

**Green Valley Ranch Community Association**

# **Emerald in the Desert**



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

**May/June  
2014**

**Vol. 16  
No. 3**

# **The News**



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Kiffin McGinnis, Asst. Manager and ARC Coordinator

Andrina Guerra, 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: [hatcat@cox.net](mailto:hatcat@cox.net)

**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



# Inside View

## The Ambiance of Green Valley Ranch

By Paul Rowcliffe, President

What is your impression of our neighborhood? – favorable I hope. How do you feel when you drive into the neighborhood after a day at work? – relaxed I hope – and a feeling of “its good to be home.” How do you view the common area panorama and the maintenance of each homeowner’s front landscape? – A thought of “this sure looks well groomed and pleasant” – I hope. If these are not your thoughts and view of our neighborhood, then we all have some work to do. Your Board is doing its utmost to maintain our neighborhood in top shape.

As we try to catch up from the economic downturn on our common area maintenance and projects, we have authorized quite a number of improvements to bring our ambiance up to the high standards we all expect for our neighborhood. In the next few months the Board expects to go out to bid for the overall landscape maintenance contract. In addition

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tion, a few months ago a Landscape Committee was formed to suggest and review landscape projects and provide recommendations to the Board. This committee is busily at work to provide an overall landscape plan, formulate work statements, and evaluate proposals. In addition they will make recommendations to the Board to employ a landscape consultant, who will provide an overall evaluation of our common areas and make recommendations to the Committee and Board for future maintenance standards and projects to enhance the overall appearance of Green Valley Ranch.

You have all read with interest the many concerns across the Valley regarding water usage and the potential impending condition of our major water supply – Lake Mead. In that regard the Board has authorized the reformation of a Water Committee to monitor Green Valley Ranches water consumption, review landscape pro-

posals in regard to water conservation, and formulate ideas for decreasing our water usage, while still maintaining the overall ambiance of our Community. By the way – we are soliciting volunteers to be members of this Water Committee, – how about you? If not, then what else can you do to help us with our landscaping effort? This is a beautiful time of year to assess your landscaping and make repairs and improvements. Each homeowner's landscape adds to the overall impression of our neighborhood, both to our homeowners and guests. And, if for whatever reason your home is for sale, you certainly are interested in maintaining your home's value, and making a favorable impression on a potential buyer. I urge each of you to evaluate your home's appearance – does it add or subtract from the ambiance. Take a look at it from a 'further back' perspective – walk across the street and evaluate the

overall appearance. And Oh!, by the way, a street free of parked cars gives a feeling of openness and adds to safety; and a street where there are no trash bins from the previous day's pick-up presents an uncluttered appearance; and driveways without old newspapers presents a clean look.

One last thought – When I go on my walks throughout our neighborhood I usually find some fast food bags and other litter. Think, before the trash goes flying out the car window, and if you notice some litter when on a walk – please pick it up. We have provided litter containers throughout the Ranch, and if we need more, let us know by contacting Terra West Management Company or a Board member.

I truly enjoy our neighborhood; and as we are now in the spring season, may all of you enjoy the ambiance of Green Valley Ranch, your home, and all of the surrounding area.



## Bidders' Corner

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

The Board of Directors for Green Valley Ranch Community Association recently hired a company to update the association's website at [www.greenvalleyranch.org](http://www.greenvalleyranch.org). With the new updates, the Board asked to develop a "bidders" corner selection on the website. The "Bidders" corner is a place where the Board can share the projects that they are working on with the community. The Board is hoping with the help of the owners, residents, companies and other pass through traffic, word will spread about the "Bidders' Corner". Any given company will be able to bid on projects as long as they meet the specific criteria for the project.

To access this new option, just go to the website, click the tab for "Bidders' Corner" and click Open Bids. The Board will list all open bids that are currently out with a RFP (Request for a Proposal). Each RFP will have an expiration date. Any company that is interested in submitting a proposal for any of the current bids will just need to click the bid they are interested in and complete the requested information on the page, and an e-mail will be sent to the community manager. The community manager will send the RFP and any supporting documents to the vendor. Once the expiration date is reached, the bid will become a closed bid and it will be removed from the page.

Some of the open RFPs that were closed as of March 17, 2014 were for:

- Phase 1 repair and painting of the walls.
- Repair and reseal of the safety padding in 7 out of 9 parks.
- Repair and painting of the gazebo at the Scarlet Sunset Park.
- Performing sidewalk inspections on roughly 10 miles of sidewalk.
- Performing sidewalk repairs throughout the community.
- Inspection of the park playground equipment.

Another open RFP that was closed as of April 14, 2014, was for a landscape consultant.

Some of the RFPs that will be coming in the future include:

- Multiple landscaping projects.
- Refitting a park (from playground equipment to padding).
- Replacement of park furniture.

If you know of any vendors, who might be interested in bidding on some of these projects, please advise them to keep an eye out on the website for more information and RFPs.

# WHAT'S TRENDING #CostSavings

## GVRCA PUSHES TECHNOLOGICAL COST SAVING INITIATIVES

1

### Sign up for the automatic assessment payment program.

The automatic payment program allows you to pay your assessment by having it automatically withdrawn from your approved checking or savings account. Any homeowner with a valid checking or saving account and whose account is in good standing with the homeowners association is eligible to join the program. To sign up visit the Terra West/GVRCA web portal at [www.greenvalleyranch.myterrawest.com](http://www.greenvalleyranch.myterrawest.com)

2

### Read your bi-monthly GVRCA newsletter online.

Beginning with the Jan/Feb 2014 issue of the News, we started offering a "digital only" option for receiving your bi-monthly newsletter. You can choose to stop receiving a hard-copy newsletter and receive an e-mail link to the online version of the newsletter instead. To sign up for the "digital only" option, please go to [www.greenvalleyranch.org](http://www.greenvalleyranch.org), click on the **Eforms** tab and follow the prompts.

3

### Visit our newly redesigned community website at [www.greenvalleyranch.org](http://www.greenvalleyranch.org).

We launched an updated version of our community website earlier this year. This website is based on content-management technology. The information on the website is constantly being updated, enhanced and added to. You can easily go to a board member's profile page and fill out a form to communicate with them directly. We have initiated a Bidders' Corner. There are a number of forms available for you to send in your questions, comments or concerns.

4

### Terra West/GVRCA web portal at [www.greenvalleyranch.myterrawest.com](http://www.greenvalleyranch.myterrawest.com)

This website is for GVRCA property owners only. From the web portal, you can access your GVRCA account information, as well as, a variety of GVRCA documents. i.e. detailed budgets, reserve study In addition, you can sign up for various alerts. You will receive notifications when new documents are uploaded and available for viewing.

## Neighborhood Security

Two Resources Focusing on Home and Neighborhood Security

By David Berk, Safety & Security Liaison



[www.alertid.com](http://www.alertid.com)

These two links are excellent resources for GVRCA homeowners to investigate regarding safety and security. You can make your own decision to join Alert ID for local activity regarding theft, break-ins, burglary attempts and weather. By contacting the City of Henderson, you can request a Home Security Survey to have a Henderson police officer conduct a home visit to determine how susceptible your home is to break-ins and make suggestions to help you improve your home security.



[www.cityofhenderson.com](http://www.cityofhenderson.com)

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# BEAT THE HEAT

BY ALY SCHMALZ, NATIVE SOUTHERN NEVADAN AND GVRCA RESIDENT

The summer in Southern Nevada means several different things to different people; however, almost all can agree that it brings severe heat. Some don't understand why we chose to live here, but maybe it's because they don't get to experience the joy we feel at the beginning of spring, knowing the birds will be chirping and the breeze will be blowing. Or maybe it's because they don't see how beautiful it is when the leaves on many of the trees turn The Ranch into the colors of fall.

The seasons here are so special, because we all have to wait through the long summer heat to enjoy the other seasons. Unfortunately, this results in a very small margin of time spent outside enjoying the captivating and active community that exists in the Emerald in the Desert. Instead, we sit indoors in our air conditioned splendor muttering, "At least it's a dry heat." May and June are an excellent time for us to get up, get outside and enjoy our Green Valley Ranch community. While July and August do create a bit of a challenge when temperatures soar, I have some suggestions to help you "beat the heat" this summer.

### Here are some ideas:

#### Paseo Verde Library.

Open Tuesday-Thursday: 9:30am until 8:00pm. Friday-Saturday: 9:30am until 6:00pm. Sunday and Monday: Closed.

#### Summer Reading List for Children:

- Percy Jackson series by Rick Riordan
- The Heroes of Olympus series by Rick Riordan
- The Box Car Children series by Gertrude Chandler Warner
- Double Fudge by Judy Blume
- Diary of a Wimpy Kid series by Jeff Kinney
- Hoot by Carl Hiaasen
- Junie B. Jones series by Barbara Park

#### Summer Reading List for Young Adults:

- Matched series by Allie Condie
- City of Bones series by Cassandra Clare
- Maximum Ride series by James Patterson
- The Host by Stephenie Meyer
- The Abundance of Katherine's by John Green
- Maze Runner by James Dashner
- 20,000 Leagues Under the Sea by Jules Verne
- Just Listen by Sarah Dessen
- Fallen series by Luran Kate
- Delirium series by Lauren Oliver

#### Pavilion Shows.

- Henderson Symphony Orchestra – May 9
- 70's Disco & Funk Tribute Band – May 17

- The Original Beastie Boys Tribute Band – May 31
- Charlie Chaplin's The Circus – June 7
- Gin blossoms – June 21

#### Multigenerational Center Activities:

- Rock climbing
- Running on the track
- Play billiards/pool
- Indoor swimming pool
- Sports in the gymnasium
- Sign up for classes

#### Black Trails of GVR.

- Walking
- Biking
- Scotering
- Dog walks

#### City of Henderson Park Activities:

- Paseo Verde Park
- Discovery Park
- Dos Escuelos Park
- Paseo Vista Park

- Take your dog to the dog park.
- Have the children play on the playgrounds
- Play volleyball.
- Play football.
- Play catch.
- Play frisbee.
- Play tennis.
- Picnic.
- Horseshoes.
- Play kickball.
- Play badminton.
- Don't forget the neighborhood GVRCA parks!

#### Multigenerational Center's Outdoor Activity Pool.

- Very Affordable Admission
- Open Memorial Day Weekend thru Labor Day Weekday

#### Take baked goods to Merrill Gardens.

Merrill Gardens located at 1955 Paseo Verde Parkway.

#### For more information visit –

- [www.greenvalleyranch.org](http://www.greenvalleyranch.org)
- [www.cityofhenderson.com](http://www.cityofhenderson.com)



# Landscape Reminder: Keep Tree Branches Trimmed to Avoid Landscaping Obstructions

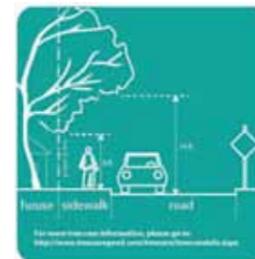
Submitted By Lisa Ortega, GVRCA Director and Urban Forester

Our street sweepers work hard to keep your neighborhoods clean, but low-hanging tree branches can get in the way. Help our Public Works Department by staying in compliance with Henderson Municipal Code (15.12.030 Landscaping Obstruction) and keeping branches at a level where street sweepers aren't impeded by them

The diagram below shows the minimum requirements to avoid violation. As with all information provided in our E-Informs, we encourage you to include this in your next HOA newsletter.



Article reference: [http://www.cityofhenderson.com/neighborhood\\_services/e-inform/E-Inform2014/e-inform\\_April\\_2014.html](http://www.cityofhenderson.com/neighborhood_services/e-inform/E-Inform2014/e-inform_April_2014.html)



## 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 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 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.

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

May 15th  
 June 19th  
 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.

## Residents Enjoy Spring Stroll and Roll and an Ice Cream on Us!



# Social SCENE

## 20th Anniversary Kickoff Celebration

On February 7th, Mayor Andy Hafen and members from our city council joined us to kick off GVRCA's 20th anniversary year. Mayor Hafen and Councilman Bateman each spoke and presented us with an award for "making a difference in the community". Council persons Debra March, Gerri Schroder, and John Marz were

also in attendance. We had a SUPER turn-out for our first "over 21" event and actually had to add more tables and order more food! We would once again like to thank all of our door prize contributors and the City of Henderson for helping make our 20th Anniversary Kickoff celebration a HUGE success!!



### GVRCA SPRING GARAGE SALE

On April 26th, our semi-annual garage sale was held at individual homes. We will be having another garage sale in November. Unfortunately, we do not have the volunteer manpower to do a centralized sale at the pavilion again this year, so the November sale will also be held at individual homes.



### ANNUAL POOL PARTY

In August we will be having the kid's favorite, our annual pool party scheduled TENTATIVELY for August 13th at the multigenerational center activity pool. Everyone enjoys this event, so be sure to watch for details.

### GVRCA GIVES BACK TO THE COMMUNITY

In planning the events for our anniversary year, we had the opportunity to reflect on how very fortunate we are to live in this community. We are truly blessed to call the "Emerald in the Desert" home. We realized our anniversary year was a great time for us to give back to the community. Some of the things we are planning for the fall to help accomplish this will include a collection of items for Christmas packages for our troops overseas via Blue Star Mothers and possibly an animal rescue event. See page 15 in the newsletter for more

information about Blue Star Mothers. Again, stay tuned for more details. As our newsletter is only published bi-monthly, be sure to check your monthly assessment bill for updates on events, and of course, our website at [www.greenvalleyranch.org](http://www.greenvalleyranch.org) for details on upcoming social events.

### IN CLOSING

Let's make this a great year! With all of the great things that we have planned, we once again must ask for your help. We will need volunteers to help with these events. The social committee would like to invite you to one of our meetings. Come and join us. See first-

hand how much fun we have, and decide if this is something that you would enjoy doing. We meet the first Thursday of each month at 6 PM at Panera in The District at Green Valley Ranch. We look forward to meeting you. Let's all pull together to make this 20th year the best year ever!!

Your feedback is important to us! Send your ideas and comments to:

GVRCA  
Attn. Social Committee  
c/o Terra West  
11135 S. Eastern Ave Suite 120  
Henderson, NV 89052  
or fill out a Social Feedback Form at [www.greenvalleyranch.org/content/social-feedback](http://www.greenvalleyranch.org/content/social-feedback)

## GVRCA Gives Back

Fall Anniversary Event will include a charity component

By GVRCA Social Committee



As we mentioned in the social scene article, we will be including a charity component in to our fall anniversary event. We are hoping to include an animal rescue event, but we know for sure that we will be partnering with the Blue Star Mothers of Henderson & Boulder City Chapter Nv 4. The Blue Star Mothers is a national organization made up of mothers whose children serve or have served in the U.S. Military. The Henderson & Boulder City chapter "focuses on promoting Patriotism, honoring Veterans and supporting Our Military Troops away from home, especially those stationed in a War Zone.

We mail care packages, cards and notes to the troops to remind them that our local communities remember them and appreciate their commitment to protecting our freedom."

Beginning September 1st and continuing through the second week of November, we will have collection bins at Terra West and the Henderson Multigenerational Recreation Center to collect items for Christmas packages for our Military troops.

Here is a list of items that the Blue Star Mothers are collecting:

- Hot Chocolate/Apple Cider Packages
- Ziplock bags sandwich size
- Candy & Candy Canes & Gum-Dried Fruit & Nuts
- Microwaveable Popcorn Packages
- Fruit (flip top)
- Chap Stick
- Instant Oatmeal
- Coffee cream/flavored
- Granola bars/Power Bars
- White Socks
- Beef Jerky/Slim Jims
- Packaging Tape
- Stationary & Pens
- AA or AAA batteries (all sizes)
- Hand/Foot Warmers
- Canned meat: chicken salad, Vienna cocktail franks, tuna in sealed bags.
- DVD's and CD's, Readers Digest, Crossword puzzles,
- Individual drink mix packets, such as Kool-Aid to Go or Crystal Light On the Go
- Toilet articles: (travel size) Roll on Deodorant, Q tips, Gold Bond Foot Powder, Toothbrushes & Toothpaste, Tums, Pepto Bismo, Throat Lozenges

## SAVE THE DATE

### Annual Pool Party

August 13th

This is a family-favorite event!

We will have all the details in the July/August newsletter.

General Bldg. Lic. #67653  
Phone: 702-736-1000  
Fax: 702-252-7979  
Email: assistant@rsicompanies.com

- Block wall-Lic. #55335
- Pool deck-Lic #46279
- Stucco-Lic. #46278
- Painting -Lic #46277
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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.

