

The News

Emerald in the Desert

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

Jul/Aug 2015



Green Valley Ranch Community Association

To All GVRCA Residents –

Jocelyn Holzwarth, President

GVRCA

Board of Directors

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

Board Liaisons

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

Terra West Management Services

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

HELPFUL PHONE DIRECTORY

City of Henderson General Information	702-267-2323
Animal Control Hotline	702-267-4900
24 Hour Emergency & After Hours	
City Code Enforcement	702-267-3950
DMV	702-486-4368
1399 American Pacific Drive	
www.dmvnv.com	
Graffiti Removal Hotline	702-267-3220
24 Hour Public Hotline Reports	
Green Valley Ranch Community Association	702-856-3773
Issues within the Ranch contact Terra West	
Henderson Pavilion	
200 S. Green Valley Parkway	
Ticket Line	702-267-4849
For groups of 15 or more	702-267-5750
Henderson Libraries	
www.hdpl.org	
Paseo Verde Branch	702-492-7252
280 S. Green Valley Parkway	
Neighborhood Services	702-267-2000
Neighborhood Justice Center	702-455-5855
Free mediation service	
Neighborhood Enhancement	702-267-2017
Unkempt vehicles	
Parks & Recreation (Henderson)	702-267-4000
NV Energy	702-367-5555
Southwest Gas	702-365-1555
Republic Services (Trash Disposal)	702-735-5151
Water & Sewer (Henderson)	702-267-5900

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 702/278-8433 or E-mail at: sherylschmalz@gmail.com.

Front page & Inside Cover page photo by Tammy Scheffler

I know that you were expecting to hear from Phil Brody as President; unfortunately, he resigned from the GVRCA Board in early May for health reasons and passed away soon thereafter. We greatly appreciate all of Phil's contributions over the years: Board Member, Delegate, Committee Member and most recently as your HOA President. We wish his family many healing thoughts and wonderful memories of Phil's activities over the years. He will be sorely missed.

As such, GVRCA has reorganized officers for the remainder of the 2015 term. I have stepped up as President, Lisa de Marigny is now serving as Vice-President, David Sanchez is now Secretary and Rick Schmalz remains as your Treasurer. We look forward to continuing to carry out the Board's identified goals for the remainder of the year!

Summer is in full swing as evidenced by the triple degree heat. While this is nothing new to long term residents of the desert, it still causes us to slow down, reflect, vacation and try to keep cool....

Summer Safety:

Our nice pleasant spring, while arriving early, has given way to the heat of summer. It's important for residents to drink water, lots of water, and then have some more water to prevent dehydration! This is especially important for children, the elderly and also our 4-footed family members who look for cool, fresh, drinking water and shade to protect from the summer rays. Of course, sunscreen is important for adults as well as children. Remember never to leave children or animals in a car in summer, even for a couple of minutes.

Perhaps our most critical item is pool safety. When it's this hot, all many of us want is to slip into some refreshing liquid blue oasis. Of course, kids, who are off from school for the summer, want to jump in and play as well.

Make sure you have adult supervision at all times, barriers that prevent unintended access to pools for toddlers, and for homeowners; effective, spring-loaded gates to the backyards. We all want to enjoy this summer season with backyard BBQs and neighbor gatherings; let's just do it safely!!

Upcoming Events:

Make sure to attend the HOA's summer pool party at the Henderson Multigenerational Center on Wednesday, August 19th. This annual event is open to all residents. It's the perfect time for neighbors to get together, kids to play in someone else's pool, and enjoy a free ice cream on us. There will be many prizes and giveaways, as well. We look forward to seeing everyone there!

In addition, make sure to save the date of October 10, 2015 for our Fall Garage Sale. The Spring event in April was a great success, and now is the perfect time to stay in the air conditioning and clean out those closets in preparation for Fall.

From an Association perspective, we are also busy planning for the fall, mostly landscape projects. As you know, the goal of everyone is to keep plants and trees alive during the summer (we might begin our irrigation upgrade then); however, the best time to plant occurs when temperatures back off. We look forward to having many landscape projects proceeding then; in addition to the wall and wrought iron painting currently underway.

In the meantime, here's wishing you a fun-filled, enjoyable summer with time spent with children and grandchildren. Enjoy the outdoors, even if it is an early morning or evening playtime at Friendship Park (check out the new playsets) as well as our many other parkettes. We hope you enjoy the season and look forward to seeing you around the neighborhood and at our events!

Manager's Corner

Fourth of July & Fireworks Around Henderson

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



We celebrate Independence Day, commonly known as Fourth of July, to commemorate the signing of our Declaration of Independence. This fun summer holiday is associated with fireworks, barbecues, picnics, concerts, and sports; as well as both private and public events.

Throughout our community, this holiday is marked by patriotic displays generally in the colors of red, white and blue. Families often celebrate by hosting a picnic and/or taking advantage of the day off and travel to visit family and friends. Some areas celebrate with a parade in the morning and fireworks with live bands at night. While many fireworks are sold for personal use, we all need to keep in mind the safety concerns and the laws of our City.

Only fireworks labeled as "Safe and Sane" are legal for use on private property for one week of the year, from June 28 until 11:59PM, on July 4. Safe and Sane fireworks can only be used on private property and cannot be used on the street or sidewalk, or on public property such as parks, schools, or federal land. Firework stands are scattered across the city



that sell Safe and Sane fireworks for family and neighborhood celebrations. The City of Henderson offers safety tips with the reminder that all fireworks are illegal after July 4th by visiting their website at <http://www.cityofhenderson.com>.

Always remember that Safe and Sane fireworks are not toys and should not be played with by children. Safe and Sane fireworks can cause serious injury to adults and children and are capable of starting large fires, so exercise extreme caution when using Safe and Sane fireworks.

Fireworks that fly through the air, explode, or rotate on the ground are illegal throughout Clark County, including the City of Henderson. They are deemed unsafe because the fireworks' user has no control over where they land. This can potentially cause a fire and/or injure people. Illegal fireworks are usually sold outside Clark County and on the Indian Reservation. Those purchased on the Indian Reservation are expected to be used on the Reservation at a specially designated area and should not be transported off the property. Illegal fireworks brought into Clark County can be confiscated, and a person possessing or using them can be cited. The penalty is a \$1,000 fine and/or a maximum of six months in jail.



Here are some Fireworks Safety Tips

1. Fireworks should be used on a flat, firm surface such as the ground or a non-sloping driveway. Fireworks are illegal on the street and sidewalk, in city parks, or on school district property.
2. Stay away from bushes, grasses, trees, or anything else that might catch fire. Stay away from vehicles.
3. Have a large bucket of water and garden hose available for use in case of fire.
7. If a fire starts because of a firework, **DO NOT PANIC**. Use the garden hose or bucket of water to put the fire out to prevent it from getting larger. Call 911 if needed.
8. Fireworks should **NEVER** be used inside a building or shot at homes, people or animals.
9. Do not store used fireworks in an enclosed space, such as a garbage bin inside your garage.

References/Resources: City of Henderson, Wikipedia

Some events happening around town on the Fourth:

The City of Henderson will be celebrating Independence Day with great live entertainment and the time-honored traditional fireworks display on Saturday, July 4, 2015 at the Mission Hills Park, 551 E. Mission Drive from 6PM to 9PM. Local high school clubs and groups will be selling hot dogs, hamburgers, sno-cones and ice-cream with all proceeds benefiting the school.

The Station Casinos Las Vegas 2015 fireworks shows will go off on the east and west sides of town at Green Valley Ranch Resort and Red Rock Casino Resort. The fireworks show will last approximately nine-minutes. Station Casinos Independence Day Celebration fireworks will begin at 9PM. Saturday July 4, 2015.

FAQs

Water, Water Everywhere and Not a Drop to Drink!

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

What is the proper way to drain our pool if we need to? I heard we are not to drain the water to the street. Is this true? (This question is a repeat because we get calls on this each year.)

The Association Office receives calls from homeowners on this very question. We posed the question to the City of Henderson so that we can pass on their response to you.

“The following is the proper procedure for draining a pool/hot tub, and/or whirlpool bath per the Henderson Municipal Code 14.14.100: It is unlawful for any person to drain or empty any water from a swimming pool, hot tub, and/or whirlpool bath into the street or storm drain. Swimming pool, hot tub, and/or whirlpool bath water shall be discharged into the publicly owned treatment works, also known as a sanitary sewer, through a private connection such as a sewer lateral access port, sink, toilet or bathtub. Exception: Properties on a septic system may drain water from a pool, hot tub, and/or whirlpool bath into a street or storm drain provided that prior notification has been given to the department of utility services customer care center.”

There should be a sewer clean-out port for water drainage located in your front yard. Draining your pool water directly into the sewer system allows the water to be treated and reused rather than wasted. If you are unable to locate your clean out port, please contact a plumber, so they may help you.

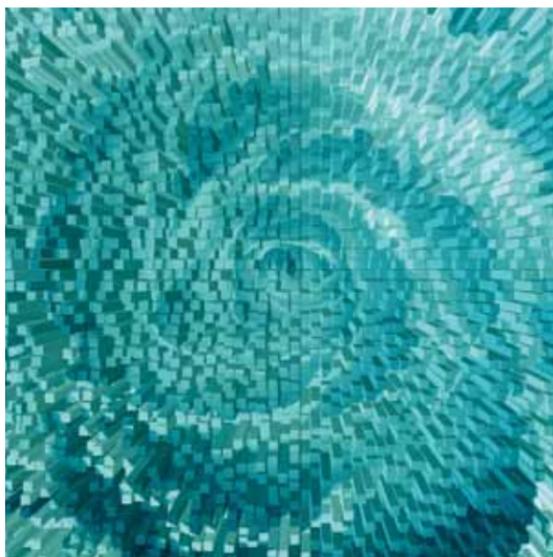
Sometimes homeowners have drained their pool improperly to the street and have caused damaged to a neighboring property. We have looked into this as well, and have been advised this is a neighbor to neighbor issue and a civil matter and must be handled between the two properties. This is not an HOA responsibility, as the HOA has no jurisdiction over this type of situation. Should you ever find yourself in this type of situation and are unable to resolve the damage issue with your neighbor, you may contact the Clark County Neighborhood Justice Center by telephone at

702-455-3898, by fax at 702-455-3652 or by mail at 330 S. Third St. Suite 600, Las Vegas, NV 89101.

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 and is 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.



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.

Safety Committee

Our Ideas and Goals

By Rick Schmalz, Safety Committee Liaison

The safety committee is made up of Karen Giampaolo, Laura Baker and Rick Schmalz.

The committee discussions and actions have centered around several topics, such as:

- Sponsoring a GVRCA safety event with the Henderson PD
- The safety committee is working with the social committee to host a brunch sometime around next May where it is hoped the Henderson PD and City officials will make various safety presentations and GVRCA will host and fill in with vendors and other safety booths.
- Writing articles for the newsletter and Identifying appropriate safety links for the GVRCA website
- The committee plans to write a safety article for most newsletter

issues and will look for appropriate material to link to.

- Using the monthly statement mailing to include a safety message or event notice
- The committee will design a flyer to be included to promote the safety event when it has been planned and approved.
- Improving the trail lighting
- The committee members viewed the blacked out trail lights on the south trail and also the new lights on the Friendship Park trail. It was agreed to support the issuance of an RFP (Request For Proposal) to retrofit the existing trail lights with controllable LEDs like those on the Friendship Park trail. It was agreed the present lighting of the north south trail could be improved for the benefit our residents. If this project

ultimately moves forward the residents of Fountain Hills, Carriage Club, Pavilion Point, Horizons and Crystal Springs would all see significant improvements.

- The committee is also requesting the board instruct our tree maintenance company to clear all tree branches that impede trail or street lighting throughout GVRCA as soon as possible.
- Get the community more involved in safety.

We are having ongoing discussions on topic of community involvement. Perhaps you will volunteer to join the committee and share your ideas with us. You can send an email to kfyler@terrawest.org, fill out a volunteer form on our website at <http://greenvalleyranch.org/content/volunteer-form> or call Terra West at 702-856-3773.



Develop and practice a home fire escape plan with two ways out of the house. Designate a family “meet up” location outside.

New Nevada Legislative Bills Affecting Homeowners and Homeowner Associations – 2015

by David Sánchez, Government Relations Liaison

The following is a brief digest of legislative bills that passed, affecting homeowners and homeowner associations. It is not a detailed legal interpretation of the bills. For detailed information please see

<http://nv.gov/>

- **AB141** – Effective October 1, 2015. **Receiving Notice of Default mailings:** Existing law: (1) provides that a homeowners' association has a lien on a unit of a common-interest community for certain amounts that are due to the association; (2) authorizes an association to foreclose such liens by sale; and (3) prescribes the foreclosure procedures for an association. (NRS 116.3116-116.31168) Under existing law, a homeowners' association or other person

conducting a sale of a unit pursuant to the foreclosure of a lien is required to mail to certain parties a copy of the notice of default and election to sell. (NRS 116.31163) This bill removes a provision that requires a copy of the notice of default and election to sell to be mailed to holders of certain security interests only if such holders have notified the association of the existence of the security interest 30 days before the recordation of the notice.

- **AB183** – Effective October 1, 2015. **Penalty for Failing to Record a Deed:** This bill: (1) requires the grantee of real property under an agreement for a deed in lieu of a foreclosure sale to record the conveyance with the appropriate office of the county recorder within 30 days after the date of the conveyance; and (2) makes the grantee liable for attorney's fees and costs and

for certain damages for failure to record such a conveyance.

- **AB192** – Effective October 1, 2015. **Declarant Control:** Existing law establishes provisions governing common-interest communities. (Chapter 116 of NRS) Under existing law, the declaration of a common-interest community may provide for a period of declarant's control of the unit-owners' association, during which a declarant may appoint and remove the officers and members of the executive board of the association. (NRS 116.31032) This bill revises the provisions governing the period of time in which a period of declarant's control must terminate. This bill also revises certain provisions concerning the election of unit owners to the executive board during the period of declarant's control.

- **AB238** – Effective July 1, 2015. **Bid Bill:** Under existing law, a homeowners' association is required to open and consider bids for an association project at a meeting of its executive board. (NRS 116.31086) This bill requires an association to solicit, whenever reasonably possible, at least three bids if the association project is expected to cost: (1) in a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or (2) in a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association. This bill further specifies that the contents of bids which are opened at a meeting of the executive board must be read aloud.

- **AB301** – Effective July 1, 2015. **Flying of NV State Flag:** Existing law prohibits certain restrictions on the freedom of the owner of a unit in a common-interest community to display the flag of the United States within such physical portion of the common-interest community as that owner has a right to occupy and use exclusively. (NRS 116.320) This bill similarly prohibits certain restrictions on the freedom of a unit's owner to display the flag of the State of Nevada.

- **SB160** – Effective May 30, 2015. **"Attractive Nuisance Doctrine":** Traditionally, as common law, the duty of care that an owner or other lawful occupant of real property owed to a person entering onto the property was determined by the person's status as an invitee, a licensee or a trespasser. Thus, an owner or occupant of real property had a duty to exercise ordinary care and

prudence to render the property reasonably safe for the visit of an invitee or to warn the invitee of certain dangerous or unsafe conditions on the property. An owner or occupant of real property who failed to exercise due care was subject to civil liability for any harm to an invitee caused by that failure "attractive nuisance doctrine." This doctrine imposes a higher standard of care on an owner, lessee or occupant toward a trespassing child who is injured by an artificial condition on the premises if: (1) the owner, lessee or occupant knows or reasonably should know that the condition is likely to attract children and involves an unreasonable risk of death or serious bodily injury; (2) the child is unlikely to appreciate the dangerousness of the condition because of his or her age; (3) the utility of maintaining the condition and eliminating the danger are slight as compared to the risk to the child; and (4) the owner, lessee or occupant fails to exercise reasonable care to eliminate the danger or to otherwise protect the trespassing child.

- **SB174** – Effective October 1, 2015. **Board Member Service Eligibility:** Existing law provides that, unless a person is appointed by the declarant, a person may not be a member of the executive board or an officer of a unit-owners' association if the person or certain other persons perform the duties of a community manager for that association. (NRS 116.31034) This bill additionally excludes a person, other than a person appointed by the declarant, from being a candidate for or member of the executive board or an officer of a unit-owners' association if: (1) the person resides with, is married to or domestic partners with or is related within the third degree

of consanguinity to a member of the board or an officer of the association; or (2) the person stands to gain any personal profit or compensation from a matter before the board. The exclusion does not apply to a person who owns 75 percent or more of the units in an association under certain circumstances. Lastly, this bill provides that if a person is not eligible to be a candidate for or member of the executive board or an officer of an association, the association: (1) must not place the person's name on the ballot; and (2) must prohibit such a person from serving as a member of the executive board or as an officer of the association.

- **SB306** – Effective October 1, 2015. **Liens/Foreclosures/Collection Costs:** Under existing law, a unit-owners' association has a lien on a unit for certain amounts due to the association and may foreclose its lien through a nonjudicial foreclosure sale. (NRS 116.3116-116.31168) Generally, the association's lien is not prior to a first security interest on the unit recorded before the date on which the amount sought to be enforced became delinquent. However, the association's lien is prior to the first security interest on the unit to the extent of certain maintenance and abatement charges and a certain amount of assessments for common expenses. The portion of the association's lien that is prior to the first security interest on the unit is commonly referred to as the "super-priority lien." This bill amends various provisions governing the association's super-priority lien and the procedures required for an association to foreclose its lien.

**GVRCA
Board of Directors'
Notice of Meetings**
**July 16th
August 20th
Regular Board Meeting**

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

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

GVRCA MEETINGS

Meeting Type	When	Time	Place
GVR Board (reg.)	3rd Thursday	6:00 PM	DW
GVR Board (exec.)	3rd Thursday	4:30 PM	DW
Election/Budget Ratification	TBD	6:00 PM	DW
2015 Board Organization	TBD	6:00 PM	DW
Social Committee	1st Thursday	6:30 PM	Panera
Architectural Committee	2nd/4th Friday	10 AM/2 PM	TW

The GVRCA Board of Directors regular meeting is open to the public (see www.greenvalleyranch.org for monthly agenda).
The GVRCA Board of Directors executive session is held to go over delinquencies and legal matters. Hearings may be scheduled through Terra West at (702)856-3773.
The Social Committee is looking for volunteers. If you are interested in joining, please send an e-mail to social15@greenvalleyranch.org.
The Architectural Committee meetings are held to go over submitted architectural applications. Homeowners can schedule appointments to meet with the committee through Terra West at (702)856-3773. The meeting time alternates. 2nd Friday is at 10 a.m. & the 4th Friday is at 2 p.m.
PANERA – Panera Bread at The District, 235 Village Walk Drive, Henderson, NV 89052
DW – Desert Willow Community Center, 2020 W. Horizon Ridge Pkwy., Henderson, NV 89012
TW – Terra West, Henderson Branch, 11135 S. Eastern Ave., Suite 120, Henderson, NV 89052

GVRCA Board Meeting – Open Forum Meeting Disclosure

At the beginning of every Regular Session of the Board of Director's meeting, an Open Comment and Discussion period will be devoted to items listed on the agenda. At the end of every Regular Session of the Board of Director's meeting, an Open Comment and Discussion period will be provided to the homeowners to speak to the Board on non-agenda items. At the conclusion of the open call to the homeowners, individual members of the Board may respond to those who have addressed the Board, may ask management to review a matter or may ask that a matter be put on a future agenda. However, except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

**Green Valley Ranch Community Association
Master Association Assessment Payment Information
\$50.00 Monthly**

Per the Assessment and Fines Collection Policy and Enforcement Policy, Regular Master Assessment payments are due on the first (1st) day of each month of each year ('Due Date'). Assessments are delinquent if not paid by the thirtieth (30th) day. Such Assessment shall be deemed delinquent and the Association will impose a late fee in accordance with the list of collection charges attached to the collection Policy as Exhibit "A". A Notice of Intent to Lien to the Owner will be mailed via certified or registered mail, return receipt requested to the address of the lot and the Owner's mailing address on record, if different from the lot address if any Assessment is not paid by the forty-fifth (45th) day after the first day of each month, unless the due date for an assessment is specified differently. An Intent to Lien fee of \$45.00 will be charged to any account that is mailed a Notice of Intent to lien. Statements are not mailed to any account that is delinquent. For any account that becomes delinquent, property owner must contact the Collections Department Hotline at 702-251-4596 directly.

Statements are sent as a courtesy and will be sent monthly to the address listed on the Association's membership register as of the date of the notice. It is the responsibility of each owner to advise the Association of any mailing address change in writing. You may make your payment payable to Green Valley Ranch HOA by personal check, money order or cashiers check and mail to:

Green Valley Ranch HOA
c/o Terra West Management Services
P.O. Box 98813
Las Vegas, NV 89193

You may make your payment in person at the Terra West Management Services Henderson Office located at 11135 S. Eastern Ave., Suite 120, Henderson, NV 89052 or you may utilize the Authorization Agreement for Automatic Payments (ACH Debits) program. When making your payment, please write the property address and account number on the check, money order or cashiers check that the payment is to be applied to.

Please contact the Community Association Office at (702)856-3773. The Accounting Department at (702)251-4598 or visit the Terra West Management Services Community Website <http://www.terrawest.com> to obtain the form to set up this service.

Please Note: If you own your property within a gated sub-association of the Master, please contact your Community Manager for dues payment information and also notify them of any mailing address change according to their procedures.

Phil Brody

In Memory

*By Sheryl Schmalz, GVRCA Newsletter
Editor and Webmaster*



As you read earlier in this newsletter, 2015 GVRCA President, Phil Brody, passed away recently. He will be missed by the GVRCA Board, Terra West, friends and family.

Phil was an asset to our community on various levels. He spent many hours volunteering his time and

expertise to the GVRCA community. Phil's years in the Information Technology field resulted in many changes to our e-communication channels. His passion for bringing GVRCA into the digital age resulted in many enhancements as well. Under his supervision, the GVRCA website was redesigned and the newsletter was made available via email.

Phil wrote the follow excerpt from the March/April 2015 newsletter:

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

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



How To Live Forever

The Rewards of Volunteering

By Laura Baker,
GVRCA Resident and Volunteer

It was only after retiring that I decided to volunteer my time by joining the Social committee here in Green Valley Ranch. After almost three decades in the casino industry, I finally had weekends off and with something that resembled nothing short of panic, I realized – Now what!? Sitting around doing nothing had never really sounded that bad to me when I was working weekends, working Christmas, New Years, Thanksgiving, Memorial Day, my birthday, Labor Day, Ground Hog Day and every other holiday that people with “normal” jobs had off and were enjoying with friends and family.

It took maybe two weeks before I was stir crazy and more than that, I really missed interacting with the human race. Not being a stranger to the idea that “it is better to give than it is to receive” and also being a believer in “what goes around, comes around,” volunteering just seemed like the right thing to do. I reasoned no one can have too much good Karma coming to them...

It seemed the more involved I became, the more involved I wanted to be. I joined more committees that needed volunteers and joined a charity. My days were no longer empty. I found myself busier than when I was working and more personally fulfilled

than when I was just getting a paycheck.

My circle of friends and associates grew and so did my social skills and self-confidence. I realized that not only was I doing something good for my community, I was doing something good for myself.

During the holiday season last year, the residents of Green Valley Ranch donated items that were used to stuff stockings for our sons and daughters who were deployed overseas, far from home during the holiday season. During our last meeting, what an honor and a surprise it was when a handsome young man in uniform stood and said “I had to come and thank you all in person. The packages that you sent to us meant more than you will ever know.” He then gave each of us a small gift of scented hand soap wrapped with a pink bow. Things like that make it all worthwhile.

Any one of us can live on through the good that we do, and through making a difference in others’ lives. Volunteering is a truly rewarding experience. There’s no better place to start than right here at home. Some of our committees are specifically just for having fun, while others are of a more serious

nature, but the one thing that they all have in common is that they are all important.

The Architectural committee is very much in need of help right now. The applications pour in at this time of year, and we need volunteers to ensure our homeowners can get their home improvement projects underway in a timely manner.

We have a new committee, the Safety Committee, that commits itself to making Green Valley Ranch the safest place possible to live. The safety committee also is in need of volunteers.

Last, but not least, the Social committee always needs volunteers. The larger this committee, the better the events we can do for our residents.

If any of these committees are something you would like to try, and you would like to make a difference right here at home, please don’t hesitate to contact us. You can send an email to social2015@greenvalleyranch.org, fill out a volunteer form on our website at <http://greenvalleyranch.org/content/volunteer-form> or call Terra West at 702-856-3773.

Remember, when it comes to volunteering (and really just about everything else) – “What ye sow, ye shall reap”. A truer statement there never was.



We Need Committee Volunteers!

You can make a difference. Send an email to kfyler@terrawest.org, fill out a volunteer form on our website at <http://greenvalleyranch.org/content/volunteer-form> or call Terra West at 702-856-3773.

Social Scene

EVERYONE INTO THE POOL!!

By Laura Baker, Social Committee
Co-Chairperson



It’s that time again! I can’t believe that another year has gone by since our last annual pool party. This is probably the favorite of the events that the Social Committee hosts each year. The kids love the water and love the ice cream treats even more. Whether you swim, or prefer to relax under the summer evening sky, eating ice cream and talking with neighbors while waiting for the door prize drawing; this is the perfect place to be.

The pool party will take place on Wednesday, August 19th from 6:30PM – 8:30PM at the Multigenerational outdoor activity pool (lower parking lot, enter Paseo Verde). Look for the Pool Party flyer on the inside-back page in this edition, and be sure to bring it with you. It will serve as your ticket for admission, and for your ice cream treats and door-prize drawing tickets. See you there!

Our next event of the year will be our Fall Semi-Annual Community Garage Sale with the date set for Saturday, October 10th from 7:00AM – 12:00PM. Start cleaning out those closets now.

As always we will be at the information booth passing out maps of participating homes to buyers

and pink arrows to homeowners to help guide buyers to their individual homes. Watch for details on how to put your name on the list of participating homes in the next newsletter or on the Green Valley Ranch website in September.

Save the date for our final event of the year. All I can tell you right now is you’ll need a sitter and be ready to close the year out right! The date is set for Friday, November 6th. Watch for details in the next newsletter and on the Green Valley Ranch website in September.

Finally, on a sad note, the Social Committee sends its deepest sympathy and our hearts and prayers go out to former Social Committee Co-Chair Sandy Brody for the passing of her husband, and President of the Green Valley Ranch Community Association, Phil Brody. Phil was an amazing man who unselfishly devoted years of service to this community. He never missed a social event that we put on and was always there smiling and chatting with our homeowners. Phil, you will be greatly missed.

The Social Committee is a group of homeowners, just like you, that give their time and efforts to help make

Green Valley Ranch the amazing community that it’s grown to be today. I would like to thank each and every one of the committee members for their help and support, and I’d like to personally tell them – YOU are the very BEST! Keep up the good work!!

The committee meets the first Thursday of each month at Panera in the District at Green Valley Ranch at 6:30PM. We always need more volunteers and would love to have you come to a meeting to see if this is something you think you might have fun doing. There is no pressure to commit. The having fun part is the only thing that is mandatory.

If you’re interested, You can send an email to social2015@greenvalleyranch.org, fill out a volunteer form on our website at <http://greenvalleyranch.org/content/volunteer-form> or call Terra West at 702-856-3773. Or just come down to a meeting. There’s no need for more of an invitation. Please consider yourself invited! We would very much like to meet you.

Until next time, stay safe, and don’t forget to do something nice for someone today.

Social Liaison Update

What's in the Works

By Jocelyn Holzwarth,
Social Committee Liaison

With the triple-digit temperatures outside, what better way to cool off than to join the GVRCA for our annual sponsored POOL PARTY Wednesday, August 19th at the Multi-generational Center. Make sure to tear out the pool party flyer (it's your Admission Ticket) on the following page of this newsletter, pack up the kids and have some fun socializing with friends and neighbors. We will have Free Ice Cream... I know we will also have lots of prizes on hand, so I look forward to seeing EVERYONE there!

Remember to "Save the Date" for our Fall Garage Sale scheduled for 10/10/2015. We know it's hot

outside, so what better project than to stay indoors and clean out those closets. You can get rid of all of those treasures in the fall – and donate the rest for a tax deduction! Win – Win!! Finally, we plan on having another "Autumn Adult Evening" Social, DJ and Dancing in early November. So keep posted for our continuing events. Again, we are always looking for more volunteers on the Social Committee to "Help with the Fun". If this sounds like you, please stop on by and introduce yourself. Our meetings are the first Thursday of the month at Panera at 6:30 p.m. We'd Love to see you! In the meantime – enjoy your summer time off with friends and family!



GVRCA Annual Pool Party

Wednesday August 19

JOIN US FOR SOME
SUMMER FUN!!

CITY OF
HENDERSON

BRING THE KIDS AND
SWIM

MULTI-GENERATIONAL
CENTER OUTDOOR
ACTIVITY POOL

MEET YOUR NEIGHBORS

FREE ICE CREAM TREATS &
DOOR PRIZES

AUGUST 19, 2015

SEE YOU THERE!

6:30 – 8:30 PM

LIST YOUR HOME FOR 1%

SELL FOR TOP DOLLAR FULL SERVICE MLS, ZILLOW, TRULIA.
"Steve Just Sold 5 Homes in Green Valley Ranch for Record Value"
OVER 3000 HOMES SOLD!



MacDonald Highlands
Sold \$1,200,000
Seller Profits
\$400K in 12 months

Sold \$200K
Above Comps

Southern Highlands
Country Club
Sold-Top Dollar
Less Than 90 days

Anthem Country Club
\$224 SquareFoot
RECORD VALUE

\$1,250,000
Views of Entire Valley

\$1,900,000
Golf Course and
Entire City Views



www.SellMyHomeLV.com

Call Steve Hawks Today

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

702.458.3999



As seen on:





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

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

Get Connected! Stay Informed!

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

