed in October 1994, 19 years ago. The community is aging and the board, the homeowners and the manager need to make sure the community ages gracefully. This means a good portion of the common elements or what is more commonly known as "common area" will need to be looked at closely over the next three years.

As resident of Nevada, I too live within an association. I have served on my board, and I am a supervising community manager within our state. Hence, everything have for

ties for the last 12 years has been done from the point of view of a homeowner, a board member and a community manager.

On May 15, 2013, I officially became Green Valley Ranch Community Association's community manager. It has truly been an honor to work with the homeowners and the board for



I done my communi-

the last 4 1/2 months. My first few weeks were extremely busy in preparing for the board meeting, researching items for the Ad Hoc Finance Committee which I hadn't met at the time, researching items for board members and visiting the property.

I would like to take some time to share some of the projects that have either been completed, are in the works to be completed, are on the agenda now, as well as projects that will be on the agenda in the near future to help the community age gracefully. Since my arrival the board, with help of committees and/or management at times, has accomplished several projects and are working on other projects.

Completed Projects

Asphalt trails throughout the community were sealed – All cracks were filled and then the asphalt sealed. This will makes the asphalt look newer and last longer.

Wrought Iron Fencing repairs and painting

– Fencing in the Phase V area was repaired, replaced where necessary, and painted. The association had scheduled the necessary wrought iron fence work throughout the community into five

phases. The other phases were completed in prior years.

Rock replenishment in Center Island on Paseo Verde – Due to aging and rain, the rockscap had begun to thin out and disappear. Larger rocks were added to avoid run off, and at the bottom of sloped areas there are even larger rocks to catch the smaller ones. This replenishment began at Desert Shadow Trail and continued west to the first school crossing.

Gazebo repair and paint at the corners of Green Valley Parkway and Paseo Verde Parkway

– Southeast and southwest gazebos, the stucco was peeling off and dropping, and there were cracks and dents throughout. The vendor sanded the all the areas where the stucco was peeling off and was weak. They then applied new stucco and repainted the gazebos.

Parks' benches, trash cans, tables – All the benches, water fountains, tables, trash cans, etc., removed the rust, primed each item and repainted it.



Josh Stevens Park Gazebo – The gazebo, the stucco was peeling off and dropping, and there were cracks and dents throughout. The vendor sanded the all the areas where the stucco was peeling off and was weak. They then applied new stucco and repainted the gazebos.

Friendship Park Gazebo

– The gazebos, the stucco was peeling off and dropping, and there were cracks and dents throughout. The vendor sanded the all the areas where the stucco was peeling off and was weak. They then applied new stucco and repainted the gazebos.

Bella Vista arches – The arches at the entrance, the stucco was peeling off and dropping, and there were cracks and dents throughout.

The vendor sanded the all the areas where the stucco was peeling off and was weak. They then applied new stucco and repainted the arches.

continued on page 6

Manager's Corner

Continued from page 5

By Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM®



Projects in the works

Stag's Leap Main Entry – The Board has approved an upgrade to the entry of Stag Leap's landscaping. The landscaper provided the board with a plan that included removing most of the existing landscaping and replacing it.

The park at Canyon Spirit and Thunder Hills – The Board approved an upgrade to the park which includes removing and replacing some plants, and adding additional greenery.

Tree Replacement behind South Hills, from Golden View to Wind Fall – The board approved the replacement of trees that were removed due to past winter damage, behind South Hills on the trail.

Projects approved pending Landscape Committee review

Proposals for the following projects were approved by the Board of Directors pending the review and approval of the Landscape Committee.

Entrance at Valley Verde and Thunder Hills – This project involves removing and replacing some of the existing landscape.

Additional landscape where plants and trees were damaged or lost throughout the years –

Northside of Desert Shadow Trail landscape upgrade.

Desert Shadow Trail near Sentosa landscape upgrade.

Valle Verde Trail behind Mountain Pointe I landscape upgrade.

Palomino Trail landscape upgrade.

Shade trees at Rest Area by Multi-Generational Center

– This project will add trees to the rest stop area adjacent to the Multi-Generational Center.

Projects on the agenda

Basketball Courts at Strawberry Hill Park and Friendship Park

– Management advised the board that the warranty for the court at Strawberry Hill Park had expired one year after installation. However, after advising the vendor of the court's poor condition so soon after installation, the vendor agreed to resurface the court at no cost to the association. Management will provided the board with resurfacing proposals for the Friendship Park court at the October meeting.

Asphalt Trail across from

Friendship Park – Management supplied the Board with sealed bids at the September Board meeting. The Board postponed a decision until the October meeting to better allow time to review the bids.

Pole Lights Repaint – Management supplied the Board with sealed bids at the September Board meeting. The Board postponed a decision until

the October meeting to better allow time to review the bids.

Benches and Tables at Rest Area by Multi-Generational Center

– Management is seeking sealed bids for the board to review at the October meeting.

Installation of lights on the trail across from Friendship Park

– The board voted to hire an electrical engineer who will provide the scope of work, map, and details for the project.

Repair lighting at rest stops, palm trees and south side of

Paseo Verde – The board voted to hire an electrical engineer who will provide the scope of work, map, and details for the project.

Light poles – Management is seeking sealed bids for a lighting engineer. The board to review at the October meeting.

Replacement of rock walks in a park – Management is seeking getting sealed bids for the board to review at the October meeting.

Painting of Trash cans and benches on the trail – Management is getting clarification on the price of the bid.

Replace and/or repair the drinking fountains in the parks

– Management is seeking sealed bids for the board to review at the October meeting.

Projects for 2014

Repaint and repair Stucco wall Phase I – The association has scheduled wall repair projects into several phases. The board has the wall project

broken down into several phases, and this phase will include the west of Carnegie.

Sidewalk repair – The board and management will assess the sidewalks throughout the community to determine the most important areas for repairs.

Landscape lights – The board will work with the landscape committee and the landscape vendor to determine exact needs regarding repair or replacement of the current landscape lighting.

Landscape Renovation – In addition to what is currently included in the 2014 Operating budget, the board has additional renovation in the Reserve Study that can be done for the year 2014. The board, the landscape committee and the landscape vendor will work together to provide a plan for landscape renovation in 2014.

Safety Padding – The safety padding in the play areas in all the parks needs to be repaired and sealed to insure the longevity of the padding.

Park Furniture – As per the reserve study recommendations, the board will be considering replacement of the furniture in some of the association's parks.

Gazebo Painting at Scarlet Park – The gazebo will be repaired and painted.

So, as you can see the last 4 ½ months have been quite busy for me, and honestly I have loved every minute of it. 2014 looks to be a busy year as well, but I believe that the overall results will be positive and rewarding for the community, its residents and your board of directors.

GVRCA Fall Garage Sale

The Fall Green Valley Ranch Community Association (GVRCA) Community Garage Sale was held on October 12, 2013. The centralized garage sale was held in the parking lot near the Henderson Pavilion that is adjacent to Green Valley Parkway. We thank the City of Henderson for allowing us to use their facility. Approximately 46 GVRCA households brought their "treasures" to sell, and many more GVRCA homeowners, as well as the

general public, turned up to make purchases. Organized by the Social Committee, and assisted by volunteers from Terra West, GVRCA's management company, the participants were pleased by the structure of the event. At the end of the event, a good number of the sellers donated many of their unsold items to Goodwill, who had a large truck on hand. It was a great day and fun for all.



Frequently Asked Questions



If we see an irrigation leak or if there is any other emergency, whom do we call on weekends or when the office is closed?

Terra West Management Services can be reached 24 hours a day, seven days a week. Even on weekends, during non-business hours or holidays. You may dial 702-362-6262 to report

any emergency. Examples of an emergency would be an irrigation leak that is spraying a stream of water that may or may not be gushing down the street, a tree that has fallen into the street or blocking an area or perhaps a car accident where a vehicle has run up and over the curb and crashed into a common area structure. For these types of emergencies, the community

manager is notified and a vendor will be dispatched to investigate what is needed for the repair of the emergency. Emergency staff is trained to decipher an emergency and a non-emergency that can be addressed the following business day. So if you are unsure, please do not hesitate to call.

Frequently Asked Questions



I know it's getting close to the holidays. Can we decorate?

Since this question comes up during this time of year, a repeat of a prior FAQ column is below explaining the communities' policy.

Per the Green Valley Ranch Community Association Resolution Regarding Holiday Decorations adopted October 16, 2008, the following information will answer questions many of you may have since holiday decoration time is right around the corner.

All residents within the Association shall have the right to display holiday decorations on their individually-owned lots or within any limited common elements allocated to a resident's separately owned unit. The term "Winter Holiday" shall mean Christmas, Hanukkah, Kwanzaa, Eid Al-Adha, New Year's Day and any other officially recognized holiday that is celebrated in the month of December or January of each year.

Winter Holiday decorations may be placed up not earlier than the day after Thanksgiving Day and must be taken down and out of view by January 31 immediately following placement of those Winter Holiday decorations. However, any decoration that the Board deems to pose a threat to the health, safety or welfare of the community or any of its residents or visitors shall be removed immediately after a written demand to do so is sent

via US mail to the resident that put up such decoration.

All Winter Holiday decorations may be placed only on the individually-owned lots or within any limited common elements allocated to a resident's separately owned unit. All residents are prohibited from placing any such decorations anywhere on the Association's common elements.

The installation of Winter Holiday decorations pursuant to this Resolution are hereby deemed pre-approved in the event that the Association's CC&Rs or other governing documents would require prior architectural approval of such Winter Holiday decorations; provided, however, that if the Board deems it necessary that a Winter Holiday decoration be approved, the Board may send a written demand to a resident to submit an architectural application for such decoration. Thereafter, if approval is not given, the resident must not install such decoration or immediately remove the unapproved decoration.

Furthermore, decorations for any official holidays throughout the year other than the Winter Holidays must be approved by the architectural committee if such decorations are placed

up for more than 30 days. Any such decoration placed up for more than 30 days requires approval from the Association's architectural committee.

Any decoration placed up pursuant or in accordance with this resolution that becomes worn, damaged or otherwise unsightly must be removed or such condition remedied immediately upon written notice from the Association. Any decoration that is deemed offensive or otherwise inappropriate must be removed immediately upon notification.

Should you have questions that you would like to see answered in the newsletter, please visit the Green Valley Ranch Community Association website at www.greenvalleyranch.org and click on *e-forms* to access the "Frequently Asked Questions (FAQ) Form".

Note: Please do not submit questions of a personal or confidential nature. Questions submitted should relate the GVRCA governing documents (CC&Rs), Rules and Regulations, Policies and Resolutions, Social Events or Architectural Standards and Guidelines.

GVRCA

Board of Directors' Notice of Meetings

November 7th
Annual Election, Budget Ratification & Organization Meeting
November 21st
Regular Board Meeting

Meeting agenda, meeting minutes & financial statements available electronically upon request free of charge from Terra West at (702)856-3773. Paper copies will be made available at a cost of \$0.25 for the first ten pages & \$0.10 for subsequent pages. Audio recordings on CD are available at a minimal charge. Items are made available to the Association's membership in accordance with NRS 116.3108 & 116.31083.

Terra West Henderson Office
 11135 S. Eastern Ave. Suite 120
 Henderson, NV 89052

GVRCA MEETINGS

Meeting Type	When	Time	Place
GVR Board (reg.)	3rd Thurs.	6:30 PM	DW
GVR Board (exec.)	3rd Thurs.	4:00 PM	DW
Annual Election/ Budget Ratification	November 7, 2013	6:00 PM	DW
Social Committee	1st Thurs.	7:00 PM	TBA
Architectural Committee	2nd & 4th Friday	10:00 AM	TW

The GVRCA Board of Directors regular meeting is open to the public (see www.greenvalleyranch.org for monthly agenda).
 The GVRCA Board of Directors executive session is held to go over delinquencies and legal matters. Hearings may be scheduled through Terra West at (702)856-3773.
 The Social Committee is looking for volunteers. If you are interested in joining, please send an e-mail to social2013@greenvalleyranch.org.
 The Architectural Committee meetings are held to go over submitted architectural applications. Homeowners can schedule appointments to meet with the committee through Terra West at (702)856-3773.
 DW – Desert Willow Community Center, 2020 W. Horizon Ridge Pkwy., Henderson, NV 89012
 TW – Terra West, Henderson Branch, 11135 S. Eastern Ave., Suite 120, Henderson, NV 89052

GVRCA Board Meeting – Open Forum Meeting Disclosure

At the beginning of every Regular Session of the Board of Director's meeting, an Open Comment and Discussion period will be devoted to items listed on the agenda. At the end of every Regular Session of the Board of Director's meeting, an Open Comment and Discussion period will be provided to the homeowners to speak to the Board on non-agenda items. At the conclusion of the open call to the homeowners, individual members of the Board may respond to those who have addressed the Board, may ask management to review a matter or may ask that a matter be put on a future agenda. However, except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

Green Valley Ranch Community Association
Master Association Assessment Payment Information
\$50.00 Monthly

Per the Assessment and Fines Collection Policy and Enforcement Policy, Regular Master Assessment payments are due on the first (1st) day of each month of each year ('Due Date'). Assessments are delinquent if not paid by the thirtieth (30th) day. Such Assessment shall be deemed delinquent and the Association will impose a late fee in accordance with the list of collection charges attached to the collection Policy as Exhibit "A". A Notice of Intent to Lien to the Owner will be mailed via certified or registered mail, return receipt requested to the address of the lot and the Owner's mailing address on record, if different from the lot address if any Assessment is not paid by the forty-fifth (45th) day after the first day of each month, unless the due date for an assessment is specified differently. An Intent to Lien fee of \$45.00 will be charged to any account that is mailed a Notice of Intent to lien. Statements are not mailed to any account that is delinquent. For any account that becomes delinquent, property owner must contact the Collections Department Hotline at 702-251-4596 directly.

Statements are sent as a courtesy and will be sent monthly to the address listed on the Association's membership register as of the date of the notice. It is the responsibility of each owner to advise the Association of any mailing address change in writing. You may make your payment payable to Green Valley Ranch HOA by personal check, money order or cashiers check and mail to:

Green Valley Ranch HOA
 c/o Terra West Management Services
 P.O. Box 98813
 Las Vegas, NV 89193

You may make your payment in person at the Terra West Management Services Henderson Office located at 11135 S. Eastern Ave., Suite 120, Henderson, NV 89052 or you may utilize the Authorization Agreement for Automatic Payments (ACH Debits) program. When making your payment, please write the property address and account number on the check, money order or cashiers check that the payment is to be applied to.

Please contact the Community Association Office at (702)856-3773. The Accounting Department at (702)251-4598 or visit the Terra West Management Services Community Website <http://www.terrawest.com> to obtain the form to set up this service.

Please Note: If you own your property within a gated sub-association of the Master, please contact your Community Manager for dues payment information and also notify them of any mailing address change according to their procedures.

Social Scene

Happy Holidays!

By Laura Baker, Social Committee Co-Chair



Save the Date!
February 7th, 2014
20th Anniversary Kick Off Celebration

Hello! Before I start sharing with you some of the great things we have planned, I'd like to introduce you to my new co-chair, Mrs. Sandy Brody. When I first met Sandy, I was quite impressed by her friendly personality but also how professional and well organized she was. I asked her to be my co-chair, and I'm so glad she said yes!

Sandy grew up in Queens, New York where she met her husband of 44 years, Phil, who is one of our GVRCA Board members. The two of them left New York in 1972 and have lived in every corner of the USA since. They moved to The Ranch in 2000.

Sandy was a teacher and an administrator for 30 years and a principal in the Clark County School District. She loves our community and is very ac-

tive volunteering her time on various committees and boards. She will be an incredible asset to the Social Committee. Welcome aboard, Sandy!

This is a great time of year. After the hot weather we had this summer, the fall weather couldn't be nicer! Things start to get busy as Thanksgiving approaches and with the Holiday season following close behind, don't blink your eyes! Christmas will be here before we know it. Because this is such a hectic time of year, the Social Committee decided not to have a holiday event this year. Instead, we have decided to do something really fun early in 2014. The date is February 7th. This will be our first ever "over 21 event", so call a sitter now.

GVRCA turns twenty years old in 2014. Our twentieth anniversary is

very special to all of us. We would like to take this opportunity to invite you to our 20th Anniversary Kick-off Celebration on February 7th, 2014. A time to have fun and hangout with old friends as well as meet new ones! There will be appetizers served, entertainment and a cash bar available. Of course we will have an opportunity to win prizes - maybe even a contest or two! Mark off your calendar NOW! Watch for further details.

The holiday season is a time for joy and celebration but also a time to be thankful. We are so lucky to live in this beautiful community. Take an extra moment to give thanks and to do something nice for someone. The Social Committee wishes you and yours a very happy, healthy, and prosperous holiday season!

Henderson Stroll 'n Roll

Gives Residents a Car-Free Way to Bike, Walk, Skate & Play

By City of Henderson

Join us Saturday, November 9 for the inaugural Henderson Stroll 'n Roll - the city's longest car-free street festival, spanning three parks and three miles of family fun along Paseo Verde Parkway. Putting our own spin on the Ciclovía world phenomenon, the free event transforms city streets into a temporary playground for residents to bike, walk, skate and play. From 10 a.m.-2 p.m., people can enjoy a car-free celebration with games, children's activities and live music in the streets. They can also stop at any three entertainment zones along the route - Paseo Verde Park, Discovery Park or the Henderson Multigenerational Center - and enjoy interactive demonstrations, free fitness classes and food trucks.

Please note: Paseo Verde Parkway eastbound lane will be closed from Desert Shadow Trail (at Paseo Verde Park) to Desert Shadow Trail (near the Henderson Multigenerational Center) on Saturday, November 9 from 4 a.m.-6 p.m.

Henderson Stroll 'n Roll
Saturday, November 9, 2013
10am - 2pm
A CAR-FREE WAY TO BIKE, WALK, SKATE AND PLAY
On Paseo Verde Parkway
 From Henderson Multigenerational Center to Valle Verde Drive
Street Festival • Children's Activities • Entertainment
Bike Valet Available • Complimentary Admission

Logos for sponsors: J&J Street Festivals, my93.1 Las Vegas, Sunny 106.5 FM, New Country 95.5 KVMR, and Henderson Connection.

Bike Henderson | **BikeHenderson.org | 267-4000**
 Schedule is subject to change or cancellation without prior notice. Management reserves all rights.

For more information, visit www.BikeHenderson.org.

E-mail Newsletter Request Form

Name _____

Address _____

Please sign me up to receive my newsletter via e-mail only.

E-mail address _____

Mail Form to:
 GVRCA E-Mail Newsletter
 11135 S. Eastern Ave. #120
 Henderson, NV 89052

This form is available online at:
<http://www.greenvalleyranch.org/Eforms/eforms.htm>

Click on the E-mail Newsletter Request form.

In The Neighborhood

Sentosa Meet & Greet the GVRCA Candidates

By Christine Norrbom, Sentosa Board Member

On September 26, 2013 Sentosa Community hosted a Meet and Greet the Candidates who are running for election to the GVRCA Board. There are three seats open for this election.

Four of the 6 Candidates attend: David Berk, Jocelyn Holzwarth, Lisa Ortega and Rick Schmaltz (alpha listing). During a two hour period each Candidate responded to various comments and questions posed by the homeowners in attendance.

Sentosa had 8 homeowners and three other GVR communities were represented by 6 other homeowners. Two GVRCA Board members attended as well. There are 3,914 homes in the ranch. Your vote is a precious power. Your vote is a resounding support of

your GVR community. Your vote does count. Your vote is your voice.

Each Candidate is volunteering to serve you and our community. Each Candidate brings with them their professional expertise; community connections; and passion to serve in our community. Ballots were mailed the week of October 7th. At this time all 6 Candidates names and biographies will be available for your review. Please mail in your ballot before November 7, 2013, or attend the election meeting on November 7 at 6:30pm at the Willows.

greenvalleyranch.myterrawest.com is the link to allow homeowners to review HOA budgets; Board meeting minutes, etc.



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P.O. Box 80900
Las Vegas, NV 89108-0900

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Subscribe to the GVRCA News e-mail list & you will receive timely e-mail reminders of upcoming GVRCA Social Committee events! In order to keep costs low, we will be e-mailing social event notices instead of mailing them out. Please go to www.greenvalleyranch.org/News/news.html and follow the prompts to subscribe.

