

# *The News*

Jan/Feb 2017

Green Valley Ranch  
Community Association



## **Emerald in the Desert**

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

## Residents Elect a New Board of Directors



# You are “The Association”

On December 1, 2016, the Green Valley Ranch Community Association (GVRCA) held their annual election. We are dedicating part of this issue to that topic. Therefore, this issue will include election results, biographies of the 2017 GVRCA Board of Directors, and some background regarding the election process.

Green Valley Ranch is a beautiful, thriving community. In fact, GVRCA was presented the City of Henderson’s Premier Community award in 2016. How did this honor 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 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 2017 GVRCA Board of Directors

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

Your 2017 GVRCA Board of Directors are Lisa Cobb, Charles Geisendorf, Jocelyn Holzwarth, Doreen Morgan, Paul Rowcliffe, David Sánchez and Rick Schmalz.

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

Let's meet the current Board of Directors.

## Lisa Cobb

*Lisa's knowledge of CIC communities makes her an asset to the Board*

*2017 GVRCA Director*



Lisa Cobb is new to the Green Valley Ranch Board of Directors. She is a native of Las Vegas and has been a

resident of the sub-community of Shadow Ridge in Green Valley Ranch for almost 13 years. Lisa has lived in several neighborhoods here in Henderson and she firmly believes we have the most-desirable community in the Las Vegas/Henderson valley.

Lisa has been a real estate agent for over 13 years. Her husband Lance is a Lab Specialist for Southwest Gas. She also has three children: Brittany 29, Tyler 25, and Tanner 20, a full time student at UNLV. During her time as a real estate agent she has seen market values sky rocket which also caused complications for homeowners including property tax issues. She has also experienced firsthand a market crash which resulted in foreclosures, short sales, abandoned properties and HOA foreclosures. Lisa has an

Associate's Degree in paralegal studies and practiced as a paralegal for several years prior to becoming a REALTOR®. She currently serves on multiple committees at the Greater Las Vegas Board of Realtors including the MLS Committee (voted by her peers) and Professional Standards. She previously served as vice-chair of the Grievance Committee. Lisa has studied the state statutes and codes in regards to Common Interest Communities (CIC) and believes her knowledge will be invaluable to the community board.

Lisa is very proud of living in Green Valley Ranch and has sold many homes in our community. She would like to learn more about the inner workings of the board, and help make some of the tough decisions that the

current board faces. At the same time, she would also like to be a liaison to clients and neighbors so they may better understand how and why a CIC board functions. She feels she brings

a fresh perspective and can help Green Valley Ranch maintain their high standards.

Lisa feels fortunate to be part of such a vibrant community and looks forward to serving with our dedicated management team to maintain Green Valley Ranch's reputation as the most desirable place to live in the valley.

## Charles Geisendorf

*Balancing community goals and homeowner rights is a priority*

*2017 GVRCA President*



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. In addition to serving as a GVRCA Board member, he 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*

*2017 GVRCA Treasurer*



Jocelyn has served our community since 1996 in all capacities. She will be the 2017 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 practicing locally in the Las Vegas valley for nearly 20 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

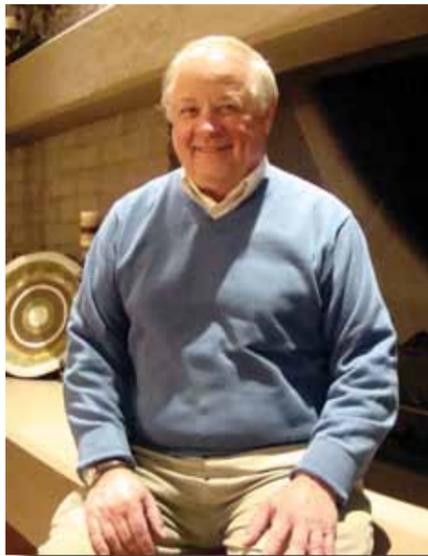
make a difference by volunteering to preserve the property values, beautiful grounds, community feel, safety and surrounding amenities that make Green Valley Ranch the premier homeowner's association it is today." Now that the association is 22 years old, it's time for a facelift. She enjoys looking 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.

## Paul Rowcliffe

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

*2017 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 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 community 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.

## Doreen Morgan

*Doreen is passionate about fostering communication throughout GVRCA*

*2017 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 working to complete the necessary classes to earn her DCAL certification in 2017.

"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.

## David Sánchez

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

*2017 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.

## Rick Schmalz

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

*2017 GVRCA Vice President*



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 Committee 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 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.

Community Manager certificate with the state of Nevada. Tasha is currently working on obtaining her CMCA and hopes to also gain an AMS designation shortly thereafter.

Tina Brown and Cheyenne LaRance work side by side with Tasha for

GVRCA and tend to all homeowner communications relating to the daily business of the association. Their knowledge and expertise in association matters is invaluable to both the management team and the homeowners. Tasha, Tina and

Cheyenne work as a team to provide the best customer relations service to our homeowners and working behind the scene to assist the Board of Directors in managing the association.

### GVRCA OPERATING AND RESERVE BUDGET FOR 2017

Operating Budget	Dollars
Operating Income	
Assessment Dues	<b>2,583,240</b>
Other Income	<b>1,200</b>
<b>Total Operating Income</b>	<b>2,584,440</b>
Operating Expenses	
Landscaping – Contracted and Other	<b>894,600</b>
Utilities – Including Water Meter Surcharge	<b>493,950</b>
Management Fees	<b>252,000</b>
Budget Reserve Transfer	<b>576,000</b>
Other Operating Expenses	<b>446,247</b>
<b>Total Expenses</b>	<b>2,662,797</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(78,357)</b>
Reserves Income	
Reserve Interest Income	<b>33,600</b>
Reserve Transfer	<b>576,000</b>
<b>Total Reserves Income</b>	<b>609,600</b>
<b>Total Reserves Expenses</b>	<b>1,385,602</b>
<b>RESERVES INCOME (LOSS)</b>	<b>(776,002)</b>
<b>GVRCA TOTAL NET INCOME (LOSS)</b>	<b>(854,359)</b>
Losses will be absorbed by funds existing in the Operating and Reserve accounts.	

## Tasha Davila – Terra West

*Tasha, Tina and Cheyenne work as a team to serve GVRCA*

*Supervising Community Manager*



Over the last several years, while working with Terra West Management Services, Tasha Davila's duties have encompassed everything from Assistant Manager for GVRCA to Portfolio Management, with eleven communities in her portfolio. She brings to the table her strongest assets, which include customer

relations, problem solving and customer service skills. Tasha has managed single family homes, condominiums (high-rise and mid-rise), hotel-share condominiums and business parks.

She regularly attends classes and events where education is the primary goal and she holds a Supervising

# Where are Your Dues Going?

As your Board we take our fiduciary responsibilities very seriously. We are also very diligent about maintaining The Ranch both aesthetically and functionally. Our goal is to keep the GVRCA property in top form.

To meet this important goal, we employ an excellent Reserve Study firm that keeps us as up to date as possible on what needs to be done in The Ranch on an annual basis. An important part of our budget is based

on the items identified for completion in the Reserve Study.

We have included the Reserve Study projects for 2017 and 2018 for your information.

In addition to the Reserve Study, we as a Board, together with Terra West Management Services, go out in the field and see what areas need attention.

One of the things that always strikes us is how active our community is about getting out and about. We can always use your input. If you see something that isn't up to snuff, please

contact Terra West Management Services at (702) 856-3773 or go on-line to [www.greenvalleyranch.org](http://www.greenvalleyranch.org) and fill out an input form under the Contact tab.

2017 Reserve Study Items	
Area	Component Name
Josh Stevens Park	Gazebo – Repaint
Summit Ridge Park	Gazebo – Repaint
Friendship Park	Gazebo – Repaint
Strawberry Hill Park	Gazebo – Repaint
Bobtail Park	Gazebo – Repaint
Strawberry Hill Park	Gazebo – Wood Trellis – Repaint
Summit Ridge Park	Gazebo – Wood Trellis – Repaint
Common Areas	Stucco Walls/Arches – repaint/repair (Phase II)
Common Areas	Stucco Walls/Arches – repaint/repair (Phase III)
Common Areas	Stucco Walls/Arches – repaint/repair (Phase IV)
Strawberry Hill Park	Basketball Court – Refinish
Summerwood Park	Play Structure – Replace
Camelback Park	Play Structure – Replace
Bobtail Park	Play Structure – Replace
Josh Stevens Park	Play Structure – Replace
Camelback Park	Safety Padding – Replace
Josh Stevens Park	Safety Padding – Replace
Bobtail Park	Safety Padding – Replace
Summerwood Park	Safety Padding – Replace

2017 Reserve Study Items	
Cozy Hill Park	Safety Padding – Reseal
Strawberry Hill Park	Safety Padding – Reseal
Wingbrook Park	Safety Padding – Reseal
Friendship Park	Safety Padding – Reseal
Summit Ridge Park	Safety Padding – Reseal
Summit Ridge Park	Park Furniture – Replace
Common Areas	“Smart” Irrigation Clocks – Replace
Common Areas	Irrigation Clock CCU's Replace
Common Areas	Landscaping/Irrigation (Minor Renovations)
Common Areas	Landscaping/Irrigation (Major Renovations)

2018 Reserve Study Items	
Area	Component Name
Common Areas	Wrought Iron Fencing (Repaint/Repair) Phase VI
Common Areas	Stucco Walls/Arches (Repaint/Repair) Phase V
Strawberry Hill Park	Park Furniture – Replace
Common Areas	Asphalt Paths (Seal & Repair)
Common Areas	Backflow Valves/Covers (Partial Replacement)
Common Areas	Landscaping/Irrigation (Minor Renovations)



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

**January 19th  
February 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

**GVRCA MEETINGS**

Meeting Type	When	Time	Place
GVR Board (reg.)	3rd Thursday	6:00 PM	EATD
GVR Board (exec.)	3rd Thursday	4:30 PM	EATD
Social Committee	1st Wednesday	6:00 PM	SAMMY'S
*Architectural Committee	2nd/4th Thursday	*2 PM	TW
Safety & Security Committee	TBD	TBD	TBD

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 social17@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.

SAMMY'S – Sammy's Woodfired Pizza, 1501 N. Green Valley Pkwy, Henderson, NV 89074  
EATD – Elysian @ The District, 2151 Village Walk Dr., 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  
\$55.00 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, the 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 sub-association Community Manager for dues payment information and also notify them of any mailing address change according to their procedures.

**GVRCA**

**Board of Directors**

President, Charles Geisendorf

Vice President, Rick Schmalz

Secretary, David Sánchez

Treasurer, Jocelyn Holzwarth, DCAL®

Director, Lisa Cobb

Director, Doreen Morgan

Director, Paul Rowcliffe

**Board Liaisons**

Architectural, Paul Rowcliffe

Communication, Jocelyn Holzwarth, DCAL®

Government Relations, David Sánchez

Landscape, Jocelyn Holzwarth, DCAL® and Charles Geisendorf

Legal, Charles Geisendorf

Safety & Security, Lisa Cobb

Social/Recreation, Doreen Morgan

Water Use, Paul Rowcliffe

**Terra West Management Services**

Tasha Davila, Supervising Community Manager

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 (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](http://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](http://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](mailto:sherylschmalz@gmail.com).

# Social Scene

Shout Out to the Contest Winners!

By Tina Brown, Terra West

winners are listed here with their masterpieces – Our First Prize winner is Aubrey, Second Prize goes to Lexi and Third Prize was awarded to Sara.



We are running the coloring contest in each newsletter, so be sure to check out page 16 for the next coloring-contest picture. Get your entries in by the deadline.



**Congratulations!** The kids coloring contest was a big hit. We received many beautiful, creative entries. The decision was difficult, but the



# “Light Up the Ranch” Contest Winners

Traditionally Elegant  
47 Mesquite Village



Clark Griswold Award  
239 Camelback Ridge

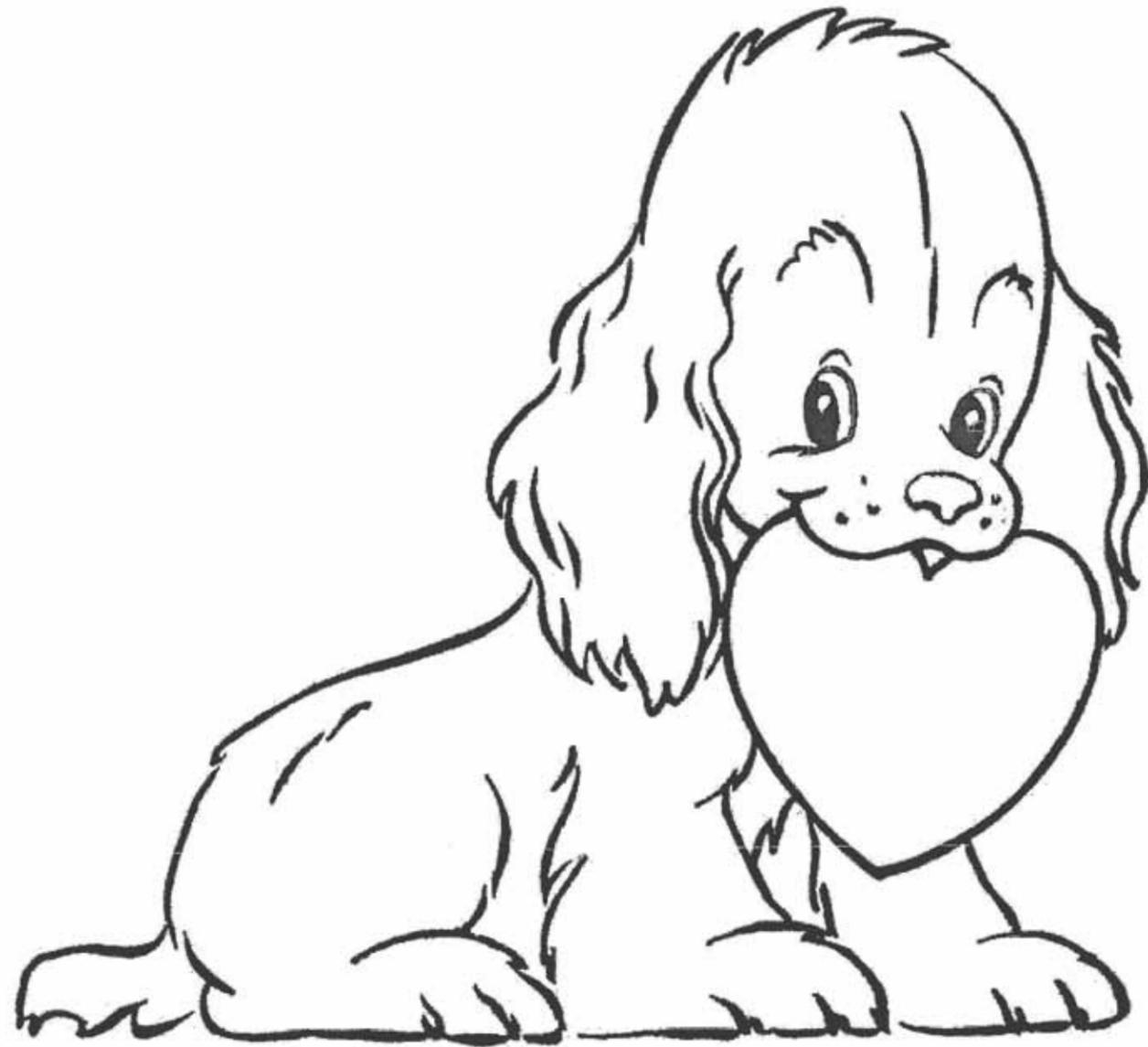


Best Effects  
2376 Crocodile Avenue



Most Creative  
2206 Summerwind Circle





## Be My Valentine

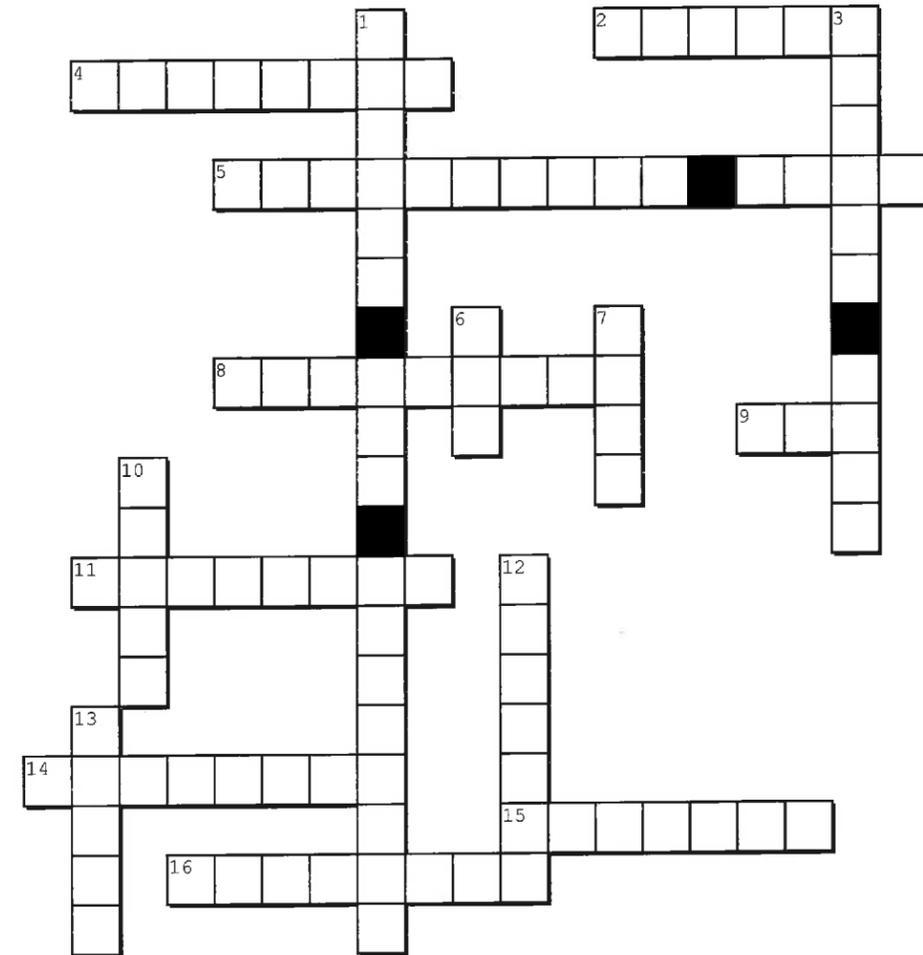
### Green Valley Ranch Coloring Contest Rules

- Contest is open to children ages 2-10 years old.
- Deliver entries to the Henderson Terra West Office at 11135 S. Eastern Ave. Ste. 120, Henderson, NV 89052.
- Only one entry per child.
- Work must be done only by the entrant.
- Please put your name, address, phone number and age on the picture.
- Prizes: 1<sup>st</sup> prize \$50 Visa Gift Card, 2<sup>nd</sup> prize \$25.00 Visa Gift Card, 3<sup>rd</sup> Prize \$25.00 Visa Gift Card
- Winners will be notified by phone and may pick up their prize at the Terra West office.
- Winners will be announced in the next newsletter!
- Deadline to submit your pictures is January 31, 2017

# Enjoy this fun crossword puzzle while testing your knowledge of Green Valley Ranch

## How Well Do You Know Green Valley Ranch?

Complete the crossword below



### Across

2. Month of the GVRCA Pool Party
4. Day of the week that the Board meets
5. First park that was demoed and recreated
8. Landscaping company
9. Number of sub-associations that are recreational areas
11. Name of the trail that runs west-east
14. Election month
15. Board meeting location
16. Number of GVRCA parks

### Down

1. Last topic for the Neighborhood Breakfast
3. Number of sub-associations in GVRCA
6. Time of the regular session
7. Number of COH parks in GVRCA
10. Number of members on the Architectural Committee
12. Number of builders for GVRCA
13. Number of Board members

Answers to follow in the March/April issue of The News.

# Green Valley Ranch Social Committee

## 2017 Upcoming Events

### Save the Dates!

April 1, 2017 (Saturday) – Spring Garage Sale

April 15, 2017 (Saturday)- Cozy Hill Easter Egg Hunt

May 13th, 2017 (Saturday)– Breakfast

August 9, 2017 (Wednesday) – Pool Party

September 16, 2017 (Saturday) BBQ

October 14, 2017 – (Saturday) Fall Garage Sale

October – Pet Costume Contest!

December – Holiday Lighting Contest

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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](http://www.green-valleyranch.org) and our management company's web portal at [www.greenvalleyranch.myterrawest.com](http://www.greenvalleyranch.myterrawest.com). Please take some time to visit these websites to see what services meet your needs.

