

Green Valley Ranch Community Association

Emerald in the Desert

2016 Election Issue

Meet the 2016

GVRCA

Board of Directors

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

The News

GVRCA Members Elect 2016 Board of Directors

And Ratify the 2016 Operating and Reserve Budget

GVRCA

Board of Directors

President, Rick Schmalz
 Vice President, Jocelyn Holzwarth, DCAL®
 Secretary, David Sánchez
 Treasurer, Lisa de Marigny, DCAL®
 Director, Charles Geisendorf
 Director, Doreen Morgan
 Director, Paul Rowcliffe

Board Liaisons

Architectural, Paul Rowcliffe
 Communication, Jocelyn Holzwarth
 Government Relations, Charles Geisendorf and David Sánchez
 Landscape, Jocelyn Holzwarth, DCAL®
 Safety & Security, Lisa de Marigny, DCAL®
 Social/Recreation, Doreen Morgan
 Water Use, Paul Rowcliffe

Terra West Management Services

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

HELPFUL PHONE DIRECTORY

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

The 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: sherylschmalz@gmail.com



On December 3, 2015, the Green Valley Ranch Community Association (GVRCA) held their annual election. We are dedicating this issue to that topic. Therefore, the remainder of this issue will include election results, biographies of the 2016 GVRCA Board of Directors, and some background regarding the election process.

Green Valley Ranch is a beautiful, thriving community. In fact, GVRCA was nominated for the prestigious Community Association of the Year award in 2010 by our property management company, Terra West. How did this nomination come about? It was the result of the time and effort expended by the residents of Green Valley Ranch and the GVRCA Board of Directors all working together to maintain the integrity of our community as put forth in the Covenants, Conditions, Restrictions, Reservations and Easements (CC&Rs) that govern this outstanding community we call home.

What is the Association? The Association is an organization brought about under Nevada non-profit corporation law and “is charged with and vested with the powers prescribed by Nevada law (including NRS Chapter 116 as applicable) and as otherwise set forth in the Articles, Bylaws, and this Declaration.” (CC&Rs, Article 5, subsection 5.1)

You Are The Association. Surprised? According to Article 5, subsection 5.2 of the CC&Rs, “members of the Association shall be each Owner (including Declarant) of one (1) [or] more Lots, Parcels, Development Tracts or Area within the entirety of the Property...Membership in the Association shall be subject to this Declaration, Nevada law, the Articles, the Bylaws, and the Rules and Regulations from time-to-time adopted by the Association.”

What does the membership do? In a nutshell, it operates the organization known as the GVRCA. You have the power and duty to levy assessments and charges to the membership for the operation of the Green Valley Ranch property. (See Article 6, subsection 6.1.1) You have the power and duty to repair and maintain Association property and GVRCA Common Areas. You have the power, but not the duty to grant easements and Rights-of-Way in, on, under, and through the Association Property subject to consent of 75% of the GVRCA Members. You have the power, but not the duty to employ or contract a professional manager or management company to perform any or all of



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GVRCA Members Elect 2016 Board

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the duties and responsibilities of the Association. You have the power and duty to maintain the integrity of the Association Property and GVRCA Common Areas and provide such other services as may be necessary or proper to carry out the Association's obligations and business under the terms of the CC&Rs in order to enhance the enjoyment by the Members of the Association Property, GVRCA Common Areas or GREEN VALLEY RANCH in general, or to facilitate the use by Members of any of the aforesaid. (Article 6, subsection 6.1.6) You have additional powers and duties according to Article 6 of the CC&R's, but I think you get the idea that the individual property owners in Green Valley Ranch are ultimately responsible for their community.

I don't have the time to do all of this! Of course not, but you still have the authority and responsibility to do all this. That is why you elect board members on an annual basis.

Didn't we used to have delegates? Each community formerly selected one or more delegates to the GVRCA. Their responsibilities included election of the Board of Directors and ratification of the budget. By representing the communities, they were able to ensure that the interests of each neighborhood were considered. With changes in legislation enacted in the 2009 session, representative voting by delegates was barred. All voting must now be conducted directly by homeowners. Potentially, we could have 3,914 votes to be counted at the annual meeting,

although it is unlikely that all homeowners would vote.

Now, what about the GVRCA Board of Directors?

The Board of Directors is a group of seven individuals who have been granted the responsibility to conduct, manage and control the affairs and business of their Association, and to adopt, amend, repeal and enforce reasonable rules and regulations (the "Rules"), governing, among other things, the use and occupancy of Association property. The Board is also responsible for enforcing the CC&Rs. For further information regarding the GVRCA, see the GVR Declaration of Covenants, Conditions, Restrictions, Reservations and Easements (CC&Rs).



Meet Your 2016 GVRCA Board of Directors

It takes dedication, hard work, and a sense of community to serve as a board member.

Beginning January 1st, 2016, your GVRCA Board of Directors will be Lisa de Marigny, Charles Geisendorf, Jocelyn Holzwarth, Doreen Morgan, Paul Rowcliffe, David Sanchez and Rick Schmalz.

Your Board is excited to work together to make 2016 another wonderful year in The Ranch.

Let's meet the 2016 Board of Directors.

Lisa de Marigny, DCAL®

Lisa brings an impressive background and proven work ethic to GVRCA

2016 GVRCA Treasurer,



Lisa brings an impressive background and proven work ethic to GVRCA. The de Marigny family has lived in the Carriage Lane subdivision of the Ranch since 2002. Lisa has

served in various board positions and committees during that time, including President of both the Green Valley Ranch and Carriage Lane Community Associations.

While serving as Community Relations Liaison, she lobbied to get the Paseo Vista Park built. This project stands out the most because her children still refer to it as "Mama's Park." Lisa became Nevada's 13th Dedicated Community Association Leader (DCAL) in 2008. The Community Association's Institute (CAI) designation requires 30 hours of education and a commitment to a code of ethics. Lisa is a graduate of Penn State University and a 2012 graduate of the Las Vegas Chamber of Commerce's Leadership Las Vegas executive development program.

In addition to her community volunteer work, Lisa has spent her career in the transportation business and is the CEO of Showtime Tours, an airport shuttle and charter bus company.

The Ranch's broad range of amenities such as the parks, shopping, restaurants and the overall atmosphere of the community make GVR an ideal place for Lisa and her husband, Gerard, to raise their four boys. Coming from the densely populated New York/New Jersey area, the de Marigny's love the high quality of life that exists in our community.

Lisa is excited about serving as treasurer this year and updating the association's reserve study. Her goal is to continue to preserve homeowner value and maintain the high standards that our residents have come to expect of our community.

Charles Geisendorf

Balancing community goals and homeowner rights is a priority

2016 GVRCA Director



Charles grew up in Las Vegas and has lived in Henderson with his family for the past eleven years. He decided to run for the GVRCA Board to become an active part of the community and to ensure its success by balancing the community goals and the rights of the individual homeowners. Charles is a first-time GVRCA Board member and also serves on his sub-association board, Pacific Images.

A graduate of UNLV and the University of Colorado School of Law, Charles is an attorney practicing in the areas of business and real property law. Additionally, he is a member of the

Community Associations Institute, a national organization dedicated to community associations and the professionals who support them.

Charles' goal as a Board member is to preserve the community's architectural integrity and maintain the property values while keeping costs down.

Jocelyn Holzwarth, DCAL®

Jocelyn is admired for her long-term commitment to GVRCA

2016 GVRCA Vice President



Jocelyn has served our community since 1996 in a number of different capacities. She is the immediate GVRCA past-President and has also served as Treasurer and Secretary in addition to her current position as Vice-President. She will be the Landscape and Communication liaisons and has previously chaired the Landscape and Architectural Committees, as well as serving on the Social Committee and editing the Newsletter in the GVR early days. She began her service as a delegate for her subassociation.

For education, Jocelyn holds undergraduate degrees from U.C. Berkeley; one in Business and one in English. She received her MBA at the Roseman University of Health Sciences and her Masters of Science in Financial Services from the Institute of Business and Finance.

She owns Holzwarth Financial Services, LLC, a financial advisory firm dedicated to providing individuals and small businesses with sound financial advice. She is a Certified Financial Planner™ and Certified Divorce Financial Analyst and has been

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Doreen Morgan

Doreen is passionate about fostering communication throughout GVRCA

2016 GVRCA Director



Doreen has called Bella Vista Condominium subassociation home since 2000. She works in the home

healthcare industry as a consultant. She holds a Bachelor of Science degree in Mathematics and has a background and experience in accounting, business administration and software/web development. Doreen is a past member and financial secretary of Delta Educational and Leadership Training Academy (DeltaEd), a non-profit organization that offers life skills training for today's youth.

As a board president and liaison for her community, she began attending the master GVRCA board and committee meetings in order to stay abreast of issues that affected Bella Vista. As she became more aware of all that was happening in the GVRCA community as a whole, she felt it

was a natural progression for her to become involved on a greater scale.

Doreen is passionate about keeping community leaders, volunteers, and residents informed, engaged, and interconnected. She knows that in order for a planned community to thrive, everyone must do their part; that starts with knowing about and understanding the governing documents, the CC&R's. Doreen will be completing the necessary classes to earn her DCAL certification in 2016.

"I'm from the Midwest, Chicago area specifically, but I'm proud to call Nevada, Henderson and GVRCA my home." She loves the close proximity to schools, shopping, trails, restaurants, and the entertainment as well as the family atmosphere of GVRCA.

Paul Rowcliffe

Paul places a high value on safety and security in The Ranch

2016 GVRCA Director



Serving on the Board since 1998; Paul is the Architectural Liaison for the GVRCA, as well as President of his subassociation, Altezza/Meritage. Paul and his wife, Dottie, have been married for 48 years. They have three married children and seven grandchildren. Paul holds a Bachelor's degree in Industrial Economics from Purdue University and a Master's degree in Business Administration from the University of Northern Colorado. A retired colonel from the United States Air Force, Paul is currently employed by URS Corporation.

If you have an issue with the Ranch, you can be sure Paul will hear you

out. When asked why he serves the community, Paul responds, "I want to help maintain a safe, secure, orderly and aesthetically pleasing neighborhood where each homeowner has an input. Our community consists of over 3,900 homes, and it is my hope that all homeowners can work together in the spirit of understanding and compromise so that GVR remains a community that meets the needs and desires of all our residents."

Being very goal oriented, Paul has a clear picture of what he wants to accomplish for GVR. "I want to see a high level of safety and security

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Team Work

GET INVOLVED

**Join a GVRCA
Committee**

VOLUNTEER

Contact Terra West at 702-856-3773



David Sánchez

David's strong administrative skills are an asset to GVRCA.

2016 GVRCA Secretary



Relocating from Southern California, David Sánchez and his wife Jeanne have lived in Southern Nevada since 1980. They have lived in Henderson since 1982 and have resided in Mystic Bay since 1999.

David spent 33 years as a public sector Human Resources Director/Manager in California and Nevada. He was the Director of Personnel & Employee Relations for the City of Las Vegas and served as the first Human Resources Manager of the Las Vegas Clark County Library District. Active in Civic and Community Affairs, he has been on the Board of Directors of the Latin Chamber of Commerce and is the founding President of the Green

Valley Rotary Club. He has also served as the Chairmen of the Nevada State Advisory Committee to the United States Commission on Civil Rights.

David has an Associate of Arts degree from Los Angeles City College and both a Bachelor of Arts and Master of Arts, in Psychology from California State University, at Los Angeles. He currently teaches at both the College of Southern Nevada (Henderson Campus) and at Everest College.

As a member of the Board of Directors, he uses his administrative skills to promote the goals and objectives of the Green Valley Ranch Community Association.

Jocelyn Holzwarth

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2016 GVRCA Vice President

practicing locally in the Las Vegas valley for 18 years.

In addition to her service to GVR, she was appointed in 2015 as a Planning Commissioner for the City of Henderson. In that capacity she has the opportunity to review zoning changes and design applications for developments so that they can be approved at Henderson City Council. She finds this work greatly rewarding and appreciates the opportunity to give back to the community.

The Holzwarths moved to GVR in 1995, when the development was in its infancy. When asked why she became involved with our community, she said, "With the community as new as it was, I felt that I could make a difference by volunteering to preserve the property values, beautiful grounds, community feel, safety and surrounding amenities that make Green Valley Ranch the premier homeowner's association it is today." Now that the association is 21 years old, it's time for a facelift. She enjoys

looking at the improvements we can make in the Ranch, as well as in the area as a whole.

She loves the amenities available in and around the Ranch and Southern Nevada and for fun spends lots of time sailing their 33' Beneteau on Lake Mead with her husband, Bill. "Yes, you can race sailboats in the desert!" Jocelyn is admired by her peers for her long-term commitment to GVR. They know they can call on her to get the job done.

Rick Schmalz

Rick is a proponent of consistent enforcement of the CC&Rs

2016 GVRCA President



tee and coordinated the community's common-area landscaping as the Landscape Liaison. If you want to know the history of Green Valley Ranch Community Association, Rick is the person to ask.

After a seven year absence from the Green Valley Ranch Board, Rick was once again elected to serve starting in 2014. Rick's current goals for the association are:

- ✓ Increasing property values while maintaining a financially strong association
- ✓ Assuring stability in assessments to residents
- ✓ Maintenance of community landscaping and property to superior standards
- ✓ Assuring our community remains a safe and secure place to live
- ✓ Compatible development of the one remaining commercial parcel at the District
- ✓ Becoming more water efficient while maintaining our beautiful landscaping
- ✓ Expanding options for interaction and participation in Ranch activities

Rick began his service to the Ranch in 1996 as a delegate for the Horizons sub-association. Also in 1996, he became the first Green Valley Ranch homeowner to be elected to the Board of Directors. Along with representatives from American Nevada Corporation, Rick was instrumental in getting the GVRCA up and running. As an elected Board Member from 1996 through 2006 he served in every board office including five terms as President. Rick also chaired the Budget & Finance Committee, Legal Committee, Public Safety Commit-

Rick has been and continues to be a strong proponent of consistent enforcement of the CC&R's. Preserving and improving the outstanding GVR experience for all residents is his number one goal. It concerns him that many people do not read and understand the GVRCA CC&R's they agreed to follow when purchasing property in The Ranch.

He is aware of the considerable amount of time and dedicated effort needed by so many volunteers to keep a Master Planned Community the size of Green Valley Ranch the most desirable place to live in the valley. When asked to state his favorite thing about our community, he doesn't miss a beat when answering "Green Valley Ranch is essentially the same place I moved to over 20 years ago. It's a great place to live and a wonderful environment in which to raise a family."

For over thirty years, Rick has served Southern Nevada residents as a Financial Manager in the utility industry. He holds a Bachelor of Science degree in Accounting, an MBA degree with emphasis in Finance, an Associate Degree in Risk Management, and is a Certified Cash Manager.

Paul Rowcliffe

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2016 GVRCA Director

throughout the Ranch. Safety and security issues must include strict traffic enforcement, adequate crosswalks, and parking around schools. We must continue to be active in influencing current and future development in and around the Ranch. Maintaining and improving the common areas within the Ranch is also a goal,

especially now that the Ranch has become a mature neighborhood. Not only do we want to maintain the status quo of the Ranch, but we want to improve it." Paul is also mindful of the Board's fiscal responsibility to use your funds wisely and prudently."

Finally, fair and consistent enforcement of CC&Rs for the com-

munity benefit of all homeowners is a continuing task. It is an important aspect in maintaining the quality and value of our community." Paul loves the Ranch, the people, the landscaping, the trails and the parks. He is proud to be part of a Board that is committed to maintaining high standards throughout the community.

Kristin Fyler – Terra West

Kristin, Tina and Cheyenne work as a team to serve GVRCA

Supervising Community Manager, CMCA®, AMS®, PCAM®



Over the last fourteen years, while working with Terra West Management Services, Kristin Fyler’s duties have encompassed everything from portfolio management to Executive Vice President of Community Management. She brings to the table her strongest assets, which include customer relations, problem solving and customer service skills. Kristin monitors all changes in local, state and federal laws affecting community management and ensures compliance with applicable HOA and collection law and regulations and works alongside of all departments to make

certain proper procedures are being implemented. Over the last 12 years of portfolio management, Kristin has managed single family homes, condominiums, hotel-share condominiums, co-ops, business parks and master planned communities.

Kristin is a member of Community Associations Institute (CAI), and regularly attends classes and events where education is the primary goal. She is the co-chair of the CAI Education Committee. She holds a Supervising Community Manager certificate with the state of Nevada, as well as national designations from the

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GVRCA OPERATING AND RESERVE BUDGET FOR 2016	
Operating Budget	Dollars
Operating Income	
Assessment Dues	2,348,400
Other Income	3,600
Total Operating Income	2,352,000
Operating Expenses	
Landscaping – Contracted and Other	828,000
Utilities – Including Water Meter Surcharge	426,790
Management Fees	284,400
Budget Reserve Transfer	501,600
Other Operating Expenses	440,051
Total Expenses	2,480,841
OPERATING INCOME (LOSS)	(128,841)
Reserves Income	
Reserve Interest Income	40,800
Reserve Transfer	501,600
Total Reserves Income	542,400
Total Reserves Expenses	883,429
RESERVES INCOME (LOSS)	(341,029)
GVRCA TOTAL NET INCOME (LOSS)	(469,870)
Losses will be absorbed by funds existing in the Operating and Reserve accounts.	

2016 Reserve Study Items	
Area	Component Name
Common Areas	Wrought Iron Fencing - Repaint (Phase IV)
Common Areas	Stucco Wall – Repaint (Phase III)
Common Areas	Smart” Irrigation Clocks – Replace
Common Areas	Irrigation Clock CCU’s – Replace
Common Areas	Palm Trees – Partial Replacement
Common Areas	Backflow Valves – Replace (Unknown Age)
Common Areas	Backflow Valve Covers – Replace (Unkown Age)
Summit Ridge Lane Park	Park Furniture – Replace
Cozy Hill Circle Park	Gazebo – Repaint
Common Areas	2016 Landscaping Lights – Replace (II)
Common Areas	Pole Light Fixtures – Replace Complete Trail & Parkettes
Common Areas	Rest Area Lighting Retrofit
Common Areas	2016 Landscape Renovate – Entries, Turf
Common Areas	Contingency
2017 Reserve Study Items	
Area	Component Name
Common Areas	Wrought Iron Fencing – Repaint (Phase V)
Common Areas	Stucco Wall – Repaint (Phase IV)
Common Areas	Asphalt Paths – Seal/Repair

Kristin Fyler – Terra West

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Community Associations Institute (CAI) as a Certified Manager of Community Associations (CMCA®), Association Management Specialist (AMS®) and Professional Community Association Manager (PCAM®). The PCAM designation is the highest nationwide professional

recognition available to community managers. She also is a notary public. Tina Brown and Cheyenne LaRance work side by side with Kristin for GVRCA. Tina and Cheyenne comes to GVRCA with a background in administrative and customer service. Tina and Cheyenne tend to all

homeowner communications relating to the daily business of the association. Tina and Cheyenne’s knowledge and expertise in association matters is invaluable to both the management team and the homeowners. Kristin, Tina and Cheyenne work as a team to provide the best customer relations service to the homeowners.



NEWSLETTER

ADVERTISEMENT

RATES AND SPECIFICATIONS

The Green Valley Ranch Community Association Newsletter is printed every other month in accordance with the following schedule:

Publication Issue	Advertising Deadline	Target Mailing Date
January/February	November 30	December 31
March/April	January 31	February 27
May/June	March 31	April 30
July/August	May 31	June 30
September/October	July 31	August 31
November/December	September 30	October 31

Advertisements are available in the following sizes and prices:

Type	Size	Price per Issue
Business Card (Vertical)	2" wide x 3½" high	\$250.00
Business Card (Horizontal)	3½" wide x 2" high	\$250.00
One-quarter page (Vertical)	3½" wide x 4¾" high	\$350.00
One-quarter page (Horizontal)	7½" wide x 2¼" high	\$350.00
One-half page (Vertical)	3½" wide x 9¾" high	\$500.00
One-half page (Horizontal)	7¼" wide x 4½" high	\$500.00
Full page	7¼" wide x 9¾" high	\$750.00
Back Page	7¼" wide x 4½" high	\$750.00

Multi-Issue Discounts: 10% discount for 3-issue pre-payment. 15% discount for 6-issue pre-payment. Ads run in consecutive issues.

Ad Space Reservations: Ad space is limited to 33% of total newsletter. An e-mail is sent approximately two weeks prior to the advertising deadline dates listed requesting ad space reservations. Reservations are taken on a first-come, first-serve basis and are determined by date and time stamp on e-mails. Please contact Sheryl Schmalz at sherylschmalz@gmail.com or 702/260-7622 if you have questions regarding this procedure.

Guidelines: Ads must be submitted in a digital format via disc or e-mail for Windows recognition. Send e-mail ads to sherylschmalz@gmail.com. Ads on disc should be sent or delivered to NetWares, Inc. 2051 Foxfire Court, Henderson, NV 89012. We accept CMYK color ads only. You must include all images and fonts as separate files on disc or separate attachments on e-mails. Please note what program was used to create the ad. Ads created in word processing programs or Microsoft Publisher cannot be accepted. Please make sure your ad is the exact dimensions as listed above for your ad size. Oversized or undersized ads will be scaled to fit. NO HARD COPY ADS WILL BE ACCEPTED. Please include a contact name, e-mail and/or phone number in case we have questions regarding your ad.

Payment: Make checks payable to GVRCA. Mail checks to NetWares, Inc., 2051 Foxfire Court, Henderson, NV, 89012. Payment must be received on or before the advertising deadline listed in the above table. Please include a contact name, e-mail and/or phone number in case we have questions regarding your payment.

Miscellaneous:

- The Editor reserves the right to reject advertising deemed inappropriate for the newsletter and will also determine ad placement. Efforts will be made to rotate advertisements through different placements.
- The newsletter, by GVRCA Board of Directors' resolution, cannot contain more than one-third of the total newsletter area in advertising; therefore, advertisements will be accepted on a "first come-first served" basis.
- The newsletter is distributed to over 5,000 residents and owners.

Should you have any questions, please contact the editor, Sheryl Schmalz at 702/260-7622, or send via E-mail to sherylschmalz@gmail.com

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
Social Committee	1st Thursday	6:00 PM	Panera
Architectural Committee	2nd/4th Friday	10 AM/2 PM	TW
Safety & Security Committee	TBD	TBD	TBD

**GVRCA
Board of Directors'
Notice of Meetings**
*January 21st
February 18th
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

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 social16@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.



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.

