

Emerald in the Desert

The News

Green Valley Ranch
Community Association

May/June 2016

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



Inside View

By Rick Schmalz, President

Safety & Security We're All In

During the last three years the board has spent a lot of time and focus on safety & security in the Ranch. As you see when a property ages, it usually requires additional and different solutions to keep it safe or even enhance safety. It also requires a strong partnership with our city officials to work together to bring the best solutions forward to our residents.

Our recent actions to increase Ranch safety & security are now very visible throughout the community, and I will walk you through the major items.

Sidewalks – As the community has matured we have had more sidewalk panels raising and dipping due to tree roots. When the height difference between two panels becomes great enough, it can create a hazard for walkers, bikers, strollers and just anyone coming through. We have inspected and repaired all of the major height differences and almost all of the moderate ones, and we are keeping an active eye on minor differences and new ones occurring through our ongoing sidewalk inspection program.

Restricted Parking Curbs – We have miles of red and yellow curbs throughout GVR restricting parking and other activities in sensitive areas such as entryways, school zones and in front of fire hydrants. Typically this maintenance responsibility rests with the City, which has been under intense budget pressures in recent years. Rather than let these curbs degrade and create an unsafe community, we partnered with the City of Henderson to provide the modest labor and materials to refresh these important safety features. They also look good, which increases our property values!

Trail Lighting – During the last year, we have replaced almost all of our 20 year old trail lights by retrofitting the lamp heads to LEDs. These LEDs put much more light where we need it, on the trail areas, and much less light where we don't want it, in neighbor's yards. The light from these new lamp heads is so controllable we were able to light a very dark and narrow connector trail section for the first time without "disturbing the neighbors". These new lights have significantly improved nighttime safety for those walking from Josh Stevens Park to the North-South trailhead.

Parkette Lighting – The trails run adjacent to many of our Ranch parkettes, and we seized the opportunity to improve some parkette lighting when and where possible.

continued on page 4

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

GVRCA

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- 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

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.



We added a couple of lights in Josh Stevens Park, one in Bobtail Park and in Reflections Park to light up a few areas which have always been darker than we would prefer. This added lighting enhances residents' ability to use the parks after dark safely.

Monument Corner

Lighting – As most of you noticed this past winter, we upgraded and re-lit the palm trees, walls and gazebos on the major monument corners. While the effect is visually appealing, it creates a safe environment for walkers and bikers at night who are trying to cross the streets safely. LED lights were installed after an extensive testing period, and we look forward to this enhancement for many years to come.

Playground Equipment – We hired a firm to perform regular safety inspections and repairs on all of the community playsets, which are requiring a lot more specialized attention as they age. A few of these sets have been replaced already, and those that remain are scheduled for updating over the next few years. When replacing a set, we make sure to upgrade to all of the current safety standards for these play areas. Stay tuned for news of your local area.

Tree & Landscape

Trimming – We took a focused approach to trimming all vegetation which could become a hazard to pedestrians, vehicles, bicyclists or just any passerby. For example, dozens of exposed tree roots, a natural trip hazard, were removed in the parkette on Wingbrook Avenue. In addition, the tree canopies throughout the Ranch were trimmed to allow maximum lighting on the roadways, sidewalks and trails, where it enhances safety the most.

Crosswalks – Another area we have partnered with the City of Henderson on is crosswalk striping

Join us on May 7th for our Neighborhood Forum Breakfast.

and signage. At our request the City moved several crosswalks; located on Paseo Verde, up the priority list for re-striping to strengthen the safety of our community. They have also been very receptive to our requests for “enhanced” crosswalk and stop signs signals. I am referring to the blinking lights placed on a few signs where motorists were having difficulty seeing them.

We're Going All In with our focus on GVR Safety and Security in May when we focus on these topics

and also how to make your residences safer at our May 2016 GVRCA Neighborhood Forum Breakfast. Come out and join us, your neighbors, the Henderson Police & Fire Departments, and other invited guests, on Saturday, May 7th from 9-11 a.m. in the Desert Willow's Community Ballroom. We look forward to seeing you there.

Well, now you know a little more about what we have been doing to keep you safe in the **best** community in Southern Nevada, Green Valley Ranch.

Landscaping

Enjoy your Yards and be Mindful

By Jocelyn Holzwarth, DCAL®, GVRCA Board
Vice President & Landscape Liaison



After our early April “Showers” – we should have many May “Flowers” in Green Valley Ranch as some of our planting throughout the Ranch is blooming! Before the extreme heat of summer arrives, get out and enjoy the trails, parks, and playground equipment. As usual for desert residents, take safety precautions... That means carrying (and drinking!) water when you are out for a walk/run in the area, wearing sunscreen as the temperatures continue to soar and wearing sturdy shoes as well as long-sleeve clothing if you plan to be out in the sun for long periods of time.

In case you are wondering, “Yes”, we have our Safety and Security Neighborhood Forum Breakfast coming soon on Saturday May 7th. Our landscaper will be there to answer any

safety related plant/tree questions. Some of the first ones that spring to mind are being mindful of the **type** of vegetation you are planting. We all know that roses have thorns, but so do pyracantha, which does well in the desert – providing year-round greenery as well as white flowers in the spring and red berries in the winter. Mesquite trees also do well here; however, as with pyracantha, have significant thorns as they get larger – frequently necessitating removal to prevent injury.

Other items to be aware of are planting trees/shrubs too close to the house. While trees can provide shade, the roots can cause damage to the slab and footings. Shrubs require water, which can erode the stucco and cause

staining and cracking of the patio and pool cool decking. Also, some plants, such as oleander (of which only the Dwarf variety is allowed in the Ranch) are poisonous if ingested by pets and small children. Finally, be mindful of what you plant if it attracts insects. Roses AND rosemary both attract a lot of bees, and while insects are important for plant health, they are also food for scorpions, so spraying of yards is always recommended.

Initially I wondered if anything would grow in the desert; and, as it turns out, a large variety of vegetation and foliage does extremely well, despite the extreme heat. So review your ARC Guidelines, talk to your local landscape expert, and enjoy all of our local flora and fauna as we look forward to summer.

Social Scene

GVRCA Social Events Going Strong

By Laura Baker, GVRCA Social Committee Chairperson

Spring has sprung, and I can't believe we already have one garage sale behind us this year! Our next event is a special one. Back by popular demand, the Neighborhood Forum Breakfast returns this year with Safety as our main topic. We would like you to join us on Saturday May 7th, from 9 – 11 a.m. at the Desert Willow's Community Ballroom, 2020 W. Horizon Ridge Parkway, for a great breakfast and a variety of informative speakers on the topic of Safety.

The Henderson Police and Fire Departments (including the "Get Ready, Stay Ready" crew) and numerous other experts will be on hand to discuss and answer any questions residents may have on topics (just to name a few) like cyber security, personal safety, what to do in case disaster strikes, and how to keep our furry family members safe.

This will be a very interesting and informative event. Did I mention the door prize drawing? See you there!

In August we have our annual pool party to look forward to (Aug. 17) followed by another Garage Sale in the fall (Oct.15). Start cleaning out those closets now because October will be here before you know it!

In closing, I would like to thank the residents of Green Valley Ranch for all of their support these past few years. In the near future, I will be stepping down as Social Committee Chair. I leave you in excellent hands! It would be wrong to leave without thanking each and every committee member, Terra West Management Services and our Board of Directors for their support and unselfish help in planning, working, and making these events a success. I could not have done it without them. It has been a pleasure to serve the residents of Green Valley Ranch because after all, it is them that make this community "The Emerald of the Desert" and, THE VERY BEST PLACE ON THE PLANET to call home!

Be safe, be happy, and please, let's remember to do something nice for someone today!



Laura Baker, Social Committee Chair



2016 GVRCA Neighborhood Forum Breakfast

I know who is vandalizing my community park.

My neighbor's house was burglarized!

How can I keep my pets safe?

How do I avoid becoming a victim of a crime?

When should I call for help?

Concerned about safety and security? Join the GVRCA Board of Directors & the Social committee as they host the Green Valley Ranch Neighborhood Forum Breakfast.

Saturday, May 7th, 2016 – 9 to 11 a.m.

Desert Willow Community Ballroom
2020 West Horizon ridge Parkway
(Between Valley Verde and Green Valley Parkway)

Please join us for our Community Forum breakfast! It's a great way to get to know your neighbors – and it's one of the events that makes living in The Ranch special. We are hosting a free breakfast, prizes and interesting, informative speakers. Our topic is Safety and Security. Come find out the answers to the questions listed above, as well as many more valuable tips to keep you safe and secure at home and in your neighborhood.

For more information, contact Terra West Management Services at 702.856.3773

2016 GVRCA Social Events Calendar

Neighborhood Forum Breakfast – May 7th

Pool Party – August 17

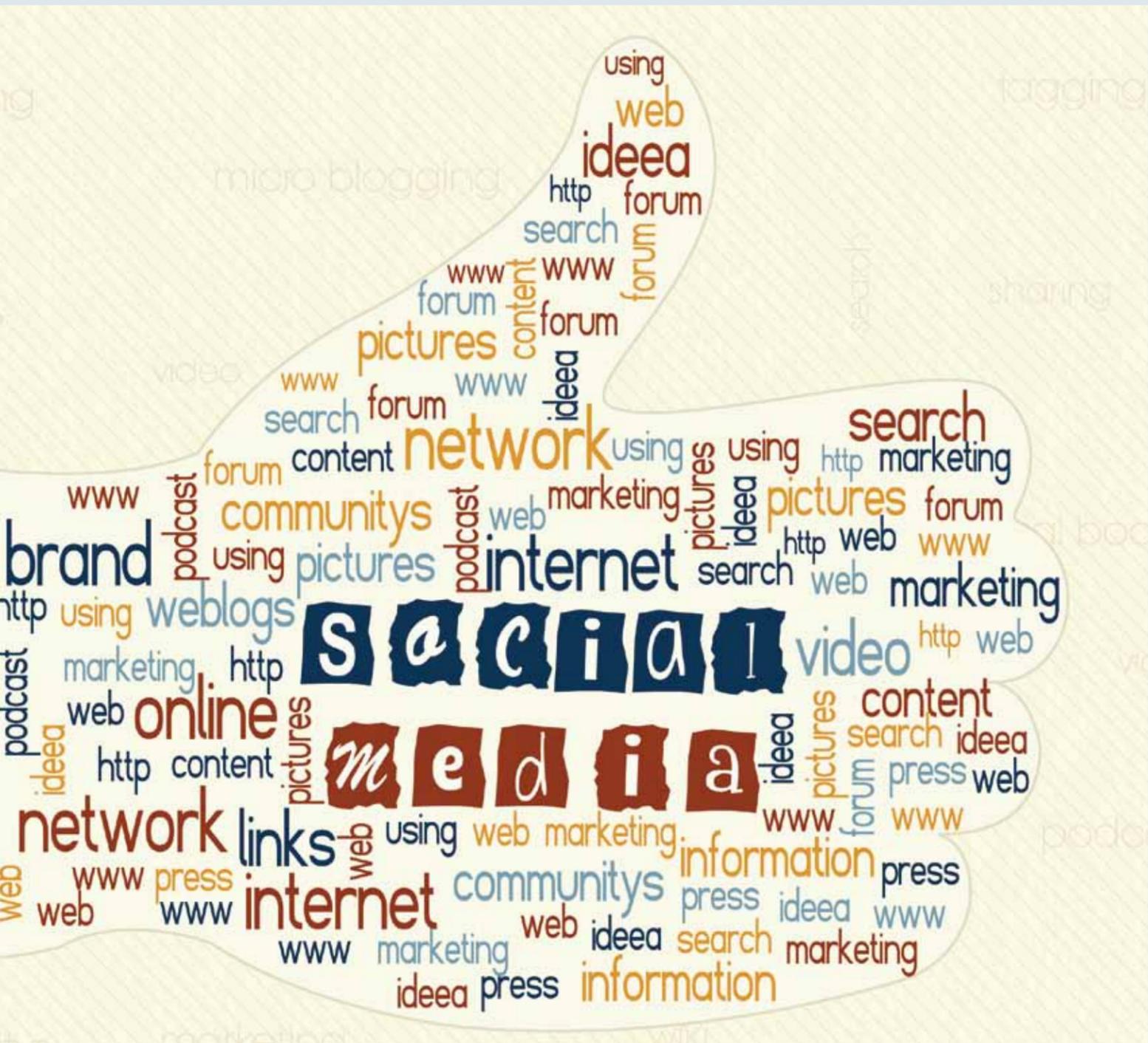
Fall Garage Sale – October 15th

Mark your calendars!

STAYING CONNECTED TO SAFETY & SECURITY

WE HAVE AN APP FOR THAT

BY LISA DE MARIGNY, DCAL®, GVRCA BOARD
SECRETARY & SAFETY & SECURITY LIAISON



Our social and safety & security committees have teamed up to bring you a safety themed breakfast to be held May 7, 2016. Featured speakers will include the Henderson Police & Fire Departments along with the Nevada Department of Wildlife. In addition, we will have nine vendors in attendance to share information on a broad range of safety topics including cyber security, pest control, graffiti, lighting, landscape, power outages, fire, hazardous material, earthquake, nuclear/dirty bombs, biochemical, flood and thunderstorms. Special thanks to Karen Giampaolo and Laura Baker of our safety committee for putting together an exciting program! On the subject of gratitude, thanks to Councilman Sam Bateman and the City of Henderson for restriping our roads and crosswalks throughout the major thoroughfares and the west side at the request of our residents.

In the meantime, many of you have heard of the app Alert ID, which provides the public with neighborhood safety alerts regarding criminal activity, severe weather, sex offenders, and threats. Alert ID also includes a social network where neighbors may post information and interact with one another.

Another neighborhood social network called Next Door is available, which provides neighbors an opportunity to communicate about safety and many other topics including home repair

services, lost & found items, private sale items, news, and advertising. If you are not interested in solicitations, this may not be the app for you. However, the Henderson Police Department has recently joined Next Door and regularly posts communication regarding missing persons, traffic safety initiatives, and various events.

Many residents are not aware that the Henderson Police Department (HPD) has their own app. Like the apps mentioned above, you may download the app for iPhone from the App Store or for Android from Google Play. Keep in mind that this is an informational app that is not to be used to report emergencies to the police department. Below is a list of informational items available on the HPD app:

Report - Allows users to submit information and pictures of a crime or concern. You can choose to be anonymous.

Commend - This allows user to tell HPD when Officers have done a good job.

FAQs - A great place to get answers to many common questions relating to the police department and city courts.

Sex Offenders - Gain access to pictures and information on sex offenders who may live near you.

Community - Receive information on crime prevention tips, school programs, community

programs, classes and learn about upcoming events.

Animal Control - Provides information about all questions for Animal Control including pet licensing, adopting, barking dog complaints, etc.

Web Links - The one stop location for all links to the City of Henderson Municipal Court, Detention Center, as well as Citizen Online Reporting.

Jail FAQs - A great place to get answers to many common questions relating to the Henderson Detention Center.

Social - Connect with us through social media.

Join HPD - Hiring information for various positions throughout the Henderson Police Department.

Press - Press releases to the public on significant occurrences in the City of Henderson.

Contact - Provides phone number to commonly requested units within the Police Department.

The great thing about these various apps and social networks is that they allow us to stay connected to safety using the method we prefer. As you know, information is power. The accelerated speed at which we can share information helps to keep us and our neighborhoods safe.

Voters Can Help Save \$1.5 Million by Choosing to Get Sample Ballot by Email

Clark County voters have the opportunity to help save taxpayers more than \$1.5 million by going to the Election Department website at www.ClarkCountyNV.gov/vote and choosing to receive their sample ballot by email instead of through the regular mail.

Every election year, Clark County spends more than \$1.5 million and uses more than 50 tons of paper and other resources to print and mail sample ballots. But thanks to a recent change to state law, voters can now choose to receive their sample ballots by email and save County taxpayers' money and more than 1,000 trees.

To choose to receive your sample ballot by email, go the Election Department website at www.ClarkCountyNV.gov/vote, and use Registered Voter Services to log in and then select "Request My Sample Ballot Electronically (Go Green)."



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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	SAMMY'S
Architectural Committee	2nd/4th Friday	10 AM/2 PM	TW
Safety & Security Committee	TBD	TBD	TBD

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

**May 19th
June 16th**

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.

SAMMY'S – Sammy's Woodfired Pizza, 1501 N. Green Valley Pkwy, Henderson, NV 89074
 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 Community Association
c/o Terra West Management Services
P.O. Box 94617
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.

Manager's Corner

Vandalism within Green Valley Ranch

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

The Board of Directors needs your help to keep an eye out for individuals committing vandalism within the Ranch. Over the last year, there have been multiple incidences of destruction of property throughout the community. Some occurrences include rocks being thrown at the light poles breaking the panels and parks being set on fire. Costs have run the association upwards of \$7,500 to repair the damages! It is sad to report that some, but not all, of the vandalism is being done by individuals that live within the community, while some has occurred by people that live elsewhere. Unfortunately, if the Board of Directors and Management are not notified until after the incident has taken place, the only thing we can do is repair the damage. It is very important that any GVRCA residents who observe vandalism in progress call the police immediately! Note that the age of the person doing the damage does not matter, (child, teenager or adult) as it should be reported no matter what. In addition to and only after reporting the incident to the police,



residents should notify Management of the damages to the common area. We will schedule repairs to be made as soon as possible. If there is an arrest, the Association can then pursue their legal options to try and recover the money spent repairing property, instead of having the owners of Green Valley Ranch absorb the cost.

Vandalism can come in many forms, including, but not limited to graffiti, setting fire to Association owned property, damaging trail or palm lights, breaking park play equipment and dumping trash/clothing within the common area; just to name a few.

Let's all work together to keep a watchful eye out for any violators and report them accordingly. Our community is a place where residents enjoy the outdoor amenities, which are an important aspect of living in GVRCA. We want to keep it safe and looking nice! Should you be witness to an act of vandalism, contact the police first and then Management at (702) 856-3773.



Contact Lori or Dennis for all of your Real Estate needs.

Lori Roques
GVRCA Resident
REALTOR® SFR, CDPE, AHWD, GRI
Cell – 702-217-4709
roques56@cox.net
www.loriroques.com

Dennis Pinkelman
REALTOR®
Cell – 702-845-5166
dennisproperties@yahoo.com





Bike IT or Hike It in Henderson

The City of Henderson is encouraging residents to explore Henderson trails during the months of April and May, by bike or by foot, for a chance to win a Felt Verza Speed 30 bike and other bonus prizes. There is no cost to participate.

Kicking off April 1, participants have until May 31 to take a selfie in front of any trail signage in Henderson, including trailheads, kiosks and interpretive signs. Participants must like or follow Henderson Sports and Recreation on Facebook or Twitter and post their selfie using the hashtag [#bikeitorhikeit2016](#). Photos may also be

sent to: BikeHenderson@cityofhenderson.com.

Exploring more than one trail is encouraged and more than one entry can be submitted. However, each entry must be a selfie and contain a unique image. Participants can submit their photos from April 1 until 11:59 p.m. on May 31. Winners will be chosen at random. Biweekly bonus prizes will be awarded and include a \$50 Eye Gear Sport Optics gift certificate, activity trackers, wrench tool kits, insulated water bottles, bike cable locks, combo bike lights, five \$50 bike shop gift certificates and five \$25 City of Henderson FunCards.

Bike It or Hike It is one of many bicycling initiatives that supports Henderson's recognition as a Bicycle Friendly Community by the League of American Bicyclists. As the first city in Nevada to achieve the silver award level, Henderson is improving citywide bicycling opportunities by increasing recreational activities, services and events for bicyclists, as well as making roadways safer.

A list of trails, maps and complete rules are available at [BikeHenderson.org](#).

Articles courtesy of City of Henderson Public Information Officer Keith Paul

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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.green-valleyranch.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.

