

Green Valley Ranch Community Association  
Emerald in the Desert



Mar/Apr  
2014

Vol. 16  
No. 2

The News



# Inside View

## Goals and Thoughts for the Future

By Paul Rowcliffe, President

### GVRCA

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### GVRCA

#### HELPFUL PHONE DIRECTORY

City of Henderson General Information	267-2323
Animal Control 8 AM – 4 PM E-mail questions to: <a href="mailto:cohanim@cityofhenderson.com">cohanim@cityofhenderson.com</a>	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 <a href="http://www.dmvnv.com">www.dmvnv.com</a>	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	
<b>Henderson Libraries</b> <a href="http://www.hdpl.org">www.hdpl.org</a>	
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



All of us have many roles in life – personal roles, family roles, career roles, friendship roles, and above all, individual roles as members of the human race. In most of our roles we do not act alone or in a vacuum, but we interact with one another. Within our Community Association we all have roles – homeowners, residents, volunteers, committee members, management personnel, and board members. My primary goal for 2014 is that in all our roles, our interaction and communication may be done with respect and integrity for all. I have taken the liberty to paraphrase an original article by Michael Josephson of the Josephson Institute published on 17 December 2010 entitled “12 Ethical Principles for Business Leaders.” These principles do not only apply to business leaders but to all of us as we interact with each other as members of the entity called Green Valley Ranch Community Association. So here goes;

Continued on page 4

COMMITMENT TO EXCELLENCE

LOYALTY

RESPECT FOR OTHERS

FAIRNESS

HONESTY

REPUTATION

INTEGRITY

PROMISE KEEPING

CHARACTER

ACCOUNTABILITY

LAW ABIDING

CARING

LEADERSHIP

**Character:** Your character is what you really are; your reputation is what people think of you. Thus, your character is determined and defined by your intentions and the extent to which you guide all your actions. Your reputation is purely a function of perceptions.

**Honesty:** Individuals, above all, should be worthy of trust; honest in all their actions and communications. They are not only truthful, they are candid and forthright. Individuals should not deliberately mislead or deceive others by misrepresentations, overstatements, partial truths, selective omissions, or by any other means; and when trust requires it, they supply relevant information and correct misapprehensions of fact.

**Integrity:** Individuals earn the trust of others through personal integrity. They demonstrate moral courage, doing what they think is right even when there is great pressure to do otherwise. Ethical individuals are principled, honorable, upright, and scrupulous. They fight for their beliefs and do not sacrifice principle for expediency.

**Promise-Keeping:** Ethical individuals can be trusted because they make every reasonable effort to fulfill the letter and spirit of their promises and commitments. They do not interpret agreements in an

unreasonably technical or legalistic manner in order to rationalize non-compliance or create justification for escaping their commitments.

**Loyalty:** Ethical individuals justify trust by being loyal to their community association, and the people they interact with. They do not put their loyalty above other ethical principles, but they place a high value on protecting and advancing the lawful and legitimate interest of the community and their colleagues. They faithfully safeguard their ability to make independent professional judgments by avoiding undue influences and conflicts of interest, and they do not use or disclose information learned in confidence for personal advantage.

**Fairness:** Ethical individuals strive to be fair and just in all dealings. They do not exercise power arbitrarily, nor do they use overreaching or indecent means to gain or maintain any advantage, nor take undue advantage of another's mistakes or difficulties. Ethical individuals manifest a commitment to justice, the equal treatment of individuals, tolerance for and acceptance of diversity. They are open-minded, willing to admit they are wrong and, where appropriate change their positions and beliefs.

**Caring – Concern for Others:** Ethical individuals are caring, compassionate, benevolent, and kind.

They always consider the business, financial, and emotional consequences of their actions on others, and seek to accomplish their objectives in a manner that causes the least harm and the greatest positive good.

**Respect for Others:** Ethical individuals demonstrate respect for the human dignity, autonomy, privacy, rights, and interest of all those who have a stake in their interactions; they are courteous and treat all people with equal respect and dignity. Ethical individuals adhere to the Golden Rule, striving to treat others the way they would like to be treated.

**Law Abiding:** Ethical individuals abide by laws, rules, and regulation relating to their community association activities.

**Commitment to Excellence:** Ethical individuals pursue excellence in performing their duties, are well-informed and prepared, and constantly endeavor to increase their proficiency in all areas of responsibility.

**Leadership:** Ethical individuals are conscious of the responsibilities and opportunities of their position and seek to be positive ethical role models by their own conduct and by helping to create an environment in which principled reasoning and ethical behavior are highly prized.

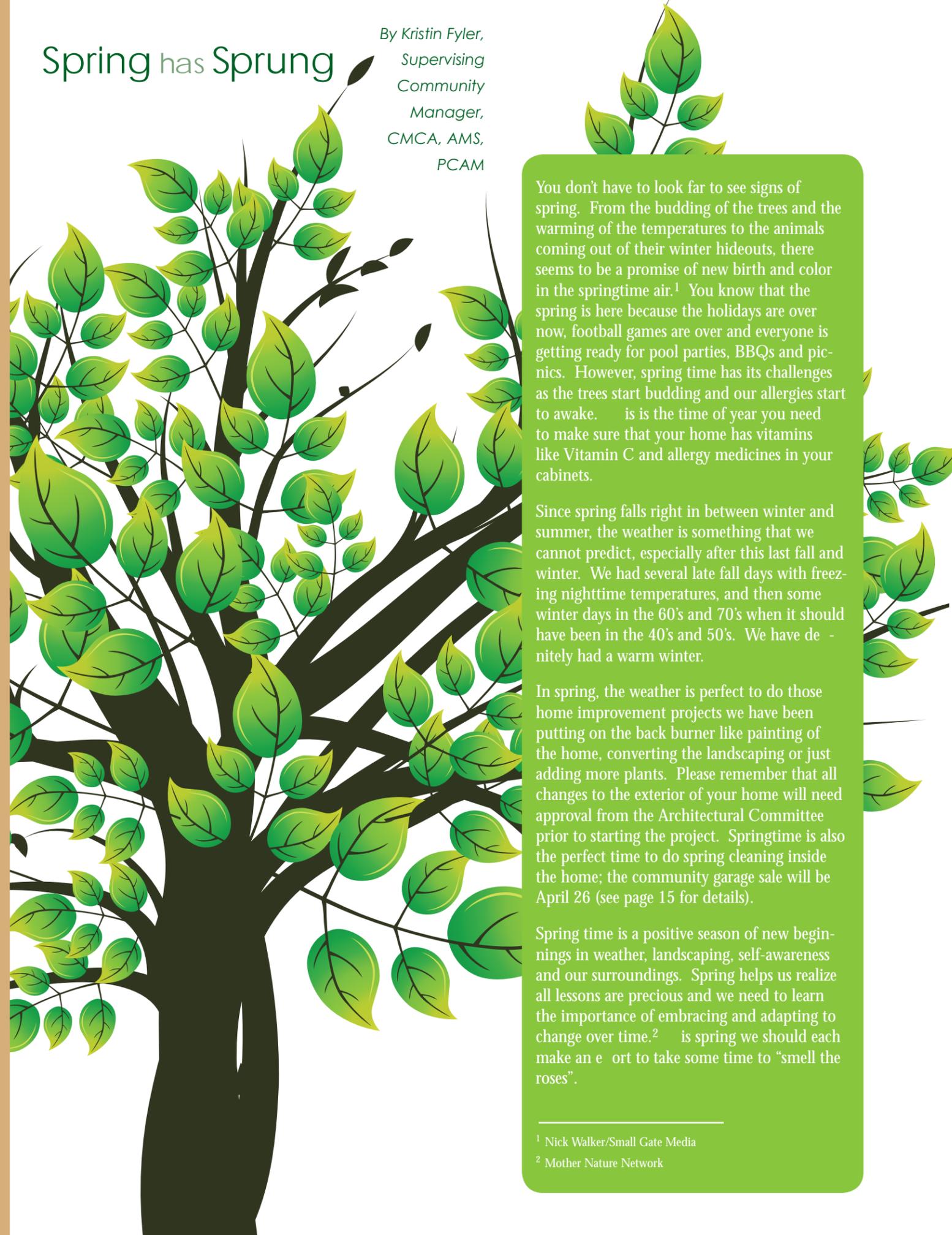
**Reputation:** Ethical individuals seek to protect and build the community association's good reputation by engaging in no conduct that might undermine respect, and by taking whatever actions are necessary to correct or prevent inappropriate conduct of others

**Accountability:** Ethical individuals acknowledge and accept personal accountability for the ethical quality of their decisions and omissions to themselves, their colleagues, and their community association.

I guess there were 13 instead of 12. All of us as human beings on occasion fall short of these lofty goals, but hopefully we can keep them in mind as we interact as members of the Green Valley Community Association.

## Spring has Sprung

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



You don't have to look far to see signs of spring. From the budding of the trees and the warming of the temperatures to the animals coming out of their winter hideouts, there seems to be a promise of new birth and color in the springtime air.<sup>1</sup> You know that the spring is here because the holidays are over now, football games are over and everyone is getting ready for pool parties, BBQs and picnics. However, spring time has its challenges as the trees start budding and our allergies start to awake. This is the time of year you need to make sure that your home has vitamins like Vitamin C and allergy medicines in your cabinets.

Since spring falls right in between winter and summer, the weather is something that we cannot predict, especially after this last fall and winter. We had several late fall days with freezing nighttime temperatures, and then some winter days in the 60's and 70's when it should have been in the 40's and 50's. We have definitely had a warm winter.

In spring, the weather is perfect to do those home improvement projects we have been putting on the back burner like painting of the home, converting the landscaping or just adding more plants. Please remember that all changes to the exterior of your home will need approval from the Architectural Committee prior to starting the project. Springtime is also the perfect time to do spring cleaning inside the home; the community garage sale will be April 26 (see page 15 for details).

Spring time is a positive season of new beginnings in weather, landscaping, self-awareness and our surroundings. Spring helps us realize all lessons are precious and we need to learn the importance of embracing and adapting to change over time.<sup>2</sup> This spring we should each make an effort to take some time to "smell the roses".

<sup>1</sup> Nick Walker/Small Gate Media

<sup>2</sup> Mother Nature Network

# FAQ

**Q: Why did I receive another statement two weeks after I received my January statement?**

**A** Until now, your statements were sent out after the first of each month showing the amount due for that month. For example: January's statement was sent out the first week of January. It showed an amount due of \$50.00 (if your account was current). This \$50.00 was for January's assessment due by the end of the month.

Starting with your February 2014 statement, they will be mailed out two (2) weeks before the first of each month. The amount showing that is due will be \$50.00 for the upcoming month. However, if the previous month's assessment has not been received at the time the statement is mailed out, it will show a balance of \$100.00.

**Q: What is the Notice of Revised Fees that I received with my February statement?**

**A** This notice was required to be sent out to all Homeowners. The legislation had changed in the beginning of 2014 mandating certain changes to collection procedures. Management companies are only allowed to perform certain steps when it comes to collections. These new steps are shown with the corresponding fees that are charged. So, if your account remains current you will not need to worry about these fees. But, it is a good idea to put this with your CC&Rs and Association documents as a reference.

**Q: Is the new mailing time going to affect my account if I have it set up on ACH?**

**A** No, if you receive a statement showing a balance due of \$50.00 for the upcoming month, your assessment will still be debited on the first business day of the month like usual.

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](http://www.greenvalleyranch.org) and click on *contact* 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.

GVRCA would like to thank the following local merchants and individuals for donating gifts for our 20th Anniversary Kick Off Celebration!



- Green Turtle Salon & Spa
- At Your Service Pet Supplies
- Popcorn Girl
- ★ Anytime Fitness
- Whole Foods Market
- The Willows Restaurant
- Terra West Management Services
- Netwares INK
- June Edgar
- Sandy & Phil Brody
- Laura Baker & David Rathbun
- Ruth & Harvey Golden



# GVRCA 20TH ANNIVERSARY KICK OFF CELEBRATION

# Henderson Stroll 'n Roll Returns April 12th

GVRCA excited to enjoy another fun-filled day out in the community

With the success of the inaugural Henderson Stroll 'n Roll this past November, the city's longest car-free street festival returns this spring. Henderson Stroll 'n Roll will be held Saturday, April 12 from 10am-2pm along Paseo Verde Parkway. The free event, which is modeled after the world-famous Ciclovía in Bogotá, Columbia, encourages residents to bike, walk, skate and play in the streets, which are temporarily closed to motorized traffic.

People of all ages will travel from park to park on foot, bike or skates, enjoying a variety of activities along the 1-mile route, as well as entertainment zones at Paseo Verde Park, Discovery Park and the Henderson Multigenerational Center. Focusing on different themes like health, fitness and safety, each entertainment zone will have interactive demonstrations, free exercise classes, food trucks and children's activities.

Please note: Paseo Verde Parkway east-bound lane will be closed from Desert Shadow Trail (at Paseo Verde Park) to Desert Shadow Trail (near the Henderson Multigenerational Center) on Saturday, April 12 from 4 a.m.-6 p.m.

For more information, visit [Bike-Henderson.org](http://Bike-Henderson.org) or call the city of Department of Cultural Arts & Tourism at (702) 267-2171.

Photo and article courtesy of City of Henderson



## 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 Rati cation	November 6, 2014	6:00 PM	DW
Social Committee	1st Thurs.	6:00 PM	PANERA
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](http://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 [social@greenvalleyranch.org](mailto:social@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.

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 of Directors' Notice of Meetings

March 20th  
 April 17th  
 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 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.

# Happy Anniversary Green Valley Ranch Community Association

by Laura Baker, Social Committee Co-Chairperson



**As always,  
we would  
love to  
have you  
join the  
social  
committee.  
You can be  
as involved  
as you want!**

They say when one door closes another opens, and the Green Valley Ranch Community Association and the Social Committee are no exception to this rule. This year is our 20th Anniversary and that brings with it many exciting changes. We have a new board of directors full of enthusiasm and vision for the future. The Social Committee has had some major changes as well. Lori Roques, a Social Committee member for over five years, resigned from the committee last month. Lori worked in the very first information center for GVRCA when the Ranch started construction. She has been a resident in the Ranch since 2002. Lori has been 150% committed to community activities and has done more than her part at Social Committee events. She will be greatly missed. We will still see her at events, but she will be impossible to replace. Thank you, Lori. Our love and best wishes go with you!

Now let's open some doors! We welcome our new liaison, Rick Schmalz, to the committee. Rick is a newly elected board member, but this is not his first time around. Rick served as an elected board member from 1996-2006, including five terms as president. He has always been active in Social Committee events, and we are excited to have him as our liaison. We also welcome new Social Committee member, Christine Norrbom. Christine has been a resident of the ranch for the past 12 years, eight of them as a board member for the Sentosa subdivision. Her professional background is in marketing and sales in the designer fashion

industry. Christine stays more than busy with various charities and several businesses she owns. We welcome her and thank her for finding time to give back to the community via the Social Committee!

As we have mentioned in previous articles, our events will be changing this year because of our 20th anniversary. We will be teaming up with the City of Henderson for some of these events that we think will be really fantastic!

Unfortunately our plea for volunteers for the Social Committee has basically gone unanswered. As a result, we have had to modify and scale back some things this year. Our April garage sale will be held April 26, 2014, at individual homes. Please see our garage sale flyer on page 15 for all the details.

The events that are a sure thing this year are the spring and fall garage sales. Both will be held at individual homes because of lack of manpower. The Pool Party will be in August with the date to be announced. Our other events are in the works and will be announced as we get the information. You will not be disappointed! We are working extra hard this anniversary year to make your events something really special.

Our newsletter comes out in hard copy and electronic versions every two months and includes information on upcoming events. In addition, we ask that you pay special attention to the monthly assessment statements mailed to you. We are including flyers on our events there. You can also go to the website, [www.greenvalleyranch.org](http://www.greenvalleyranch.org) for information. We have an upcoming events box on the left side of the screen, or you can click on the GVRCA Events/Meetings link in our Quick Links menu on the left side of the screen. Finally, under the News tab you can click on the Events/Meeting link to go to a table of all listed events. Click on the event you are interested in, and you will be taken to a page with all the details on that event. You can join the social announcement list by going to the website and clicking on the Announce List Sign Up tab and filling out the form. We send out email reminders for social events to our list members.

Would you like to start receiving your newsletter via e-mail only? If so, please go to [www.greenvalleyranch.org](http://www.greenvalleyranch.org) and fill out the *E-mail request Form* under the Contact tab on the main menu.

As always, we would love to have you join the social committee. You can be as involved as you want! To join the Social Committee call 702-223-1123 and leave your name and number on our message line, e-mail us your contact information at [social2014@greenvalleyranch.org](mailto:social2014@greenvalleyranch.org) or join us at a meeting! We meet the first Thursday of each month at 6 pm at Panera's in the District. We would love to see you there!



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# GARAGE SALE



Date –  
Saturday, April 26, 2014

Time –  
7 a.m. – Noon

Where –  
Individual Homes

The Association will advertise in the newspaper, on Craig's List and other community bulletin boards. We will place signs throughout the community. Neighborhood signs and arrows can be picked up at the information booth on the day of the sale.

A guide to participating homes will be available outside the Multigenerational Center Activity Pool, at the corner of Paseo Verde & Desert Shadow Trail.

To be added to the list of participants, please e-mail your address to [social2014@greenvalleyranch.org](mailto:social2014@greenvalleyranch.org) or call our message line at 702/223-1123 by April 24th.

Residents of gated subdivisions should con rm with their sub-association's management company that they are participating in the garage sale and will have their gate open.



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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](http://www.greenvalleyranch.org), access the "Contact" drop down list from the main menu tabs, click on the Announce List Sign Up option and fill out the form to subscribe.

