

**Emerald
in
the
Desert**

May/June 2018

The News

Green Valley Ranch Community Association

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

Inside View

Exciting Times, Then and Now

By Rick Schmalz, GVRCA Vice-President



Having lived in the Ranch for a couple decades I can remember dozens of “exciting times”. The first was the day we moved to this wonderful community, New Year’s Eve 1995. In 1996 the playground in Horizons was completed and the excitement grew for our small children who could now go meet and play with an expanded group of friends.

For the adults in the community the excitement grew in 2002 when the City completed the Liberty Square Complex offering recreation, fitness and social activities at the Multi-generational facility, a full-service library, a police substation and performing arts at the awesome Pavilion. We were very excited to sit very close to the stage for the opening night at the Pavilion when we enjoyed a memorable performance by Lee Greenwood.

Our kids were excited to attend the top notch Twitchell Elementary School and the Bob Miller Middle School, both located in the Ranch. They were fortunate enough to also participate in extra-curricular activities and solid sports programs including in 1999 the newly founded Paseo Verde Little League playing in the brand-new Dos Escuelas Park. These excellent schools and sports programs remain available to the Ranch kids today.

Excitement for the adults exploded with the completion of the Green Valley Ranch Resort and the first phase of the District. These facilities placed numerous exciting opportunities for dining, entertainment, movies, retail shopping and

lodging within walking distance for all Ranch residents. The experience expanded with the completion of phase two of the District on the east side of Green Valley Parkway adding a major food store, additional excellent dining choices and home furnishings. These facilities have been very successful over the years and the excitement was renewed when the District was renovated with beautiful new landscaping and allowed driving and parking down the center aisle.

Around 2007 the westside residents were extremely excited to enjoy the long-awaited Paseo Vista Park bringing expanded outdoor recreational opportunities to their neighborhoods. The excitement continues in this park daily as it is one of the most visited parks in the City of Henderson system. In 2016 the city and Green Valley Ranch partnered to add to the westside excitement by upgrading the median island landscaping on Paseo Verde to include trees and shrubs - offering an effective “welcome home” to residents.

Huge excitement exists in the larger valley community with the success of the Golden Knights NHL hockey team playing in the Stanley Cup playoffs in their very first season as a team. There is also the much-anticipated arrival of the Las Vegas Raiders NFL team in a few short years with fans lining up for presale tickets.

Exciting times, both then and now as we continue to enjoy the best place to live in this valley, Green Valley Ranch.

Manager's Corner

Community Improvements and Accomplishments

As you are out and about walking the trails, taking your children and/or fur babies to the association parks or just driving the community, take a minute to check out some of the refreshing enhancements that are taking place within Green Valley Ranch.

➤ **Summerwood Circle Park (Off Moonlight Village & Summerwood Circle Lane)**

– We have recently installed a brand new playset at this park and are planning landscape upgrades in the near future.

➤ **Josh Stevens Park (Off of Benji and Sunset Crossing)**

– This park has recently been demolished to the ground. New play equipment has been ordered and will be installed soon, offering a new and interactive experience for our little residents.

➤ **Perimeter Wall Repairs**

– In total, there will be 6 phases to repair the perimeter walls throughout the entire Ranch. Phases 1 & 3 are completed with phase 2 under construction as we speak.

➤ **Cozy Hill Lighting Additions (Off of Carnegie and Cozy Hill)**

– Recently, GVR installed new lighting in the Cozy Hill Park, which has never been lit in the past. We have received a lot of positive feedback from the residents in that area, who all agree that lighting was much needed and makes an enormous difference. Additionally, lighting was added to the walking trail near Cozy Hill leading to Paseo Vista Park, replacing the old style bollard lights and bringing much better visibility to the area.

➤ **On-going Landscape Projects**

– Over the last several years, the Board has moved forward on projects throughout the association common areas to both beautify, update and replace some of the older vegetation, which was original to The Ranch. Additionally, the association has teamed up with SNWA to convert many of the non-functional turf areas into water smart landscape.

And last but certainly not least, did you know that Green Valley Ranch Community Association was nominate for Best Large Scale Association of the Year-2017, through the CAI organization. This is a huge honor and a true reflection of the countless volunteer hours put in by the Board of Directors and Committee Members who serve your community. Thank you to each and every person for your hard work and dedication to the place you all call “home”.



Painting vendor, Unforgettable Coatings, poses with GVRCA Board Secretary, David Sanchez at the CAI Gala

Social Scene

Residents Enjoy a Walk in the Park

By Cheyenne LaRance

We hope you were all pleased with our 2nd Annual Easter Egg Hunt. It was a great success! We had approximately 600 people in attendance for the event and every last egg was picked up. The Easter bunny made an appearance and loved seeing all of the smiling faces.

The weather was beautiful and the DJ, balloon artist and the face painter truly enjoyed serving the residents. The Social Committee plans to purchase more eggs next year and continue improving the event in any way we can.

Our next big event will be the Annual Neighborhood Forum Breakfast on Saturday, May 5th from 9am-11am at the Desert Willow Clubhouse. See the flyer on page 12 of this newsletter. This year's theme is *Park Safety in the Ranch*. We will have guest speakers in attendance to give residents an insight on how the Association maintains the parks and keeps them safe for everyday use. We hope to see you all there for some great food and important information on our parks.

Following the Neighborhood Forum, the Committee will be on a short hiatus but will return for the Annual Pool Party in August! More information on this event will be included in the next edition of *The News*.

For more information on our events or if you are interested in joining the Social Committee, please contact Management at greenvalleyranch@terrawest.com or call 702-856-3773.



Down The Drain

By Ed Sutter, Former GVRCA Board Member



If the thought of jumping into your swimming pool does not bring the Lipton Ice Tea commercial to mind, or you are engaged in a constant battle with your pH level, it may be time to drain

your built-in pool. Tempting as it may be to slip out in the middle of the night with a garden hose and a siphon, thus allowing the water to flow swiftly down your street and out of sight, there is a

better way. The following procedure will keep your “pool water” from getting you into “hot water,” since the previous down the street/out of sight method is a violation of local codes.

Before you begin, take a sample of your pool water to a local pool store and have them analyze it. You may be able to service your pool without draining it. If you do need to drain your swimming pool, you can follow these steps to complete the task safely and lawfully.

1. Shut off the power to the circulation system at the circuit breaker.
 2. Locate the clean-out port to access the sanitary sewer line. The port is usually located in the ground and close to the home in the front yard—it may be near a water spigot. The port should have a rubber or threaded cap with a square wrench fitting and should be three to four inches in diameter. If you can't locate the port, contact a plumber. (Caution: Using a clean-out in the wall creates greater potential for water to back up into the house.)
 3. Run a drainage hose from the sewer clean-out port to the pool and connect it to a submersible pump. Lower the pump into the deepest part of the pool, near the drain. As you begin draining, monitor the water's flow into the clean-out port to ensure that
- the water doesn't back up. If the water begins to back up, stop draining and contact a professional plumber. The maximum recommended discharge rate is 12 gallons per minute. (Note: Any hoses or equipment inserted into the sewer line can become contaminated.)
4. After draining your pool, refill it as soon as possible. Direct sunlight can damage the plaster in your pool if it's left exposed. It may take a few days for the fresh water to reach the proper chemical levels, so check the levels every day for a week and add chemicals as needed.
 5. If you're unsure about draining your pool, or you'd like assistance, contact a professionally-licensed pool service company or plumber. By following these guidelines, you can ensure your drained pool water is properly treated and recycled.
 6. If you have questions about draining your pool, call the appropriate SNWA member agency or visit the *snwa.com* website. The contact number for Henderson is 702-267-3670.

Enjoy the summer!

For fiberglass pools, be sure to contact the manufacturer for any special instructions that might apply.

Easy Ways To Conserve Energy

Start with these easy steps that may reduce your energy costs, improve your comfort, and allow you to do your part to conserve valuable natural resources.



Use nonessential appliances such as clothes washers and dryers during off-peak hours (between noon or after 6:00 p.m.)

Close drapes and blinds to keep out direct sunlight during hot periods.

Avoid using evaporative coolers or humidifiers at the same time air conditioning is running.

Run swimming pool equipment for the minimum amount of time, and during off-peak hours (before noon or after 6:00 p.m.).

Limit the opening of a refrigerator.

Stop hot, outdoor air from entering your home and eliminate the loss of cooled air with weather stripping and caulking around windows and doors.

Clean or replace your air conditioner's filter regularly to help it run more effectively.

Keep your air conditioning thermostat no lower than 78 degrees on hot days.

During cold days and nights, set your heating thermostat no higher than 60 degrees.

Dirty coils on the back or bottom front of your refrigerator can make it work harder than necessary. Check and clean the coils regularly, especially during the summer. See your appliance owner's manual for maintenance instructions.

Replace incandescent bulbs with compact fluorescents. These come in various shapes and sizes that fit regular, screw-in lamps and light fixtures, can last up to 10 times as long as old-fashioned bulbs, and produce less heat while using only a quarter of the electricity.

Insulate your hot water piping from the water heater to the wall or ceiling pipe penetration. Wrap the tank in an insulating blanket if the water heater's energy factor is less than 0.59. Remember to follow the installation instructions.

Congratulations To Our March/April Coloring Page Winners!



Green Valley Ranch Coloring Contest

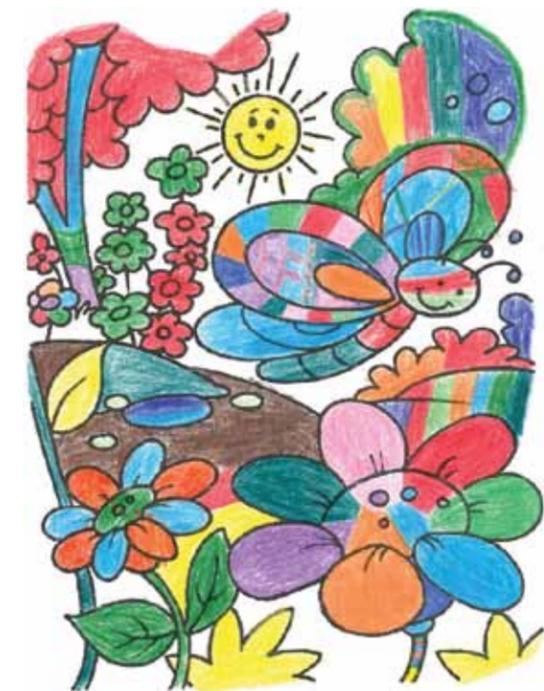
Contest Rules: Contest is open to children ages 2-10 years old. Deliver entries to Terra West, 11135 S. Eastern Ave. Ste. 120, Henderson, NV 89052. Only one entry per child. Work must be done by the entrant. Please put your name, address, phone number and age on the picture. Prizes – Visa Gift Cards, 1st place/\$50, 2nd place/\$25, 3rd place/\$25. Winners will be notified by phone and may pick up their prize at the Henderson Terra West office. Winners will be announced in the next newsletter. Deadline to submit your picture is May 31, 2018



First Place - Annabell Fugazzi, Age 8



Second Place – Charlize Falchi, Age 9



Third Place – Xan Fugazzi, Age 10

The GVRCA coloring contest has been a huge success, and we congratulate all of the wonderfully artistic GVRCA kids who have entered over the past year!

We would like to encourage all the kids to keep sending in their masterpieces. We love seeing all the unique ways you express yourselves, and we love recognizing you in the newsletter.

See you at the Breakfast in May and the Pool Party in August!

Green Valley Ranch Community Association's Annual Breakfast Forum Park Safety in the Ranch

When: Saturday, May 5, 2018 from 9am-11am

Where: Desert Willow Clubhouse: 2020 W Horizon Ridge Pkwy
Henderson, NV 89012

Are my HOA's parks safe?

What is the HOA doing to prevent accidents?

Join your neighbors for an awesome breakfast and learn about park safety in Green Valley Ranch. Guest speakers will be in attendance to give residents insight on park and playground upgrades, inspections and what you can do to keep your little ones safe! Please contact Management with any questions at 702-856-3773 or via email at greenvalleyranch@terrawest.com.

How can I report a problem at one of the parks?

Who inspects the play equipment and how often?

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SOLD \$318,000 Total Commission \$3,180	SOLD 200K Above Comps	SOLD \$2.1 MILLION Multiple Offers!	SOLD for Record Value \$224 Per Sqft	SOLD \$310,000 Total Commission \$3,100	SOLD \$1.2 MILLION 400K Profit in 12 months
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Must close escrow with Steve Hawks.
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702.458.3999

Steve Hawks
B.S Finance Real Estate and Law
Premier Agent

Lexy Glassman
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Commissions are not set by law. All commissions are negotiable. There are no standard commission rates. Each seller decides total commissions paid.



**GVRCA
Board of Directors'
Notice of Meetings**
**May 17th
June 21st
Regular Board Meeting**

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

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

GVRCA MEETINGS

Meeting Type	When	Time	Place
GVRCA Board (reg.)	3rd Thursday	6:00 PM	TW
GVRCA Board (exec.)	3rd Thursday	4:30 PM	TW
Social Committee	1st Wednesday	6:00 PM	SAMMY'S
Architectural Committee	2nd/4th Thursday	2 PM	TW
Safety & Security Committee	3rd Monday	5 PM	LK

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 greenvalleyranch@terrawest.com.

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.

DW – Desert Willow Community Center, 2020 W Horizon Ridge Pkwy, Henderson, NV 89012
LK – Lyfe Kitchen, 140 S Green Valley Pkwy, Henderson, NV 89012
SAMMY'S – Sammy's Woodfired Pizza, 1501 N. Green Valley Pkwy, Henderson, NV 89074
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
\$57.00 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, Doreen Morgan

Social/Recreation, Lisa Cobb

Water Use, Paul Rowcliffe

Terra West Management Services

Tasha Davila, Supervising Community Manager

Cheyenne LaRance, ARC Coordinator

Kristina Pullen, 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

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

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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.

