



The News
Looking
Forward
to Fall

Green Valley Ranch
Community Association

September/October 2020

Emerald in the Desert

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



Inside View

Looking Forward to Fall...

By Jocelyn Holzwarth, Advanced DCAL®,
Vice President

September has arrived – with at least a couple of days of cooler weather! This summer has been especially hot with 62 straight days of 100-degree heat, the second most days on record. No, you were not imagining it... You need to go all the way back to 1944 when the Las Vegas Valley had 66 days of consecutive triple digit temperatures for a longer period of heat without a break. With COVID-19, people wearing masks (even outdoors when exercising) and avoiding large gatherings in air-conditioned venues; this summer seemed particularly long.

The Coronavirus has caused extreme changes in our society this year. First, we are social distancing. That means per Governor Sisolak, no gatherings of 50 people or more. Sooo – for Green Valley Ranch, we still have a suspension of events. Hopefully, NEXT year – sometime, we will be able to congregate again and have social activities such as garage sales, our Easter Egg Hunt, Movie Night under the Stars, the Summer Pool Party and other fun interactions.

Of course, the future seems uncertain, and we will need to proceed on a month by month basis, as we look after the health and welfare first of our families, neighbors, friends, and colleagues. For now, while we are out of the phases of reopening, all depends on the number of cases and the positivity rate by county as we look forward to reopening. Most children have turned to virtual classrooms this fall as students entered a new academic year. While changes have abounded and students work from home, the school zones STILL

have flashing lights and drivers must take care when entering these areas.

As many individuals have worked from home this year, residents continue to make changes and updates to their homes. Remember to submit your architectural applications to the appropriate committees FIRST before making any exterior changes to your home. Finally, construction has begun on the Henderson Event Center. Many will miss the Henderson Pavilion as it served the community well in its day. Be careful as you proceed around the site, while these changes move forward.

This fall enjoy the cooler weather and the outside trails within the Ranch and Southern Nevada. Outings can provide a wonderful respite to our new “stay at home” normal. Again, here’s hoping that you and yours stay safe and healthy during these unprecedented times!



Construction Underway

By this time most of you know that construction has begun to transform the Henderson Pavilion into the new Henderson Event Center. Whiting-Turner, the design-build company awarded the contract by the City of Henderson, set up a screened chain link fence around the property in late July and began site reconstruction in August. While most of the construction traffic entering the site occurs off Paseo Verde just West of the Multigenerational Center, exiting trucks frequently turn right onto southbound Green Valley Parkway. These trucks are LARGE, two and three section vehicles, so please be careful as you move around the area. Since the project looks to take up to 2 years for completion, we will need to pay attention for quite some time!



Maintenance in the Ranch

Despite COVID-19, the GVR Board and management have been working hard to improve and maintain amenities in the Ranch. So far, the safety padding has been re-sealed at Bobtail Circle and Camelback Ridge parkettes; wrought iron fencing has been repainted for phases 1, 2 and 3; Strawberry Hill park had an Alumiwood cover installed at the gazebo, walls were repaired and painted in Phase 6, concrete curbing repairs took place and rest stop repairs and painting are currently underway! This is in addition to the Xeriscape conversion recently completed, as well as ongoing landscape work.

All these expenditures totaling almost \$550,000, had been allocated in the GVR Association Reserve funds. This critical element, the association reserves, exists separately from the operating expenses to provide funds for when items need repairs and replacement. All of this comes from your monthly assessments. Think of it as a savings account for “Big” expenses. As we enter budget season, know that Terra West and the GVR board review all completed work to make the most of our expenditures.

Finally, many of you have noticed that the playsets at Cozy Hill and Wingbrook are currently in the process of being replaced. Of course, under Governor Sisolak’s orders, these are still closed to the public for the foreseeable future due to the Coronavirus. We will be happy to highlight these improvements in future editions, when the state deems that they can be safely utilized.

Manager's Corner

Architectural Application Submittals

By Ivette Martinez

Due to the aging of our community, there are many homes that are in need of maintenance and repair. In order to have your Architectural Application processed in a timely fashion, we have outlined the ARC submittal process below.

If you live within a gated community, you must FIRST contact the Community Manager for your sub-association and follow their Architectural Review process and procedure. Once your application has been approved by your sub-association, you may then submit your application to the master-association. Your submittal must include the Green Valley Ranch Architectural Application along with a copy of the approval letter granted by your sub-association.

The Green Valley Ranch Architectural Review Committee meets on the second and fourth Thursday of each month. The Architectural Review Committee does not meet in December. To be included on the agenda for review by the Architectural Review Committee meeting on Thursday, applications must be received by the Tuesday before the meeting by 12pm.

Exterior Painting of Your Home

The association has a variety of pre-approved Dunn Edwards color schemes. To view the color schemes, you can either stop by the Henderson Terra West Office, visit the Dunn Edwards Paint store behind the Red Robin Restaurant on Eastern Avenue or log onto the Dunn Edwards website at www.DunnEdwards.com. By utilizing any one of these options, you will be able to review the color palette book if available for your sub-association. To find out if your sub-association has an established color palette book, please contact Management at 702-856-3773.

If you have selected colors from your community's

color palette book, sample swatches are not necessary, however, you will need to indicate which scheme you have selected. If you have chosen other colors that are similar, please provide sample swatches with your application for the committee's review. Remember, if you are re-painting your home the original builder color or the existing exterior paint colors, there is no need to submit an architectural application.

Instructions for Logging onto Dunn and Edwards Website:

<http://www.dunnedwards.com>

- » From the Dunn Edwards homepage at www.DunnEdwards.com:
- » On the home page click on the search icon in the upper right hand corner
- » Then type in your association name and hit search
- » Your association name at Green Valley Ranch will be listed in one of the first few listings and click on that. The approved color schemes will then display

Landscape Improvements

When you are submitting an application for changes to your landscaping, you will need to provide a "before" color photo along with a diagram of the area you are wanting to change. Your diagram should include a list of new plants, the size and amount and should also indicate the location of all existing plants. The diagram should also include rock and turf areas, trees and the set back measurements. Be sure you are only adding approved plants found in the Green Valley Ranch Homeowner Architectural and Landscape Guidelines and Standards.

Tips and Ideas that help the Architectural Review Committee to approve your plans:

1. For all projects, review the Architectural and Landscape Guidelines and Standards to ensure your improvement is compliant, prior to commencing the ARC submittal process.
2. For Landscape Projects, refer to the Architectural and Landscape Guidelines and Standards and review the Recommended Plant Material list as well as the Prohibited Plants list before you complete your submittal.
3. Provide complete detail – elevations, setbacks, color, size, materials, to-scale cross sections if applicable, plot layout, drawings, etc.
4. Provide complete landscape plans – include plant list, size, location, new plant materials, existing plant materials, diagram of the landscape for front yard to include side yard, garage, house, driveway and front yard. For rear yard include existing items such as patio covers, pools, spas, etc.
5. Provide complete plans for pools, spas, equipment location and screening used – Important note: show access for excavation –

must be side yard. All pools and spas will have a condition with the approval for the City of Henderson permits.

6. Pictures are extremely useful – especially for screening of sports apparatus, front yard or rear yards, driveway extensions, patio covers, wrought iron work, etc.
7. Provide material samples such as color swatches, rock, paver, artificial turf, etc. (color pictures of these items are acceptable).
8. Provide brochures or pamphlets showing patio covers, front doors, gates, screens, gazebos, walls, fences, etc.
9. Provide Bond if applicable.
10. Complete Architectural Application.
11. If you are in a gated sub-association, attach a copy of the sub-association’s approval letter.

Should you have any questions or need assistance, please do not hesitate to contact Kristina Pullen, your Architectural Review Coordinator. She can be reached at 856-3773 or by e-mail at greenvalleyranch@terrawest.com.

SOCIAL DISTANCING

Social distancing is the practice of reducing close contact between people to slow the spread of infections or diseases. Social distancing measures include limiting large groups of people coming together, closing buildings and cancelling events.



HERE ARE JUST A FEW SAFE (AND REWARDING) THINGS YOU CAN DO:

- | | |
|------------------------------|------------------------------------|
| Take a walk | Family game night |
| Go for a hike | Go for a drive |
| Yard work | Video chats |
| Play in your yard | Stream your favorite show or movie |
| Read a good book | Check on a friend |
| Complete a puzzle | Check on an elderly neighbor |
| Clean out a closet or garage | |
| Listen to music | |

SOCIAL DISTANCING

Allow 6 feet of social distancing between you and others at all times and avoid these activities:



AVOID

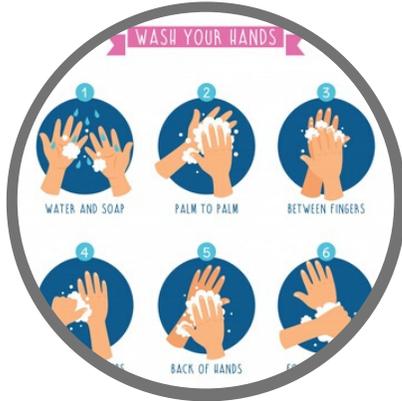
- | | |
|------------------------------|-------------------------------------|
| Group gatherings | Non-essential workers in your house |
| Sleepovers | Shopping in malls |
| Concerts and theater outings | Workouts in gyms |
| Playdates | |
| Athletic events | |
| Visitors in your house | |



COVID-19

NOVEL CORONAVIRUS PREVENTION TIPS

Don't be scared, be prepared! Help prevent the spread of respiratory diseases like COVID-19.



Wash your hands often with soap and water for at least 20 seconds. If soap and water are not available, use an alcohol-based hand-sanitizer containing at least 60% alcohol. Thorough cleaning with soap and water will remove most microorganisms.



Avoid touching your mouth, nose, and eyes with unwashed hands.



Cover your cough or sneeze with a tissue, then throw the tissue in the trash.



Clean and disinfect frequently touched objects and surfaces including: desks, tables, counter-tops, sinks, door handles, faucets, railings, phones, bathrooms and rooms. Cleaning removes germs from surfaces, while disinfecting kills germs on surfaces. Use alcohol-based products to disinfect surfaces.



Stay home when you are sick, except to get medical care. Call your doctor before going in to get checked so they are aware of your condition. Avoid close contact with people who are sick. If a family member is sick, place them in a separate room and bathroom if possible.



Remember to stay calm and practice good hygiene. Reach out to your local health department or medical provider with any questions.

For more information please visit: <http://dph.nv.gov/coronavirus/>



Brought to you by:
Nevada Department of Health and Human Services
Division of Public and Behavioral Health
Public Health Preparedness





Help Is Available for Henderson Residents

Three Square

If you or someone you know is in need of emergency food assistance or other social service support, please call the Three Square Center at **702-765-4030** or visit threesquare.org for a complete list of Three Square's distribution sites and hours of operation.



HopeLink of Southern Nevada

HopeLink of Southern Nevada offers a continuum of free services to assist families and individuals with food, shelter, housing and emergency provisions during times of crisis. Henderson residents may also be eligible for rent, mortgage, deposit and utility assistance. Clients under case management are eligible for back to school supplies, holiday assistance programs and a variety of medical, prescription, clothing, employment, transportation and other services to assist them back to being self-sufficient and sustainable households. Call **702-566-0576** Monday through Thursday 8am to 5:30pm or email info@link2hope.org for more information. To learn more, please visit link2hope.org



St. Jude's

If you or someone you know is in need of help with rent, utilities or other social service support, please call St. Jude's Ranch for Children Housing and Support Services Department at **702-436-1624** to schedule an appointment and see if you qualify. During these difficult times, we are working to support Nevadans and have expanded our services by offering Low Income Housing Trust Fund- Tenant Based Rental Assistance for Henderson residents. To learn more, please visit stjudesranch.org/our-programs/



Clark County Social Service

If you or someone you know is in need of rental, utility or transportation assistance, please call Clark County Social Service at **702-455-4270** or visit clarkcountynv.gov/social-service/



The Salvation Army

The Salvation Army Henderson United Corps offers many services. This includes a drive-through food pantry, food box deliveries, rental and utility assistance (based on availability). If you or someone you know is in need, please call **702-565-9578** or visit us at 830 East Lake Mead Parkway for more assistance. Hours are 9am-4pm Monday-Friday and food pantry is available on Tuesdays and Thursdays 9am-11am. To learn more, please visit salvationarmysouthernnevada.org/family-services



Legal Aid of Southern Nevada – Rental Evictions

The eviction suspension is gradually lifting, allowing only certain types of evictions until September 1, 2020, when the suspension lifts completely and landlords can evict for non-payment. If you have questions about evictions, contact Legal Aid Center of Southern Nevada at **702-386-1070** or the Civil Law Self Help Center at **702-671-3976**. View our COVID-19 Toolkit at LACSN.org for more updated information.

Clark County Housing Assistance

The CARES Housing Assistance Program (CHAP) provides rent, mortgage, and utility assistance to residents who have suffered financial hardship due to COVID-19 and now lack sufficient income or resources to pay their housing costs.

helphopehome.org/clark-county-cares-housing-assistance-program/

CARES HOUSING ASSISTANCE PROGRAM

If any of the situations below apply to you, you might be eligible and should proceed with your application.

INCOME REDUCTION OR LOSS

People experiencing loss or reduction of income due to the effects of COVID-19

REDUCED HOURS OR LOSS OF JOB

People experiencing reduced hours at work or lost their job due to the effects of COVID-19

UTILITY AND HOUSING PAYMENT DIFFICULTIES

People who are delinquent with their housing or utility payments or is anticipating falling behind due to the effects of COVID-19

FOR A FULL LIST OF STATEWIDE RESOURCES CALL 211 OR VISIT [211.ORG.](http://211.org)

Congratulations To Our July/August Coloring Page Winners!



First Place - Addison Swenson, Age 10



Second Place - Rachel Woodbury, Age 5



Third Place - Brooklyn Moon, Age 8

Honorable Mentions

Stephanie Robles, Age 10
McKenna Moon, Age 10
Emilia Montiel, Age 7
Maxwell Montiel, Age 9
Elise Lanning, Age 8
Caleb Lanning, Age 6
Isla Stelter, Age 2
Hunter Stelter, Age 5
Harper Stelter, Age 8
Delaney Lindsay, Age 7
Ellie Swenson, Age 8
Benaiah Jackson, Age 5
Benjamin Woodbury, Age 3

Johanthan Woodbury, Age 7
Maxwell Gonzalez, Age 4
Devin Elwell, Age 7
Ella Elwell, Age 5
Avery Stanton, Age 9
Gemma Kapuni, Age 7
Callista Wimmer, Age 4
Clarity Wimmer, Age 6
Duncan Wimmer, Age 10
Rielly Rivera, Age 7
Ellie, Age 4
Delaney Abbot, Age 10



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 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 October 10th, 2020.
- Please put your name, address, phone number and age on the picture.

GVRCA

Board of Directors'

Notice of Meetings

September 17th

October 15th

November 19th

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. 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	5:30 PM	TW
GVRCA Board (exec.)	3rd Thursday	4:30 PM	TW
Social Committee	1st Thursday	6:00 PM	Sammy's
Architectural Committee	2nd /4th Thursday	2:00 PM	TW

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 email 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
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 Directors 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 Directors 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 in the association collection policy. 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 an 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 assessments 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, Advanced DCAL®
Secretary, Paul Rowcliffe
Treasurer, Mark Stieneker
Director, Lisa Cobb
Director, Brad Miller
Director, Ben Sillitoe

Board Liaisons

Architectural, Mark Stieneker
Communications, Jocelyn Holzwarth, Advanced DCAL®
Government Relations, Charles Geisendorf
Landscape, Mark Stieneker
and Jocelyn Holzwarth, Advanced DCAL®
Safety & Security, Brad Miller
Social/Recreation, Lisa Cobb

Terra West Management Services

Ivette Martinez, Supervising Community Manager
Kristina Pullen, Administrative Assistant and
ARC Coordinator
Tel: (702) 856-3773
Fax: (702) 251-4333

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, Matthew McGovern at (702) 897-9991 or E-mail at: print3626@theupsstore.com.



**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 <https://greenvalleyranch.org> and our management company's web portal at www.greenvalleyranch.myterrawest.com. Please take some time to visit these websites to see what services meet your needs.

