

The News

Green Valley Ranch
Community Association

Jan/Feb 2019

Emerald in the Desert



You are “The Association”

Residents Elect a New Board of Directors

Green Valley Ranch Community Association (GVRCA) holds their annual election each December. We are dedicating part of this issue to that topic. Therefore, this issue will include election results, biographies of the 2019 GVRCA Board of Directors, and some background regarding the election process.

Green Valley Ranch is a beautiful, thriving community. The time and effort expended by the residents of Green Valley Ranch and the GVRCA Board of Directors, all working together, maintain the integrity of our community. The GVRCA Board of Directors relies on 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 2019 GVRCA Board of Directors

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

Your 2019 GVRCA Board of Directors are Noah Baker, Lisa Cobb, Charles Geisendorf, Jocelyn Holzwarth, Doreen Morgan, David Sánchez and Mark Stieneker. Your Board is excited to work together to make this another wonderful year in The Ranch.

Noah Baker
Director



Noah Baker moved to Green Valley Ranch with his family in the spring of 2018. He is born and raised in Las Vegas and a graduate of UNLV. Noah currently works for a Las Vegas architectural firm and specializes in residential design build. Most importantly, he is a diehard hockey/gymnastics dad and enjoys spending time with his family.

Lisa Cobb
Director



Lisa Cobb has now served two years with 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 14 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 14 years. Her husband Lance is a Lab Specialist for Southwest Gas. She also has three children: Brittany 31, Tyler 27, and Tanner 22, 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 or has served 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 CIC communities and believes her knowledge will continue to be invaluable to the community board.

Lisa is very proud of living in Green Valley Ranch and has sold many homes in our community. Serving on the board helps Lisa expand her knowledge of a board member at the same time she has become a liaison to clients and neighbors so they may better understand how and why a HOA board functions. She feels she can continue to bring 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 for her second year and to maintain Green Valley Ranch's reputation as the most-desirable place to live in the valley.

Charles Geisendorf
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
Vice President



Jocelyn has served our community since 1996 in a number of different capacities. She is the current GVRCA Vice-President and has also served as President, Treasurer and Secretary. She will be the Landscape liaison and has previously chaired the Architectural Committees, as well as serving on the Social Committee and editing the Newsletter in the GVRCA early days. She began her service as a delegate for her Crystal Springs 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 over 20 years.

In addition to her service to GVRCA, 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 GVRCA 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 25 years old, we are working on renovations and updates. 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 GVRCA. They know they can call on her to get the job done.

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Continued from page 5

**Doreen Morgan
Director**



Doreen has called Bella Vista Condominium sub association 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.

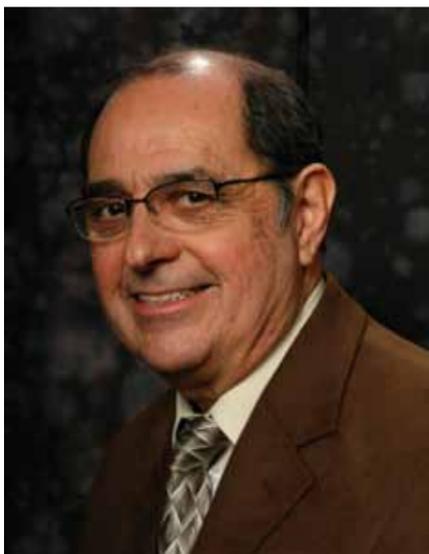
As a board president and liaison for her community, she began attending the master GVRCA board and committee meetings in order to stay abreast of issues that affected Bella Vista. As she became more aware of all that was happening in the GVRCA community as a whole, she felt it was a natural progression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

"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
Secretary**



David and his wife, Jeanne have resided in Mystic Bay since 1999. He is a Vietnam Era veteran (Army) and 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 the HR Manager for the Las Vegas Clark County Library District. Active in civic and community affairs he has served 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. Currently he is a

Personnel Commissioner for the State of Nevada and has served under four Governors.

David has an Associate of Arts degree from Los Angeles City College and holds both a Bachelor of Arts and Master of Arts degree, in Psychology, from California State University, at Los Angeles. He is also a long-time Adjunct Psychology Instructor at the College of Southern Nevada.

During his tenure as a board member he has been working towards a DCAL certification (Dedicated Community Association Leader) and anticipates obtaining his certificate in 2019. Recently he has been elected as a Delegate-At-Large to the Legislative Action Committee (LAC) of the Community Associations Institute (CAI). This committee monitors all legislative action impacting homeowners. With the upcoming Nevada Legislature in 2019 he hopes to be effectively working with this committee.

**Mark Stieneker
Treasurer**



Mark and his wife, Kathy have lived in Green Valley Ranch for a total of 6 years. He has 27 years of broad based management experience in the financial services industry and his background includes Operations, Risk, and Sales management. Mark

was a volunteer for his sub-association in Green Valley Ranch from 2007 to 2011, served as President of Somerset subdivision HOA in East Cobb, GA from 2016-2018 and has done other various volunteer opportunities.

Since moving back to Green Valley ranch in March of 2018, Mark has volunteered for his sub-association's ARC committee as well as GVR's ARC committee and he enjoys running, swimming and walking their dog, Roscoe.

**Tasha Davila – Terra West
Supervising Community
Manager**



Over the last several years, while working with Terra West Management Services, Tasha Davila's duties have encompassed everything from Assist 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 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.

Kristina Pullen works side by side with Tasha as the Administrative Assistant as well as the Architectural Coordinator 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 and Kristina 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.

**Longtime GVRCA Board
Members Paul Rowcliffe
and Rick Schmalz
Say Farewell**



GVRCA would like to thank Paul Rowcliffe and Rick Schmalz for their many years of service to our community and wish them both all the best as they move on from the GVRCA Board of Directors.

Paul, the longest serving GVRCA board member, leaves the board after twenty consecutive years. During his tenure, Paul served as President, Vice President, Secretary and Director.

Rick, the first resident elected to the GVRCA board, leaves after serving a total of eighteen years. Rick served as President, Vice President, Secretary, Treasurer and Director.

Both Paul and Rick have served as board liaisons in most every area related to GVRCA. They could both give an impressive history lesson to anyone interested in knowing the who, what, when, why and how of The Ranch.

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 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 2019 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 and fill out an input form under the Contact tab.

2019 Reserve Study Items	
Area	Component Name
Common Areas	Stucco Walls/Arches – Repair & Repaint (Phase V & VI)
Common Areas – Eight parks plus common area	Pole Light – Repaint
Common Areas – Friendship Park	Basketball Court – Refinish
Common Areas – Two parks	Park Furniture – Replace
Common Areas	Palm Trees – Partial Replacement
Common Areas	Landscape & Irrigation – Minor Renovations

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As Seen on:



SOLD
\$318,000

Total Commission \$3,180

SOLD
\$2.1 MILLION

200K Above Comps

SOLD
for Record Value

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SOLD
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SOLD
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Total Commission \$3,100

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\$1.2 MILLION

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50% Commission REBATE for New Home Buyers (average of \$4000 refunded back for a \$267,000 base price home)

20% Rebate for Resale Homes (average of \$1500 refunded back for a \$250,000 home)

Must close escrow with Steve Hawks.

Call for details

702.458.3999



Steve Hawks
B.S Finance Real Estate and Law





Lexy Glassman

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

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

GVRCA OPERATING AND RESERVE BUDGET FOR 2019	
Operating Budget	Dollars
Operating Income	
Assessment Dues	2,958,984
Other Income	3,300
Total Operating Income	2,962,284
Operating Expenses	
Landscaping – Contracted and Other	911,256
Utilities – Including Water Meter Surcharge	595,800
Management Fees	252,000
Budget Reserve Transfer	649,200
Other Operating Expenses	536,919
Total Expenses	2,945,175
OPERATING INCOME (LOSS)	17,109
Reserves Income	
Reserve Interest Income	30,000
Reserve Transfer	649,200
Total Reserves Income	679,200
Total Reserves Expenses	355,542
RESERVES INCOME (LOSS)	323,658
GVRCA TOTAL NET INCOME (LOSS)	340,767
Losses will be absorbed by funds existing in the Operating and Reserve accounts.	

GVRCA Fall Festival 2018



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	TBD

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

**January 17th
February 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

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 social2017@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.

DW – Desert Willow Community Center, 2020 W Horizon Ridge 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

\$63.00 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, Jocelyn Holzwarth, DCAL®
Secretary, David Sánchez
Treasurer, Mark Stieneker
Director, Noah Baker
Director, Lisa Cobb
Director, Doreen Morgan

Board Liaisons
Architectural, TBA
Communication, TBA
Government Relations, TBA
Landscape, TBA
Legal, TBA
Safety & Security, TBA
Social/Recreation, TBA
Water Use, TBA

Terra West Management Services
Tasha Davila, Supervising Community Manager
Kristina Pullen, Administrative Assistant and ARC Coordinator
Tel: (702) 856-3773
Fax: (702) 251-4509

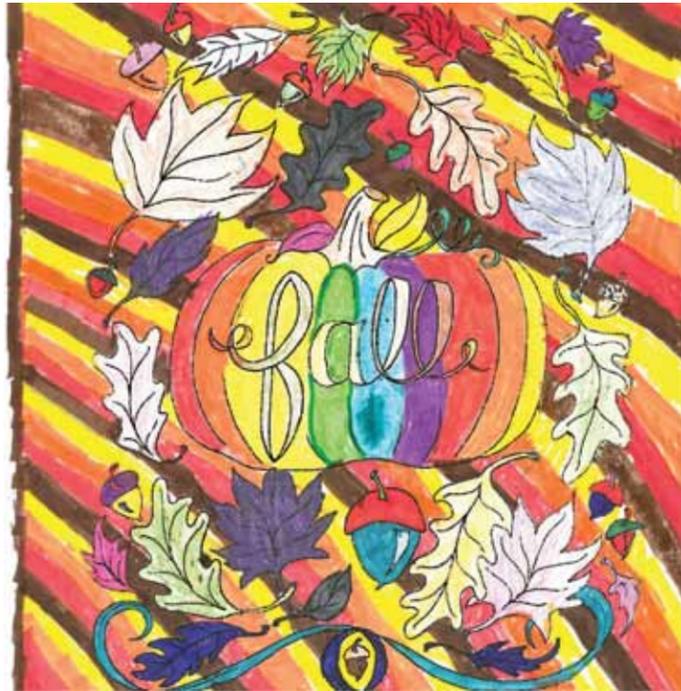
HELPFUL PHONE DIRECTORY

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)	
Senior Resource Center (Henderson)	(702) 267-2956
NV Energy	(702) 367-5555
Southwest Gas	(702) 365-1555
Republic Services (Trash Disposal)	(702) 735-5151
Water & Sewer (Henderson)	(702) 267-5900

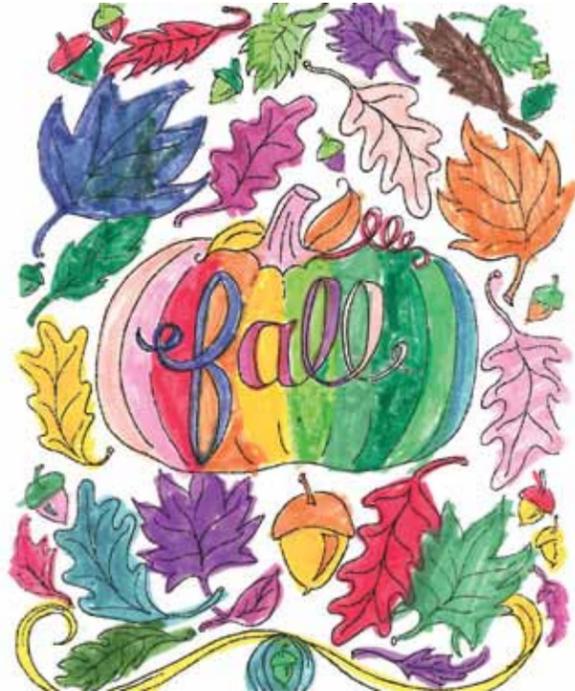
The Green Valley Ranch News is produced by the Green Valley Ranch Community Association (GVRCA). The newsletter may contain controversial or unsubstantiated information by the authors. The contents herein are not necessarily the views of the GVRCA and the Association cannot be held responsible for opinions, 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.

Congratulations To Our November/December Coloring Page Winners!



First Place - Rebecca Woodbury, Age 8



Second Place – Cindy Woodbury, Age 10



Third Place – Cindy Woodbury, Age 10

Honorable Mentions

- Kalea Kalabic – Age 8
- McKenna Moon – Age 8
- Brooklyn Moon – Age 6
- Elise– Age 6
- Rielly Rivera – Age 5
- Gemma Kapuni – Age 5
- Kennedy Morin – Age 2
- Jonathan Woodbury – Age 6
- Rachel Woodbury – Age 4
- Gauri Gutala – Age 8



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: 1st prize \$50 Visa Gift Card, 2nd prize \$25.00 Visa Gift Card, 3rd 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 February 8, 2019

Manager's Corner

What Should I Do About ...

By Tasha Davila, Supervising
Community Manager

What is the time-frame for when we have to take down our holiday decorations?

Per the Green Valley Ranch Community Association Resolution Regarding Holiday Decorations adopted October 16, 2008, the following information pertains to removal of decorations.

All residents within the Association shall have the right to display holiday decorations on their individually-owned lots or within any limited common elements allocated to a resident's separately owned unit. The term "Winter Holiday" shall mean Christmas, Hanukkah, Kwanzaa, Eid Al-Adha, New Year's Day and any other officially recognized holiday that is celebrated in the month of December or January of each year.

Winter Holiday decorations may be placed up not earlier than the day after Thanksgiving Day and must be taken down and out of view by January 31 immediately following placement of those Winter Holiday decorations. However, any decoration that the Board deems to pose a threat to the health, safety or welfare of the community or any of its residents or

visitors, shall be removed immediately after a written demand to do so is sent via US mail to the resident that put up such decoration.

If we see an irrigation leak or if there is any other emergency, whom do we call on weekends or when the office is closed?

Terra West Management Services can be reached 24 hours a day, seven days a week. Even on weekends, during non-business hours or holidays. Please dial 702-362-6262 to report any after-hours emergency. Examples of an emergency would be an irrigation leak that is spraying a stream of water that may or may not be gushing down the street, a tree that has fallen into the street or blocking an area or perhaps a car accident where a vehicle has run up and over the curb and crashed into a common area structure. For these types of emergencies, the Community Manager is notified and a vendor will be dispatched to investigate what is needed for the repair of the emergency. Emergency staff is trained to decipher an emergency and a non-emergency that can be addressed the following business day.

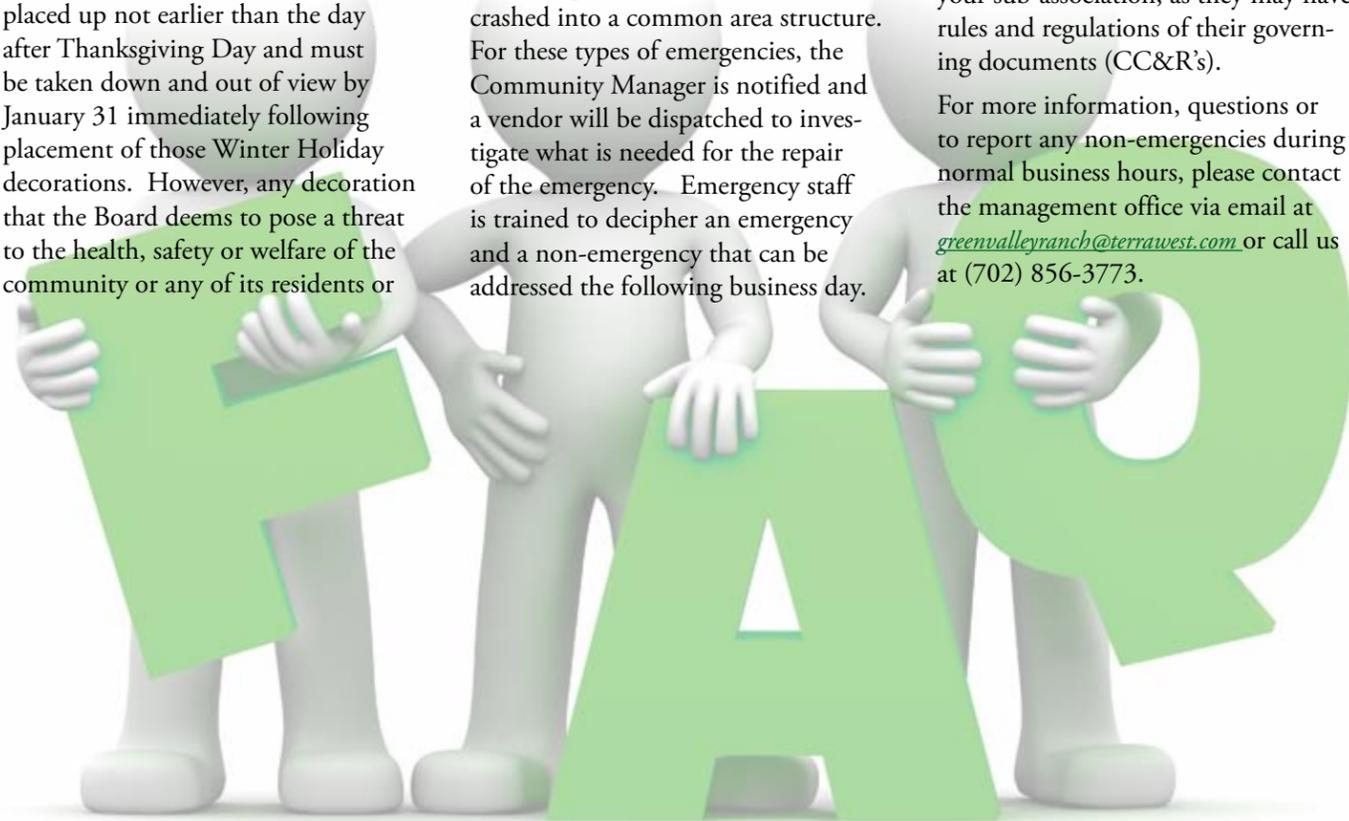
If you are ever unsure, please do not hesitate to call.

When is the next community garage sale? Also, are we allowed to have garage sales at other times?

The Green Valley Ranch Community Association Semi-Annual Community Garage Sale is scheduled for April 27, 2019 and again on October 26, 2019.

Personal garage sales are allowed per the City of Henderson three (3) days out of every six (6) months. A homeowner may place a garage sale sign on the private property of that homeowner, but all off-site signage is illegal. This would include prohibiting signs being placed in the Association common areas. If you live in a gated sub-association, you must contact your sub-association, as they may have rules and regulations of their governing documents (CC&R's).

For more information, questions or to report any non-emergencies during normal business hours, please contact the management office via email at greenvalleyranch@terrawest.com or call us at (702) 856-3773.



Green Valley Ranch's Annual

EASTER

EGG HUNT

Saturday APRIL 13TH, 2019

DJ | FACE PAINTER | BALLOON ARTIST | EASTER BUNNY

FRIENDSHIP PARK

Off of Paseo Verde Pkwy, at Palamino Village & Mountain Ridge

Check in begins at 9:30am, and the hunt will start promptly at 10am.

FosterMyWall.com

NEVADA SERVICEMEMBERS CIVIL RELIEF ACT NOTICE

Dear Owner or Successor in Interest:

You may be entitled to certain protections under the Nevada Servicemembers Civil Relief Act (“NVSCRA”). If you are a servicemember, or the dependent of a servicemember, currently on active duty or deployment or for a period of one year immediately following the end of such active duty or deployment, the Green Valley Ranch Community Association (“Association”) may not initiate a foreclosure action against your Unit if you are delinquent in paying any obligation owed to the Association during this period.

To avail yourself of these protections, you must complete the attached eligibility verification form. Both the servicemember’s social security number and a date of birth are required in order for the Association to accurately verify active duty status through the internet website maintained by the United States Department of Defense. The Association will maintain the security of this personal information as required under NRS 603A.

The following definitions apply:

“Servicemember” means a member of the military. “Military” means a member of the U.S. Armed Forces (i.e. the Army, Navy, Air Force, Marine Corps or Coast Guard), a reserve component of the Armed Forces or the National Guard). “Armed Forces” means the Army, Navy, Air Force, Marine Corps, or Coast Guard.

“Active duty” means full-time duty status in the active uniformed service of the United States, including members of the National Guard and Reserve on active duty orders pursuant to 10 U.S.C. §§ 1209 and 1211.

“Deployment” means the movement or mobilization of a servicemember from his or her home station to another location for more than 90 days pursuant to military orders.

“Dependent” means the servicemember’s spouse, the servicemember’s child (as defined in 38 U.S.C. § 101(4)) or an individual for whom the servicemember provided more than one-half of the individual’s support for 180 days immediately preceding an application for relief under the NVSCRA.

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NEVADA SERVICEMEMBERS CIVIL RELIEF ACT ELIGIBILITY VERIFICATION

GREEN VALLEY RANCH COMMUNITY ASSOCIATION

c/o Terra West Management Services
11135 S. Eastern Ave., Suite 120
Henderson, NV 89052

Unit Owner’s Name: _____

Unit Address: _____

Mailing Address, if Different: _____

Email Address: _____ Phone: _____

Servicemember’s Name: _____

Servicemember’s Date of Birth: _____

Servicemember’s Social Security Number: _____

I am eligible for protection under the NVSCRA because I am:

- A servicemember currently on active duty or deployment or in the period of one year immediately following the end of such active duty or deployment;
- A dependent of such a servicemember. If I am a dependent, I am the:

- Spouse;
- Child, as defined in 38 USC 101(4);
- Individual for whom the servicemember provided more than one-half my support in the 180 days immediately preceding the application for relief.

I attest by my signature below that I, as the servicemember, am providing my own personal identifying information in order to avail myself and/or my dependents of the protections of the NVSCRA or, if I am the dependent of the servicemember, that the servicemember has authorized me to provide the servicemember’s personal identifying information for this purpose.

I further agree that (1) upon request, I will provide additional information to the Association which may be required to verify entitlement to protections under the NVSCRA; (2) the Association will use this information to verify eligibility both initially and periodically thereafter; and (3) when my or my dependents eligibility for NVSCRA protections expires, I will notify the Association within fourteen (14) days.

Signature: _____ Date: _____

Printed Name: _____

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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.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.

