



Emerald in the Desert

Green Valley Ranch Community Association

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

Mar/Apr 2015

The News

Inside View

By Phil Brody, President

There were many topics to write about in my first *Inside View*, but I decided focus on the notion that newsletters should have relatively brief articles, therefore I chose to concentrate on three areas that I believe to be essential: the need for volunteers; landscape infrastructure expenditures; and taking advantage of electronic initiatives.

We Need Your Help. Did you know that there are less than thirty volunteers in all of Green Valley Ranch Community Association (GVRCA) who do all of the volunteer work necessary to keep things going? That's right, you didn't misread the number. Out of almost 4,000 homes in GVRCA, we have less than 30 volunteers who serve on the board of directors; make certain that your neighbor doesn't paint his house purple by sitting on the architectural review committee; help organize annual events such as the pool party and the garage sales by serving on the social committee; or help keep the trees, flowers, and shrubs looking beautiful by volunteering to help on the landscaping committee.

It doesn't take a great deal of time, just a few hours a month, to volunteer for these or other GVRCA committees. You can see what committees are available by going to our website, www.greenvalleyranch.org, clicking on the Association tab, and then clicking on Committees on the drop down menu. Once you find a committee for which you would like to volunteer, click on the Contact tab at the top, then click on the Volunteer Form on the drop down menu.

Focus on Infrastructure. Infrastructure improvements are often thankless tasks. Since you don't immediately see the improvements to such as underground pipes, irrigation systems, and HVAC systems, there is often a tendency to delay making infrastructure improvements. However, delays in making improvements to infrastructure systems often cost more in the long run.

As you will recall, last spring the Board of Directors hired a landscaping consultant, HCI Horticulture Consultants, to review GVRCA's entire landscaping environment. Much to its surprise, the consultant brought to the board's attention the need for some serious infrastructure improvement

in the community's irrigation system. It appears that when the system was installed approximately twenty years ago, the emitters were placed properly for young trees; however, as the trees grew larger and larger over the years, the emitters are no longer properly placed for more mature trees. We were quite fortunate to have caught this problem before it grew into something much more serious that would result in the loss of many of our trees. Consequently, the board will be looking into authorizing expenditures during 2015 to upgrade the irrigation system.

Digital GVRCA. I would like to take this opportunity to once again encourage all of you to take advantage of some of our electronic and digital initiatives. They are designed to make life a bit easier for you, improve communication with your Board of Directors or with TerraWest, gain easier access to relevant information, and receive and/or pay your assessments electronically. Here are a few hints on how to access some of these initiatives:

- Electronic Delivery of Newsletter: Request via the Contact tab on website
- E-Statements: Access via TerraWest web portal
- E-Pay: Access via TerraWest web portal
- E-Contact with Board Members and Management: Use the Contact tab or the Board of Directors link in the Quick Link sections the web site
- Web Portal: www.myterrawest.com; account information and detailed information about GVRCA
- GVRCA webpage: www.greenvalleyranch.org; a great deal of information about GVRCA and upcoming events in a user-friendly, informal format

HELPFUL PHONE DIRECTORY

City of Henderson General Information	267-2323
Animal Control Hotline 24 Hour Emergency & After Hours	267-4900
City Code Enforcement	267-3950
DMV 1399 American Pacific Drive www.dmvnv.com	486-4368
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
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

GVRCA

Board of Directors

President, Phil Brody
Vice President, Jocelyn Holzwarth
Secretary, Lisa de Marigny, DCAL®
Treasurer, Rick Schmalz
Director, Lisa Ortega
Director, Paul Rowcliffe
Director, David Sánchez

Board Liaisons

Architectural, Paul Rowcliffe
Electronic Communication, Phil Brody
Finance, Rick Schmalz
Government Relations, David Sánchez
Landscape, Lisa de Marigny, DCAL®
Safety & Security, Rick Schmalz
Social/Recreation, Jocelyn Holzwarth
Water Use, Lisa Ortega

Terra West Management Services

Kristin Fyler
Supervising Community Manager,
CMCA®, AMS®, PCAM®
Tasha Carrabotta
Asst. Manager and ARC Coordinator
Tina Brown, Administrative Assistant
Tel: 702/856-3773
Fax: 702/251-4509

The Green Valley Ranch News is produced by the Green Valley Ranch Community Association (GVRCA). The newsletter may contain controversial or unsubstantiated information by the authors. The contents herein are not necessarily the views of the GVRCA and the Association cannot be held responsible for opinions, views, or facts expressed.

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: sherylschmalz@gmail.com.

Cover Photo by Maggie Freitag.

Manager's Corner

Updating Your Contact Information

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



Over the last 18 months, Green Valley Ranch's management team has been working diligently to contact homeowners to reduce the amount of returned mail received, and to work with homeowners with delinquent accounts (to prevent collection procedures and the related costs). We are also attempting to increase homeowner awareness of what is happening in their community, through the Homeowner web-portal and email blasts. In order to be successful with this, it is extremely important that homeowners regularly update their contact information with the management team at Terra West and on the web-portal. And, if you live in a gated community, please remember to update your contact information with both your sub-association and with Green Valley Ranch Community Association.

Mailing Address

All change of address requests should be made in **writing** (USPS, email or fax) to the management office so that you may continue to receive your statements, newsletters, notifications, election materials, annual budget and changes or updates to policies and resolutions. All mailings are sent by

first-class mail to the owner's address listed on the Association's membership register as of the date of the mailing

To obtain a Change of Address Request form, please contact the association office at 702-856-3773 or visit either the Green Valley Ranch Community Association website at www.greenvalleyranch.org or the Terra West Management Services website at www.terrawest.com.

Name Change

At times there may be a change to the Owner of Record information such as a name being added or removed, or a change in name due to marriage or divorce. Name changes cannot be made without the following documentation: Marriage Certificate, Divorce Decree, or Grant Bargain Sale Deed. As soon as a name change has been recorded with the Clark County Assessor's Office, please notify management office with this information so your records may be updated, and to ensure your mail is not returned by the United States Post Office.

Phone Number(S), Fax And E-Mail Address

Providing your phone number, fax and e-mail address is not a requirement, but it is very helpful. Sometimes there are emergencies that arise where the management office is desperately trying to reach the owner of the home. It might be because of a broken water line, a fire, a downed tree or vandalism damage to your home. A number of things have been known to happen where the association office is notified by a neighbor to alert us there is an emergency issue. By having this immediate contact

information, we are able to reach you quickly.

At the same time, if you provide your email address, you can have your newsletter electronically sent to you, and you can receive email blasts regarding events and other important information such as street closures related to an event within GVRCA. Please sign up on the www.terrawest.com under your Association web portal to be able to get information as to email blasts or new uploaded documents. If you want to sign up for e-newsletter please sign up online at www.greenvalleyranch.org/content/e-mail-newsletter-request-form.

Returned Mail

When mail is returned because the Post Office has noted the home is vacant, residents are temporarily away, there is no forwarding address or undeliverable as addressed; it costs the association money for postage, envelopes, mailing material and processing the returned mail. This in turn can result in an increase in your assessments. Please help reduce this cost by submitting a Change of Address request at your earliest opportunity.

These recommendations are provided as a courtesy reminder about the importance of your contact information listed with your Community Association. Please do not hesitate to contact the Management Office at 702-856-3773 if we can be of any assistance to you.

FAQs

Holiday Decorations and Mailbox Keys

By Tasha Carrabotta, Assistant Community Manager



What is the time-frame for when we have to take down our holiday decorations?

On October 16, 2008, the the Green Valley Ranch Community Association adopted the Holiday Decorations Resolution which includes the following information pertaining to removal of decorations.

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.

For more information regarding the Holiday Decorations Resolutions, please contact the management office at greenvalleyranch@terrawest.com.

I just bought a house and will be closing escrow shortly. Do I get a mailbox key from your office or the post office?

It would be the post office that serves your area. The mailbox clusters are property of the U.S. Postal Service. If there is damage to a mailbox or perhaps it has been marked with graffiti, you may contact eCustomerCare National at ECCADUSER@usps.gov.



Should you have questions that you would like to see answered in the newsletter, please visit the GVRCA 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. All questions submitted are to be concerning the Green Valley Ranch Community, governing documents (CC&Rs), Rules and Regulations, Policies and Resolutions, Social Events or Architectural Standards and Guidelines.

Spring Is In The Air



As you may know, the Board recently went out to bid on the landscape maintenance contract and is in the process of selecting a landscape contractor to maintain the GVRCA common area property. This is an important task due to the size and complexity of the GVRCA property. In addition, the landscape budget is approximately thirty percent of our operating budget.

As a community, we are proud to be called the Emerald in the Desert. A large portion of our CC&R's address landscape standards. As a Board, we want to make sure that our community lives up to our Master Plan throughout the common area properties and the individual homeowner properties.

We hope this article will give you some useful information and tips for maintaining your property this spring.

CLIMATE

March temperatures typically range from lows of about 44°F to highs of about 69°F with average rainfall of .4 inches. April has lows of about 51°F to highs of about 69°F with average rainfall of .2 inches.

IRRIGATION

Irrigation Clock: Check the settings on your irrigation clock. During the spring (March - April)

watering is permitted three days per week. Residents of Green Valley Ranch east of Green Valley Parkway are part of WATERING GROUP C. This means that during the spring you may run sprinklers on MONDAYS, WEDNESDAYS, and FRIDAYS only. Residents of Green Valley Ranch west of Green Valley Parkway are part of WATERING GROUP D. During the spring you may run sprinklers on TUESDAYS,

THURSDAYS, and SATURDAYS only. Never water between sundown and 2 a.m. Watering during these hours can be harmful to plants and lawns. Allowing the water to sit too long on your landscape before sunrise makes it susceptible to various fungal diseases and crown rot. To avoid wasting water, remember to manually adjust your irrigation clock during rainy periods.

Sprinklers: Check at least weekly for leaks. Make necessary adjustments to ensure uniform coverage and to minimize overspray onto sidewalks, driveways, patios, etc., since sprinkler heads can be damaged and/or knocked out of alignment during the mowing process. Water grass for approximately 12 minutes. If runoff occurs, schedule sprinklers to water in three short cycles of four minutes each rather than one longer cycle. Times between watering cycles should be no more than one hour.

Drip Emitters: Check existing emitters at least weekly for any clogs and repair or replace as necessary. Add additional emitters as plants grow. Most Desert Plants should be watered two days per month and Traditional Plants two days per week in the spring. These watering guidelines are for established plants. More frequent watering is usually necessary until the plant becomes established (usually one to two growing seasons).

PLANTING

Plant cool-season annuals such as calendula and cornflower.

Plant perennials such as aster, autumn sage, chrysanthemums, coreopsis, gerbera, shasta daisies, penstemon, and statice.

Plant summer bulbs such as daylilies, caladium, dahlias, canna,

and iris after all danger of frost has passed.

Plant container-grown roses until daytime temperatures are consistently above 86°F.

Plant artichoke, beets, Swiss chard, horseradish, parsley, parsnips, radishes, rhubarb, and spinach from early February through March.

Plant asparagus through April.

Plant chive, endive, kale, kohlrabi, leeks, mustard, green onions, peas, rutabaga, salsify, and turnips from early February through mid-March.

Plant Irish potatoes in mid-February through mid-March.

Plant collards from late February through March.

Plant tall fescue lawns from February through April.

MAINTENANCE

Aerate lawns to prepare for summer heat.

Water roses early in the morning to minimize mildew. Avoid overhead spraying.

Fertilize roses, trees, and spring- and summer-blooming shrubs as well as cool season vegetables and citrus.

Fertilize plants in containers with a balanced water-soluble fertilizer every other week.

Continue to monitor plants for powdery mildew, aphids, and spider mites. Control aphids and spider mites by spraying with insecticidal soap or strong jets of water or removing by hand.

For more information on gardening in the Las Vegas Valley, contact the University of Nevada Cooperative Extension Master Gardener Hotline at 257-5555.

**GVRCA
Board of Directors'
Notice of Meetings**
**March 19th
April 16th
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 Thursday	6:00 PM	DW
GVR Board (exec.)	3rd Thursday	4:30 PM	DW
Election/Budget Ratification	TBD	6:00 PM	DW
2015 Board Organization	TBD	6:00 PM	DW
Social Committee	1st Thursday	6:30 PM	Panera
Architectural Committee	2nd/4th Friday	10 AM/2 PM	TW
Water Use Committee	TBD	TBD	TBD

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 social15@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. The meeting time alternates. 2nd Friday is at 10 a.m. & the 4th Friday is at 2 p.m.
PANERA – Panera Bread at The District, 235 Village Walk Drive, Henderson, NV 89052
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.



**EYE-CATCHING
LANDSCAPE?**

Get the recognition you deserve.

Enter your landscape in the
Southern Nevada Landscape Awards competition.

The Springs Preserve and Southern Nevada Water Authority host the annual awards to recognize homeowners, businesses and professionals who create and maintain attractive, water-smart landscapes.

Enter your landscape at springspreserve.org.

Know someone with an award-worthy landscape? Spread the word.



Pool Service, Supply & Repair

Serving Green Valley Ranch Since 1995



Acid Washing • Pumps • Filters
Covers • Decking • Tile Restoration

WE INSTALL
VARIABLE SPEED PUMPS...
\$250 INSTANT REBATE
GET YOUR'S BEFORE THE
NV ENERGY REBATE
RUNS OUT!

702.263.1188

southernshorespool.com

Military Discounts

Senior Discounts

NV. CL-0071449



GVRC Spring Semi Annual Community Garage Sale At Individual Homes

Saturday,
April 18

7 a.m. till
Noon

Rain or
Shine

Important Information

The Association will advertise in the newspaper, on Craig's list and on community bulletin boards. Sub-association signs will be placed at neighborhood entrances by the committee, but pink arrows can be picked up at the information booth on the day of the sale in the lower parking lot of the Henderson MultiGenerational Center (near the outdoor activity pool at Paseo Verde.) A map guiding buyers to participating homes will be available at the information booth, as well.

To be added to the list of participating homes, please e-mail your complete address and sub-association name to social2015@greenvalleyranch.org or call 702-223-1123 and leave a message that includes your complete street address and sub-association name. The deadline to have your home included on the list is **Wednesday, April 15 before 5 p.m.**

If you live in a gated community, you are responsible for contacting your sub-association property management company to find out if they will be opening your community's gates to the public for the sale.

Home Values Sky Rocket!

Green Valley Ranch Special Full Service MLS Zillow Trulia!

List Your Home



For 1% **Over 3,000
Homes Sold**

Call Steve Hawks



B.S. Finance Real Estate & Law
TOP 1% AGENTS NATIONWIDE

702.458.3999



WWW.STEVEHAWKS.COM

Several of our sellers have sold for **\$25,000 - \$120,000** over comps in their neighborhood

What would you do with the extra **\$25,000-\$120,000** in your pocket?

Who you hire matters!



PRST STD
U.S. POSTAGE
PAID
PERMIT NO. 2427
LAS VEGAS NV

Terra West Management Services
P.O. Box 80900
Las Vegas, NV 89108-0900

Get Connected! Stay Informed!

Green Valley Ranch Community Association has come of age – the electronic age that is. We now offer a wide variety of options through our community website at www.greenvalleyranch.org and our management company's web portal at www.greenvalleyranch.myterrawest.com. Please take some time to visit these websites to see what services meet your needs.

