

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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The News

Inside View

HOA's help communities
age with grace

By Mike Forman, DCAL® – President

GVRCA

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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

The following article appeared in the Las Vegas Review-Journal on November 12, 2012 and is reprinted by permission.

Please note that the community in the article is not Green Valley Ranch, but the older portion of the community north of I215. Because much of the area is not within an HOA, ongoing maintenance has been deferred, leading to a general decay. The homeowners are now having to deal with issues with walls, streetscapes and landscaping that an HOA would have normally handled. I think the views presented by Councilman Marz are pertinent as Green Valley Ranch is now more than 15 years old. We have been investing in ongoing repair and maintenance of our community, and the difference as you enter Green Valley Ranch is amazing.



“Time takes toll on Green Valley” ...

By Carri Geer Thevenot
LAS VEGAS REVIEW-JOURNAL

Posted: Nov. 12, 2012 | 2:01 a.m.

Updated: Nov. 12, 2012 | 3:09 p.m.

Green Valley, considered the first master-planned community in Southern Nevada, is turning gray.

On a recent morning, Henderson City Councilman John Marz drove around the community he has called home for the past 28 years. He pointed out weeds, dead trees, and block walls with water damage or paint that is peeling away.

“The original part of Green Valley, which is in my ward, is now getting old,” Marz said.

The councilman, who was appointed to the Ward 3 seat in January, said his concerns about Green Valley prompted him to approach the city’s Community Development Department for help in finding ways to maintain and enhance the quality of life in all of Henderson’s “mature neighborhoods.”

“There are neighborhoods that are starting to feel the wear and tear of their age,” Marz said.

A team led by principal planner Scott Majewski has been identifying problem areas and researching solutions.

“It’s not just block walls and landscaping,” Majewski said. “It could be sidewalks, curbs, streets.”

Marz suggested the team first look at major arterials and gateways into the city that have fallen into disrepair, then work inside the neighborhoods.

“Unless we as a city try to make these streetscapes and these entrances to our city nice, there’s not a real incentive sometimes for the people in those communities to keep their properties nice,” he said as he drove east on Warm Springs Road. During a 30-year career in marketing, Marz has traveled all over the country. He said his travels have taught him: “The only way you can keep neighborhoods good is to make sure they don’t decay.”

Decay is what Marz is trying to prevent in Green Valley, a once-upscale area in northwestern Henderson.

American Nevada Co., the real estate development arm of the Greenspun Corp., which owns the Las Vegas Sun, broke ground on the community in 1978. According to American Nevada’s website, Green Valley “quickly became one of the most successful master-planned developments in the United States.”

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Inside View

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By Mike Forman, DCAL® – President



was told the owner is responsible for repairing the wall.

“When we bought it, we didn’t know that it was our responsibility,” Gibbs said.

His mother bought the home in December as an investment. She paid \$125,000 and spent another \$25,000 remodeling it.

Gibbs said the biggest problem they faced with the block wall

was that potential buyers thought it was too short to block out traffic noise on Green Valley Parkway. So they decided to take the home off the market and rent it.

Gibbs discovered another problem with the block wall and the walls of neighboring houses. “It’s individual walls, and they don’t tie together from property to property.”

Gibbs, who manages his parents’ financial affairs, said he would gladly pay the city a monthly fee to take over maintenance of the wall.

Despite the signs of aging, Gibbs still considers Green Valley a great place to live and a great place for homeowners to rent their property.

Green Valley, which is easily accessible by both Interstate 215 and U.S. Highway 95, commands higher rents than almost anywhere else in the Las Vegas Valley, Gibbs said.

He said Green Valley also appeals to investors because it has many areas, such as Belvedere Drive, without homeowners associations.

The lack of homeowners associations means less money out of pocket for investors, Gibbs said. But it also makes it difficult to improve neighborhoods.

According to city of Henderson records, Green Valley consists of about 3,800 acres, and about 58 percent of the community is covered by homeowners associations.

In most newer developments, Marz said, homeowners associations take over responsibility for streetscapes.

As he drove east on Warm Springs Road, he pointed left toward an area where homeowners associations have maintained the block walls and landscape along the sidewalk.

He then gestured to the right, where individual homeowners are responsible for maintaining the property. In that area, weeds and dead trees can be found in the patch of land between the sidewalk and block wall.

“You’ve got one side of the street that looks really nice and pristine, and this side of the street doesn’t,” Marz said.

He pointed out similar disparities as he drove north on Valle Verde.

“That’s the difference between older developments and newer developments,” the councilman said.

Newer design trends have led to larger areas of landscape between the streets and sidewalks, and between sidewalks and block walls. Those areas typically are maintained by homeowners associations. Some areas of Green Valley have no landscape buffers at all between walls and sidewalks.

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But time is taking its toll, particularly on block walls that line major thoroughfares such as Green Valley Parkway and Valle Verde Drive.

“The walls are a big problem,” Marz lamented.

Trish Henshaw and her family recently rented a two-story house at 2344 Belvedere Drive. The home, built in 1984, has a block wall between its backyard and Green Valley Parkway. The wall has visible cracks.

“We’ve already approached our landlord about fixing it, because it wobbles,” Henshaw said on a recent morning.

A few days later, she viewed the back of the wall up close for the first time. “Oh God, it’s really bad,” she remarked.

Devon Gibbs, a Las Vegas real estate agent whose mother owns the house, said he contacted Henderson officials after the Henshaws complained and

Inside View

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By Mike Forman, DCAL® – President

On the west side of Valle Verde, beige paint is peeling away from the block walls. “This is a constant problem,” Marz said.

He said volunteer groups have painted the walls several times.

“Personally, I’m not sure that painting them was ever a good solution,” the councilman said.

Areas without homeowners associations also have inconsistencies, such as a lawn that reaches the street on one property, and a neighboring property that has a sidewalk between the front yard and street.

“I know that HOAs have had a lot of bad press in the last year and a half, but they really can perform a useful function in a community,” Marz said.

Creating a homeowners association after a neighborhood is established isn’t easy, city spokeswoman Kathy Blaha said, because it requires 100 percent approval from the homeowners.

Majewski said his team, which meets every other week, is reviewing the city’s existing programs, as well as “best practices” around the country to come up with possible solutions. One of the group’s goals is to find funding sources, such as federal or state grants.

The team has learned that Aurora, Colo., bonded \$20 million for a neighborhood fence replacement program in 2003. Under the program, the city becomes the owner of the fence, and the residents are assessed a fee for construction and maintenance costs.

About four years ago, the city of Henderson offered low-interest loans to residents of Whitney Ranch, near Green Valley, when portions of block walls began falling down.

Homeowners used the money to replace walls on Whitney Ranch Drive between Green Valley High School and Sunset Road.

“It really was a danger issue,” Blaha said. “We had to close the sidewalk for a while.”

When property deterioration leads to violations of the city’s code, the spokeswoman said, city officials “like to work with the homeowners to bring them into voluntary compliance.”

Majewski said his team also is working on informative brochures for residents.

The city’s website already provides tips for proper maintenance of block walls, as well as instructions for volunteer groups that want to improve block walls. It also provides a “Neighborhood Leadership Toolkit” that offers tips for forming a neighborhood association.

Contact reporter Carri Geer Thevenot at cgeer@reviewjournal.com or 702-384-8710.

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Ho! Ho! Ho!

The 2012 GVRCA Holiday Social

Frequently Asked Questions

We live in Green Valley Ranch and saw a rat in our backyard pine trees leaping from tree to tree. Is the Community Association involved in doing anything about the rats in our community and if so please advise what we can do.

For those homeowners who are having rodent problems in their own yard, you may want to obtain your own method of exterminating the rodents located on your property. The association was advised the Environmental Health Division partnered with Southern Nevada Health District and will aid homeowners' with bait stations to be placed at their respective properties. The Environmental Health Division can be reached at 702-759-0614.

If anyone observes rodents in the common areas such as the parks, please do not hesitate to contact the management office to report. You may call the Green Valley Ranch management office at 702-856-3773 or by e-mail at greenvalleyranch@terrawest.com. The association keeps a tracking spreadsheet of all calls, e-mails or written correspondence concerning rodent sightings in the common areas so that these reports can be referred to the Board of Directors for review and decision of what steps they may want to take.



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, an entrance/exit gate that has been broken and is not functioning 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.

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

Per the GVRCA Resolution Regarding Holiday Decorations adopted October 16, 2008, the following information pertains 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.

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. 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.*

Manager's Corner

The Reserve Study and your Community Association

By Robin Styles, Supervising Community Manager, CMCA®, AMS®, PCAM®

Most people are probably scratching their heads because they have no idea what a Reserve Study is or even what it does for an association. A Reserve Study in the state of Nevada is required for community associations per Nevada Revised Statutes (NRS) 116. Per NRS 116.3115 (b) 'The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.'

A community association is required to adequately fund a 'reserve account' through assessments received from the homeowners. Reserve assessments are equally divided among all homeowners for contribution to the Reserve fund to take care of the community and make sure common areas like the landscape, parks, trails, lights, etc. are maintained. The homeowners contribute to this fund through their monthly assessment. The majority of your monthly assessment goes to the Operating Account for the daily maintenance of your association. A Reserve fund is used for repair, replacement and restoration of the major components of the common elements and may not be used for regular monthly expenses.

The opportunity to write this article is perfect timing for this community as it ages gracefully. Green Valley Ranch Community Association closed the sale of its first home in October 1994. What this means for the community is that a good portion of the common elements are coming of age and will be looked at closely to ascertain if they are in need of major repair or replacement. A Reserve Study provides a

guideline to the association for the life of a component so that the association will know about when that component may need to be replaced. The key word used is guideline. Dependent upon how that component has been maintained, major repair or replacement may be needed before or after the recommended time suggested in the Reserve Study.

The Reserve Study includes a timetable for restorative and replacement activities for many components. For example, the trails need to be sealed periodically to prevent premature water deterioration. If this is not done, total replacement would be required sooner than projected. The wrought iron painting and repair that is now in progress is intended to extend the life of the ironwork, so that we do not have to replace it as often.

To explain in more detail the use of a Reserve Study, let's use a drinking fountain as a Reserve component. A Reserve Study will provide for a predicted remaining life of the drinking fountain and a recommendation of when and the cost to replace the drinking fountain. The drinking fountains in the Ranch were placed in service in January 1995. The 2006 Reserve Study predicted a life expectancy of 16 years with the replacement year of 2011. Each common element item is analyzed by the Reserve Study Specialist that has conducted the community associations Reserve Study. The total of these

cost projections is what the association uses when establishing the Reserve Budget. As funds are used for the repair, replacement or restoration of the major components, the replenishment of the funds is necessary to maintain a healthy balance to properly take care of the community.

If a community lacks a regular inspection and maintenance program, it's likely some of the common element items will need attention before they should. If there is unwarranted wear and tear on a component or perhaps vandalism that destroys a common element, the spending of Reserve funds may be required prior to the projected time. Each homeowner can contribute to the preservation of the community by being proactive and reporting to the association office anything they see that may need attention, such as a broken piece of park equipment or wearing of asphalt on the walk paths or trail. Being diligent and proactive will ensure a longer life of the component, a healthier community and higher property values for the homeowner.



Social Corner

Social Committee Gearing Up for 2013

Mike Forman, DCAL® – Social Liaison

Well, another new year is upon us as memories of the holiday season fade. I don't need any more turkey for a while, but I am happy that the season comes each year. It was great to see so many of our Green Valley Ranch neighbors at the Holiday Party on December 12. Thanks to the entire Social Committee for their tireless devotion.

It's time to start planning our calendar for the year. First, SAVE THE DATE for our spring garage sale. It will be on Saturday, April 20. We are still working through how this will be presented, so your input is helpful. Please take a moment to send us a note on whether you prefer to have it centralized as we did in October, or whether you prefer the "old" way of having each homeowner host his or her own sale. You can send your comments to social2013@greenvalleyranch.org or go to <http://www.greenvalleyranch.org/Eforms/eforms.htm> and fill out a social feedback form.

We are also planning our annual Community Forum Breakfast for May 11. We'll have more information coming soon. Watch your newsletters.

I hate to sound like I'm begging, but here goes: We need more volunteers to help with social events. When we do events like the garage sale, it takes the efforts of many people to pull it off. I know that the events are popular, and we do appreciate the proffered "Thank you", however, more hands would make for lighter work. Please consider offering any time you can to the Social Committee. Even if you can only help occasionally, we'd appreciate it. You can send a note to social2013@greenvalleyranch.org offering any help you feel you can devote.

Thanks to all, and Happy New Year!

Save the Date!

Spring Garage Sale
Saturday, April 20, 2013

Complete details to follow in the March/April 2013 newsletter.

Thank You!

Green Valley Ranch Resort

Lisa de Marigny

Popcorn Girl

Netwares, Ink

for your generous donation of door prizes for our 2012 Holiday Social.

The GVRCA
Board of Directors
and Social Committee

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 Tues.	5:00 PM	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 of Directors' Notice of Meetings

January 17th

February 21st

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 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.



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Get Connected! Stay Informed!

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.

