

Green Valley Ranch Community Association

Emerald in the Desert



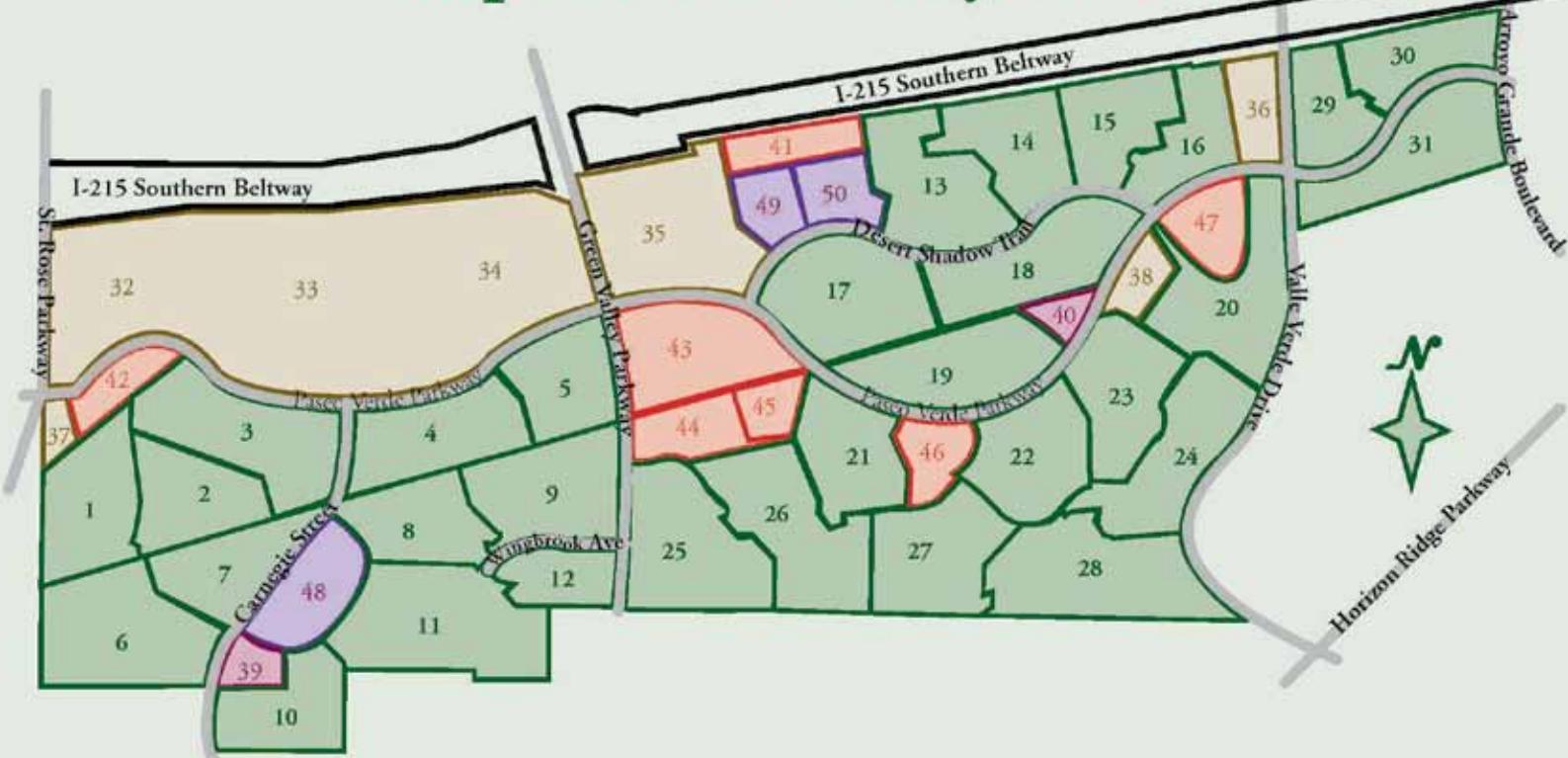
A Publication for the Residents of Green Valley Ranch, a Master Planned Community. Henderson, Nevada

Jul/Aug
2014

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No. 4

The News

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Inside View

By Paul Rowcliffe, President

What is the Green Valley Ranch Community Association and What Has It Done For Me?

Association History

The Green Valley Ranch Community Association (Association) is a nonprofit corporation, organized to manage, maintain, protect, preserve, and improve the Community. It exists for the mutual benefit of all homeowners. The Association was initially formed by the developer, American Nevada Corporation, on 15 April 1994. The Association shall exist for 75 years – until 2069. What happens then? The assets revert to an appropriate public agency. You will have to ask my great grandchildren how that turns out.

GVRCA	
Board of Directors	
President, Paul Rowcliffe	
Vice President, Phil Brody	
Secretary, Jocelyn Holzwarth	
Treasurer, Rick Schmalz	
Director, David Berk	
Director, Lisa Ortega	
Director, Bryan Sandrock	
Board Liaisons	
Ad Hoc Finance, David Berk	
Architectural, Bryan Sandrock	
Government Relations, Lisa Ortega	
Electronic Communication, Phil Brody	
Landscape, Jocelyn Holzwarth	
Safety & Security, David Berk	
Social/Recreation, Rick Schmalz	
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: hatcat@cox.net

Inside View

The Association was originally governed by the developer. Sixty days after 75% of the community had been sold to homeowners and commercial entities, control of the Board transitioned from the developer to the homeowners. The Association, as initially formed, consisted of both residential and commercial areas. Many years ago, the commercial area was separated from the residential area, and now each entity has a separate association. From here on out, when referring to the Association, I am talking about the Green Valley Ranch Community Association which governs the residential portion of Green Valley Ranch.



Association Organization

The Board, currently consisting of seven members, is a body made up of volunteers elected by the community that receive no compensation for their time and effort. The Board of Directors oversees the fiscal and administrative affairs of the Association. The Board is assisted in their responsibilities by Terra West Management Services, a professional management company. Under the direction of the Board, there are many committees composed of volunteer homeowners. Currently these committees are Ad Hoc Finance, Architectural, Building and Grounds (Landscaping), Electronic Communication, Government Relations, Safety and Security, and Social. These committees make important contributions to the community.

The Green Valley Ranch Community Association encompasses 1,310 acres of land. Within the Association boundaries, the majority of the 1,310 acres is residential property, some of the acreage is City of Henderson property, and some of the acreage is Association common areas. The Association consists of 31 residential sub associations of which 19 are gated (Private) and 12 are not gated (Public). The private sub associations own and maintain all of the common areas within their individual communities. The public sub associations' common areas are maintained by the Association. Through Association covenants and agreements with the City, the Association repairs, replaces, maintains, and remodels landscaping and some other property within the Ranch. In addition, the Association may remove trash, litter and all other items including signs; such as garage sale signs or realtors' signs.

Within the Association acreage, the City of Henderson owns and maintains four large parks – Discovery Park, Paseo Verde Park, Dos Escuelas Park and Paseo Vista Park. The Association owns and is responsible for the repair, maintenance and improvement of 13 smaller neighborhood parks throughout the community. These parks are: Amazing Valley Lane Park, Bobtail Circle Park, Camelback Ridge Avenue Park, Canyon Spirit Drive Park, Cozy Hill Circle Park, Friendship Park, Josh Stevens Park, Kachina Mountain Park, Scarlet Sunset Park, Strawberry Hill Park, Summerwood Circle Park, Summit Ridge Lane Park, and Wingbrook Park. If you have not had a chance to visit and enjoy some of these parks, I encourage you to do so – a little relaxing time can be rejuvenating. We also maintain many miles of walking and cycling trails for your enjoyment and exercise.



Association Projects

This year the Board has taken many actions to maintain and upgrade areas throughout the Community. We have directed the installation of Aromatic Flexcoat (soft sponge coat under playground equipment) at Strawberry Hill Park, Wingbrook Park, Bobtail Circle Park, Summit Ridge Lane Park, Camelback Ridge Avenue Park, Josh Stevens Park, and Summerwood Circle Park. We have had the sand at Cozy Hill Circle Park removed and replaced with padding. The Amargosa Trail wrought-iron fencing has been painted. The first phase of our block wall repair & painting project has been done. The gazebo at Scarlet Sunset has been painted. And, the repair of sidewalks at Scarlet Sunset Park has been accomplished.

On June 23, 2014, we began work to repair damage to walls on the east and west sides of Cozy Hill Circle, Stonequist, and the west side of Carnegie. We also began stucco application to the retaining walls on the pathway between Castle Rock and The Cottages. The Board has entered into contracts with companies for pest control in areas reporting pest problems; the removal of graffiti throughout the community; sidewalk inspections, sidewalk maintenance, night

Inside View



inspection of home address plates, and the inspection of playground equipment. In addition, ongoing and potential projects include the replacement and addition of BBQ grills, and water fountains in the neighborhood parks.

One of the Board's 2014 goals is to improve communication between the Board and homeowners. We have added detail to the monthly regular agenda available on both the Green Valley Ranch Community Association website, www.greenvalleyranch.org and the Terra West GVRCA web portal, www.greenvalleyranch.myterrawest.com. In addition to the agenda, an audio recording of the regular monthly board meeting, as well as, approved monthly board meeting minutes are available on the Terra West GVRCA web portal www.greenvalleyranch.myterrawest.com.

This year a Landscape Committee was formed and a consultant employed to help develop a Landscape Master Plan, write a Request for Proposal for the overall landscape maintenance contract, and the review and development of landscape proposals for revitalizing and improving Association common areas. The Board approved



proposals to rejuvenate the north side of Desert Shadow Trail, landscaping in Friendship Park and the South Hills' entrance, and rock installation southwest of Cozy Hill on the Amargosa Trail.

Other actions of the Board include: the rejuvenation of the basketball court in Friendship Park, the installation of benches, tables, and refuse containers in a patio area along Paseo Verde in front of the Henderson Pavilion; the removal and replacement of vinyl decks, stairs and transfer points at Cozy Hills Park; replacement of wall caps near Windsong Echo Drive; the repair of block walls on Doe Run Circle; the repair of wall damage at Rainbow View Street, the repair and painting of stucco wall damage along Summerwood Trail, the power washing of all park furniture and concrete in our neighborhood parks, the painting of all light poles; and the replacement of plastic with glass panels on all trail light poles.

The Social Committee is quite active, as well. This year's events include organizing and manning a booth at the City of Henderson's Stroll and Roll, seasonal garage sales, the annual pool party, and a GVRCA 20th Anniversary Kick Off Celebration.

All of this is done to maintain a community with higher standards and amenities than can be provided by our government entities alone. Hopefully, you will find that our community meets and exceeds your expectations. If not, please let us know, as our overall goal is to provide all an environment, in which you want to live, maintain your home, raise your family and enjoy your friends and relatives.

From my home to yours – smile, greet your neighbor, and always be positive and optimistic.



Enjoy the Emerald in the Desert

Manager's Corner

Board Members and Committee Members –
Dedicated to Your Community

By Kristin Fyler, Supervising community
Manager, CMAC®, AMS®, PCAM®

Board members and Committee volunteers all deserve a big THANK YOU for the work they are doing in Green Valley Ranch.

Green Valley Ranch is a large community with many members who volunteer their time and energy to your community. I would like to take this opportunity to share with you about some of the countless hours of



commitment given to make sure the Ranch is a wonderful place to live.

As most of you know, this past year has been busy with projects and events throughout the Ranch. This is largely due to the work of the social committee and the landscaping committee. Some of projects that the Board and committees were involved with from June of last year to current are: wall repair, sidewalk repair, at least seven

a few.

Other items you will be seeing soon are the painting of the fence from Green Valley Parkway to Coronado Center, wall repair and paint west of Carnegie, repair and resealing the playground padding, sidewalk repairs, landscape renovation, replacement of drinking fountains and replacement of park furniture.

kickoff party for the 20th Anniversary of Green Valley Ranch Community Association.

Your Landscaping Committee Chair is Lisa Ortega and the Board Liaison Jocelyn Holzwarth. The committee consists of six (6) homeowners that truly take pride in what they do. Every committee member looks at each plan and scope in detail, walks

the project and meets to discuss the plans before they are forwarded to the Board. For the next several months, they are going to be working with a landscape consultant who will be assessing the entire property and helping the committee with RFPs and scopes.

Bob Koch is your Chair of the Architectural Committee and Bryan Sandrock is the Board Liaison. I'm sure the members will join me in appreciation for the events Laura and Sandy and the committee have organized in the last year, including the community pool party, Spring and Fall Community Garage Sales, and the

has been active in the Safety and

Security Committee and the Finance Committee. Last year David and the Ad Hoc Finance Committee were involved in the budget process and the reserve study process. This is the first year for David taking on the Safety and Security Committee, and he has reached out to the Henderson Police Department for information and involvement.

Lisa Ortega is the Board liaison for the Government Committee. This is the first year for Lisa taking on the Government Committee, and she has reached out to the government officials for information and involvement for the next legislation session.

Your GVRCA Newsletter is put together by Sheryl Schmalz, and Phil Brody, the Board Liaison. Every newsletter is produced with

Manager's Corner

community pride, as both Sheryl and Phil are homeowners in Green Valley Ranch. Sheryl also encourages all members to contribute to the newsletter by submitting articles and/or pictures, suggesting topics or sharing ideas. Many hours are put into the newsletter; for example, gathering articles, writing articles, working with the printing company, and making sure what goes in the newsletter is informative.

There are many others that devote their time. Anyone who is not on a committee is invited and encouraged to get involved.

As your Community Manager, I would like to THANK each and every one of you for your dedication and commitment.

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S O C I A L S C E N E

Join Us!
Party!
Fun!

By Laura Baker, Social Committee Co-Chairperson

All things considered (mostly the weather); I think that a majority of our homeowners had a successful garage sale in April. The Social Committee was outside of the Multigenerational activity pool at 6:30 AM to pass out maps to the buyers, and plenty of pink arrows were given to homeowners to help guide the buyers to the individual homes. We could not pass out the subdivision signs or even put up our table and tent due to 30 mile an hour winds. We had to work out of the back of an SUV, wrapped in layers of blankets. Thank you Sandy Brody, Sheryl and Rick Schmalz, and a SPECIAL thank you to Mike Forman for braving the elements to help us pass out maps. Michael went above and beyond as always! We look forward, hopefully, to better weather conditions for the fall sale.

Our next event will be our annual pool party on the evening of August 13th, from 6:30 PM -8:30 PM at the Multigenerational activity pool. There will be ice cream treats and door prizes. This is an event that all ages enjoy every year, so come join us for some summer fun!

The Social Committee would like to invite you to one of our meetings. We meet the first Thursday of each month at 6:30 PM at Panera Bread in the District at Green Valley Ranch. More is always merrier with the social committee so please join us.

We would like to wish all of you a safe and happy summer!

BRING THIS FLYER FOR ICE CREAM AND DRAWING TICKETS



August 13

6:30 - 8:30 PM

ANNUAL
POOL PARTY

JOIN US FOR
SOME SUMMER
FUN!!

BRING THE KIDS
AND SWIM

MEET YOUR
NEIGHBORS

FREE ICE CREAM
TREATS &
DOOR PRIZES

SEE YOU THERE!

City of
Henderson
Multi-
Generational
Center Outdoor
Activity Pool
August 13, 2014
6:30 – 8:30 PM

BRING THIS FLYER FOR ICE CREAM AND DRAWING TICKETS

**GVRCA
Board of Directors'
Notice of Meetings**

**July 17th
August 21st
Regular Board Meeting**

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

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

GVRCA MEETINGS

Meeting Type	When	Time	Place
GVR Board (reg.)	3rd Thurs.	6:30 PM	DW
GVR Board (exec.)	3rd Thurs.	4:00 PM	DW
Annual Election/ Budget Ratification	November 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 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.

Landscape Reminder: Palm Tree Season is Here

Submitted By Lisa Ortega, GVRCA Director and Urban Forester

Welcome to the warmer weather! Flowers are blooming and shade is a much needed respite as we enter into our desert warm season. As residents of the most beautiful place in Henderson, there are a few things you should remember.

Palm season is here! The florescence is out on the palms – it's that flowering mass of very small flowers. It hangs down and drives people with pools crazy! Here are some tips when you hire someone, or even when you do the palm cleaning yourself.

Bugs live in palms, so be careful!

Many of the palms have large thorns up and down the rachis, or the "long arm" that attaches from the trunk to the frond itself – these can be very dangerous to the pruner as well as the person on the ground.

Make sure you keep as many green fronds as possible. They provide food,

or chlorophyll, that keeps your palms healthy. Pruning them away until the "rooster effect" drives down the health and girth of your palm. The best palm has many fronds, and they appear between the 9:00 and 3:00 marks on the clock. If they are green, leave them. If they are brown, take them down! You should only have to prune your palm once a year, and this is the season.

Gaffing is a common practice with palms. The climber attaches spikes to their shoes, of various lengths, and stabs them into the trunk to climb. These wound marks allow disease to enter into the trunk over time. Please avoid this practice.

Most importantly, if you decide to hire someone, make sure they are a certified arborist that is a licensed landscape contractor with a valid business license. I've seen many trucks

around the Ranch that are pruning palms. They leave a card on the door, or stop by and offer their service. Are they cheaper? Potentially, but don't be fooled. If they fall or have an accident on your property, what then? Could this impact your homeowner insurance, or worse? Believe me, it happens. Someone died last year from falling out of a palm tree right here in the Las Vegas Valley. Excessive fronds can also suffocate a climber, leaving them helplessly attached to the tree. What if the climber cuts himself? Does he work alone? Although gruesome talk, I hope that you will seek out great deals from licensed tree services that have a certified arborist on staff. You owe it to yourself. Avoid a potential tragedy in your own back yard. It happens frequently in the palm pruning business.

Stay safe, and stay cool!



eStatements are Now Available!

By Phil Brody, Vice-President & Board Liaison, Electronic Communications

In response to suggestions by both homeowners and Board members, Terra West Management Services has implemented a service that will send your monthly statement via email, rather than through the more traditional, and costly, U.S. Postal Service. While it may not seem much at first glance, it costs more than \$6 a year to send monthly statements to each of the 3,900+ homes in Green Valley Ranch. That adds up to more than \$23,000 in postage, printing, and handling.

Your Board of Directors knows that not all of you want to change to the new eStatement format; however, it hopes that many of you will consider switching over by following the easy steps outlined below and help GVR move forward in the digital age while saving all of our neighbors some unnecessary expenses.

1. Log in to the Terra West portal. You can access it using the Quick Link on the web page or use the following link: www.greenvalleyranch.myterrawest.com.

Only registered users (home owners) can log in, so if you have not yet registered, please do so.

2. Click on PROFILE, located on the left side of the page.
3. Click on PREFERENCES, located on the right side of the page.
4. Click the box, I wish to receive eStatements, located directly underneath Electronic Communications.
5. Click on SAVE, located at the top left of the page.
6. Either logout, located at the top right, or explore other information choices, listed along the left side of the page.



The Truth About Solar Panels

By Bryan Sandrock, Director & Board Liaison, ARC

I believe it's fair to say that your Board of Directors understands the importance of energy conservation, and I believe they applaud those homeowners among us who choose to utilize solar energy where possible.

In an effort to strike a balance between an individual homeowner's desire to utilize solar energy and the collective homeowners' (e.g., the Association) desire to maintain a consistent look and appeal, many years ago our Board of Directors implemented rules for the use of solar panels in our Association; these rules can be found in Section 3.8 of our Architectural Guidelines. The rules relating to solar panels state that when utilizing roof mounted solar panels, our Association clearly has a prefer-

ence for mounting solar panels on "rear facing" slopes, a tolerance for mounting solar panels on 'side facing' slopes when sun orientation dictates, and zero tolerance for mounting solar panels on 'front facing' slopes.

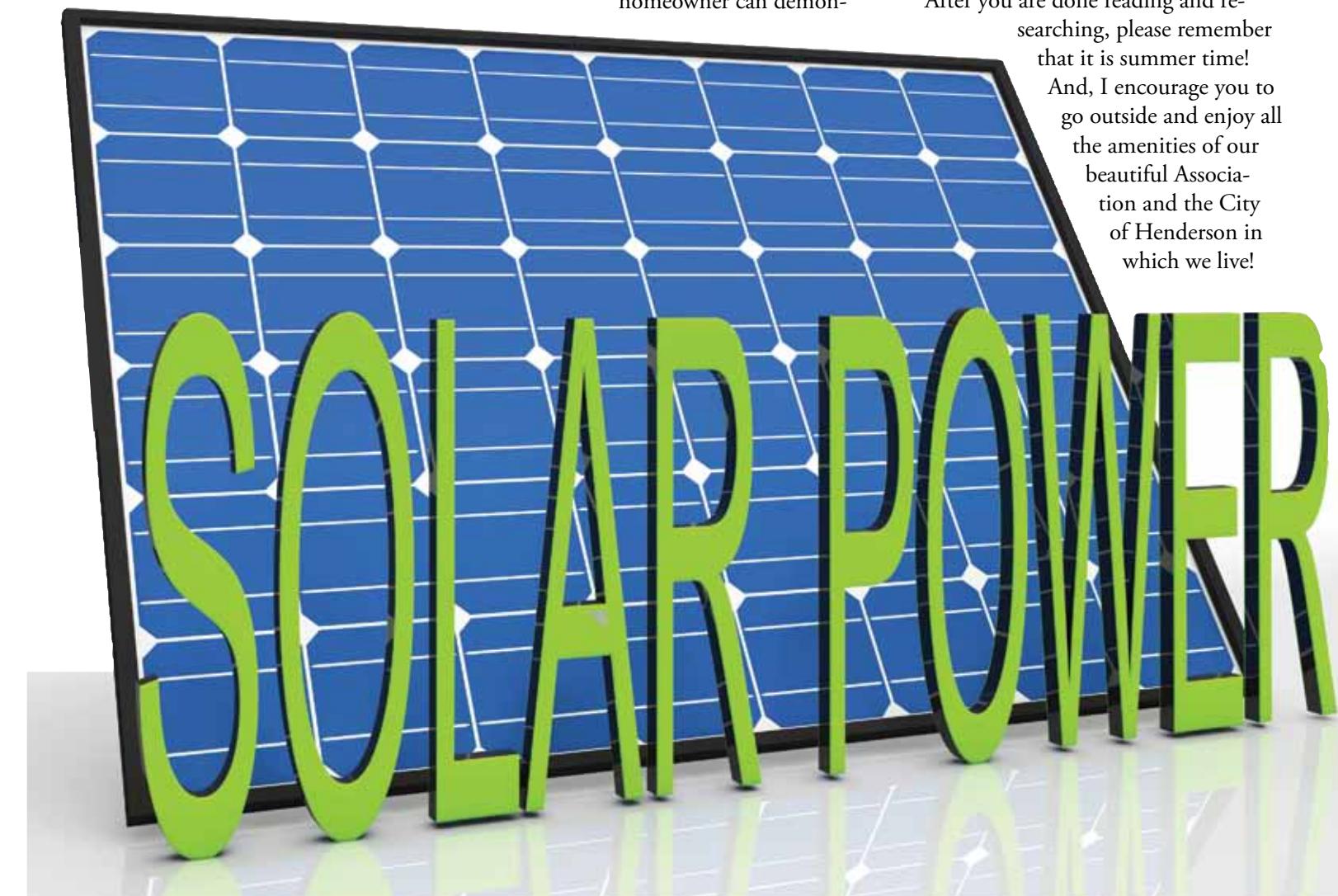
During my 1.5 years serving our Association as the Architectural Committee Liaison, I have noticed an increasing effort by solar panel sales representatives advising homeowners that, per Nevada law NRS 278.0208, our Association cannot restrict the location of the solar panels. While it is true that this Nevada law does restrict all governing bodies from simply forbidding the installation of all front-facing solar panels, the law does permit our Association to restrict the use of these solar panels unless the homeowner can demon-

strate that there are no other compliant options available for mounting of the solar panels, and that without the solar panels in question the proposed system would suffer a greater than 10% loss of performance or efficiency; the burden of proof is that of the homeowners.

Please note that it is not your Board of Directors objective to unfairly restrict the use of solar panels, rather, its intention in restricting the use of front-facing roof-mounted solar panels is to maintain the consistent look and appeal of the homes in our Association...our Emerald in the Desert. Should you wish to research the specific law for yourself, I refer you to <http://www.leg.state.nv.us/NRS/nrs-278.html#NRS278Sec0208>.

After you are done reading and researching, please remember that it is summer time!

And, I encourage you to go outside and enjoy all the amenities of our beautiful Association and the City of Henderson in which we live!



GVRCA Gives Back

Don't Forget the Blue Star
Mothers' Collection Sites

By GVRCA Social Committee



It looks like we will have a booth for the Fall City of Henderson Stroll and Roll. We have made plans to include an animal rescue component and are 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

Fall Garage Sale

October 18th

The sale will be held at individual homes!

We will have all the details in the
September/October newsletter.

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

