

The News

Spring is Here ...

Green Valley Ranch
Community Association

March/April 2021

Emerald in the Desert

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

Inside View

Spring is Here...

By Jocelyn Holzwarth, Advanced DCAL®,
President

The arrival of March heralds the changing of the seasons and Spring is in the air! We have had a mild winter which provides even more desire for residents and neighbors to get outside and interact! (At least safely, from a distance and sometimes masked.) It has been a year since the nation shut down the economy and lockdowns went into effect to “Slow the Spread” and eventually defeat the Coronavirus. As COVID-19 cases recede in the Valley and more individuals get vaccines, restrictions are easing. Of course, social distancing and masking will remain with us for a while; however, hopefully later in the year we will regain a sense of “normal!”

What does that mean for residents of Green Valley Ranch? One of the first things is that some schools will be back in session, and we need to pay close attention to children in school zones. Since the days and hours of in person learning will vary, extra vigilance will be needed to keep our kids safe!

Second, while socially distanced outdoor activities are permitted, indoor events still have many restrictions. As such, the Ranch is limiting itself to only the Spring Garage Sale, scheduled for April 10th, for activities during the first part of the year. This event will look a little different as there will be no “Community” table to pick up a map of participating homes, however, residents CAN participate in this semi-annual event and the Ranch will do all the advertising and put-up signs! Remember if you participate to socially distance, wear a mask, and abide by all capacity restrictions per participating home.

Third, as we were all “house-bound” for at least part of last year, those undone home projects became glaring! Whether it was the tired landscape or worn-out paint, our personal environment took center stage. To update the Ranch, the GVR Architectural committee recently approved **NEW** paint colors for homes. Be sure to read the article, detailed later in this issue, to get the latest colors for your project. ARC Committee tips and ideas on how to best get your improvement approved are listed as well.

Lastly, during the 2020 shutdown, the GVR Board worked hard to approve and install new play sets throughout the community. We will be highlighting them as we move through the year. In this issue, look at the Wingbrook playset, or stop by and enjoy the new playground. Since Spring is the perfect time to focus on outdoor activities, get out and enjoy our parks and trails as they bloom and fill in with color. Our landscape and tree contractors have been working hard to ensure that we have a flowering and abundant season!

We hope that residents will continue to enjoy the great outdoors of Green Valley Ranch as we head into Spring and take advantage of all the beauty the Ranch and Southern Nevada offers. See you out there!!

Manager's Corner

ARCHITECTURAL IMPROVEMENTS

By Ivette Martinez,
Supervising Community Manager

Are you planning any improvements to your property this spring? We love seeing updates throughout the community, but we want to ensure that you are following the ARC approval process prior to commencing any improvement to your property. Whether you are painting, re-landscaping, or making any other modifications to your property, Article 11.1 of the Association's CC&Rs requires an Owner to obtain approval from the Architectural Committee for any changes to the property. Commencing an improvement without obtaining approval from the ARC Committee may result in violation fines and/or having to restore the property back to its original condition by removing your improvement. Below is information pertaining to the Architectural Review process, that we hope you will find helpful.

Within the Governing Documents of the Association, there are Architectural and Landscape Guidelines and Standards (ARC Guidelines). When planning a change, it is recommended that you refer to the ARC Guidelines in order to ensure your improvement is compliant with the Association's standards. You can find the ARC Guidelines by logging into the Terra West portal at <https://terrawest.com/homeowner-assoc-login/>. You may also obtain a copy of the ARC Guidelines by contacting Management at (702) 856-3733 or greenvalleyranch@terrawest.com.

Once you are ready to submit your improvements to the ARC Committee for review, please fill out an ARC Application and submit it to Management for processing. The ARC Application can be downloaded from the Terra West Portal. You may also obtain an application by requesting it from Management at greenvalleyranch@terrawest.com. Once you have filled out your ARC Application and have gathered all the items required for review, submit your application to Management.

You may submit the application via e-mail at greenvalleyranch@terrawest.com. You may also mail your application or bring it to the Terra West Office at 11135 S. Eastern Ave., Suite 120, Henderson, NV 89052.

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 GVR Architectural Application along with a copy of the approval letter granted by your sub-association.

The Green Valley Ranch ARC Committee meets on the second and fourth Thursday of each month, except December. To be included on an upcoming ARC agenda, applications must be received by the Tuesday before the meeting by 12pm. Following are a few summary categories with special information.

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, their size, amount and proposed location; in addition to the location of all existing plants. The diagram should also include rock and turf areas, trees and the set back measurements (from property walls, home and garage structures, etc). Be sure you are only adding approved plants found in the GVR ARC Guidelines.

Solar Panels

Solar Panels are allowed, but require prior ARC approval for installation.

Exterior Paint

If you are re-painting your home the original builder color or the existing exterior paint colors, there is no need to submit an ARC Application. If you are changing the colors of your home, ARC Approval is required.

PLEASE NOTE: GVR HAS UPDATED PAINT COLORS – SEE BELOW..

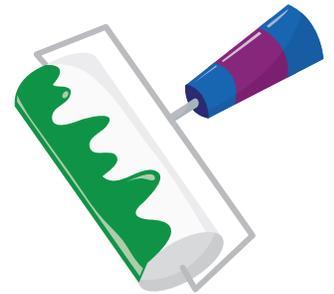
Exterior Paint Palettes

The Association recently updated the 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:

- Visit 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.



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.

GVR Board Meeting Agendas can be found on the GVR Website.
<https://terrawest.com/homeowner-assoc-login/>

Tips and Ideas that Help the ARC 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 ARC Guidelines 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, pavers, 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 Green Valley Ranch 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.

Remember, ARC approval is required prior to commencing any improvement.



Spring watering restrictions take effect March 1

We may not be replacing our winter coats and sweaters with shorts and tee-shirts just yet, but spring is slowly making its way into Southern Nevada, meaning it's almost time to change your landscape watering clock in accordance with seasonal watering restrictions.

From March 1 through April 30, spring watering restrictions limit spray irrigation to no more than three assigned days per week, based on your assigned watering group. Drip irrigation can operate two to three times per week on any day except Sunday. Depending on weather conditions, you also can save water and money on your monthly bills by slowly “ramping up” your irrigation schedule from one to three days as it gets warmer. Sunday watering is prohibited year-round for all outdoor irrigation. To find your assigned watering days, and to learn more about how often and how long to water your landscape, visit snwa.com.

By following the watering restrictions—and periodically inspecting your irrigation system for broken or misaligned sprinklers—you also can avoid potentially costly water waste fines. Watering outside of your three assigned days or allowing water to spray or flow off your property, could incur water-waste fines ranging from \$40 to \$80 for the first violation, up to \$1,280 for repeated violations.

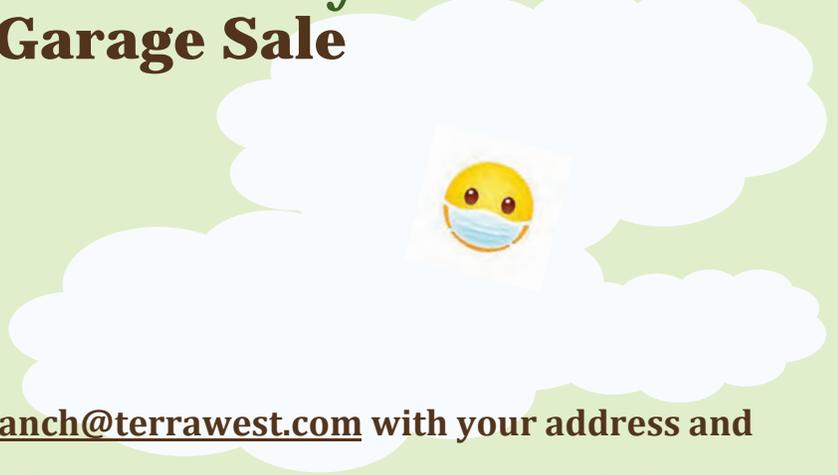
Meanwhile, spring is an ideal time to switch out your thirsty grass with water-efficient landscaping with the Southern Nevada Water Authority's (SNWA) Water Smart Landscapes Rebate (WSL) program. Through the WSL program, qualifying property owners receive \$3 per square foot of grass they replace with desert-adapted, low water-use trees, plants, and shrubs. Save money, water and time maintaining your yard; learn more about WSL at snwa.com.

Also, don't forget to change the time on your irrigation clock and adjust the irrigation start times when Daylight Saving Time begins Sunday, March 14.



Green Valley Ranch Community Association Spring Garage Sale

Where: Throughout the Ranch
When: Saturday, April 10, 2021
Time: 7:00 AM to 12:00 PM



To sign up, please e-mail greenvalleyranch@terrawest.com with your address and sub-association name. You are responsible to ensure that your sub-association gate is open if you live in a gated community. A list of participants will be posted on the association's website. The Garage Sale will be advertised in the Review Journal.

All participants must comply with COVID - 19 Guidelines, including but not limited to the following:

- No more than 10 people can be present at one property/garage at a time.
- Social distancing protocols must be followed.
- Masks are required by everyone.

Each resident that will host a garage sale must obtain advice as to what the gathering restrictions are as each resident is responsible for compliance with COVID-19 gathering restrictions.

Any questions should be directed to the Management Team at 702-856-3773.



WINGBROOK PARK -



BEFORE



AFTER

GETS A MAKEOVER



BEFORE



AFTER

LandCare

Over the past 120 days, the LandCare team has been working diligently to make a positive impact on the Green Valley Ranch Community Association. As mentioned in our first article, our initial efforts focused on the re-establishment of new grass seed,



installation of the winter flowers, and a complete assesment of the irrigation system. We are happy to report that all those tasks were succesfully completed on-time.



With the irrigation assesment complete, the association now has a complete and accurate inventory of the entire irrigation system. Each valve and controller has been identified, labelled and mapped for future reference. The picture to the left illustrates the use of Google Earth to assist with this mapping and labeling process.

Fun Fact: GVRCA has 1214 irrigation valves on the property.

In addition to those intial tasks, the LandCare team also completed a thorough cleaning of the entire streetscape system. Every bush was trimmed and every inch cleaned via a deep blowing. As soon as we finished the intial streetscape trimming and clean-up, we quickly changed gears and had all hands-on deck to address the steady shower of leaves in both December and January. Depending on the tree variety, each section of landscape required 3-5 separate leaf cleanings.



With the leaf clean-up now behind us, we have since altered our focus to the trails. These pedestrian zones are currently receiving a hard prune and deep clean to ensure they are ready for spring growth. If all goes as planned, the trails will be trimmed and cleaned by the first part of March.

While the crews are hard at work in the field, the management team has multiple tasks churning behind the scenes. Specifically, LandCare is working directly with the Landscape Committee and Board



of Directors on the development of a master plan for the community. The plan will encompass both landscape designs and possible irrigation upgrades. Attached is sample design that is in the preliminary stages of development.

REMINDER: On March 1st, adjust your irrigation clocks to run 3-times per week

Fruit Trees in the Desert

By Shirl McMayon, ISA Certified Arborist
and GTI Account Manger

Did you miss the opportunity to plant your fruit trees in the fall? If yes, even though it's spring and the temperatures are warming up, there's still time to plant them this spring. Fruit trees that do well here are apples, apricots, peaches, nectarines, plums, citrus (lemon, orange, lime, grapefruit) and pomegranates. I also have a couple of fig trees and an amazing almond tree in my orchard.

Fruit trees purchased locally typically come in 5-gal or 15-gal size, and sometimes you can actually harvest a few fruits the first year with the 15-gal. Size, quality and quantity of the fruit will increase as the tree becomes established and ages.

Choose a site in your yard that has morning sun and some protection (shade) in the hot afternoon sun. Then make sure you properly plant the new tree as soon as possible after purchase. Dig a nice wide hole just deep enough so the top of the rootball is flush with ground level. Saucer around the base of the tree to hold extra moisture during establishment and new root generation. There's probably no need to fertilize this first year – trees fresh from the nursery generally have a good supply of time-release fertilizer in their soil. Most importantly, do not put rock around your new tree. Yes, I know it's the Vegas thing to do, but the trees do not like hot rocks piled on their roots all summer and the rocks also make it more difficult to monitor the moisture in the soil. Use some of the shredded bark mulch, occasionally wetting it with the garden hose to provide a nice moist mat during those scorching summer days. It's good to supplement watering by hand the first month or so – take care of your new tree like you would a new puppy!

Although it's tempting, resist the urge to prune your new fruit tree. Remove only dead, damaged/broken, diseased or crossing/rubbing branches. It's ok to leave those sprouts on the lower part of the trunk (aka suckers) to provide an additional source of food for the tree as it begins the process of putting on new roots and growth. Establish the structure of the tree while it is young and the branches you are removing are small in size – less than ½". With Vegas lot sizes getting smaller and smaller, a fairly new practice of keeping the fruit trees smaller and trimmed low makes it possible for homeowners to have several fruit trees in their backyards. Take a drive up the UNCE (University of Nevada Cooperative Extension) orchard site at North Decatur and Horse drive to look at their pruning practices. They prune most trees in the shape of a baseball mitt – 5-6 main branches radiating out from the trunk at a height of about 2-3 feet above ground level. This makes for an open center for air circulation, while keeping the crown of the tree low for harvesting without a ladder. UNCE offers free hands-on fruit tree pruning classes each year, typically in late January, early February when they are pruning their orchard.

So, get out there and grow your own. And if you need help, there are professionals in the area that can provide information on proper varieties to plant, proper planting practices, and they can even do the digging and planting for you! Happy harvesting!



Congratulations To Our January/February Coloring Page Winners!



First Place - Rishi Reddy Nagelly, Age 8



Second Place - Rielly Rivera, Age 8



Third Place - Siena Penton, Age 10

Honorable Mentions

Benjamin Woodbury, Age 4

Jonathan Woodbury, Age 8

Rachel Woodbury, Age 6

Scotty Penton, Age 6

Gemma Kapuni, Age 7

Caleb Lanning, Age 6

Elise Lanning, Age 8

Evan Cardoza, Age 4

Nolan Cardoza, Age 7

Landon Cardoza, Age 9

Nova Ramseier, Age 10

Hannah Ramseier, Age 4

Elliot Ramseier,

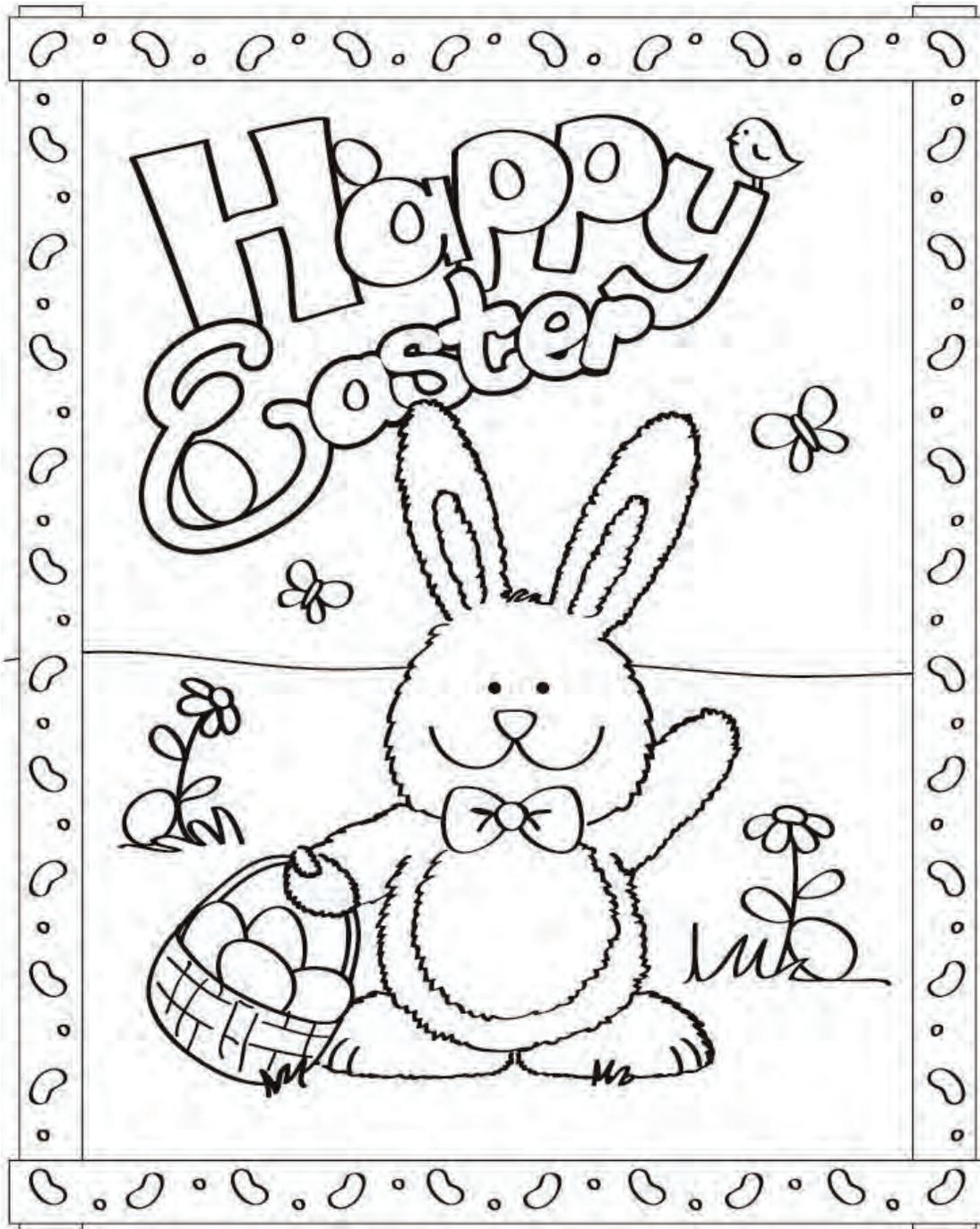
Joshua Wruk, Age 10

Aakash Reddy Nagelly, Age 5

Nihira Nakshatram, Age 8

Quinn Fitzgerald, Age 9

Daniel Lanning, Age 4



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 April 9th, 2021.
- Please put your name, address, phone number and age on the picture.

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 of Directors'
Notice of Meetings
March 18th
April 15th
May 20th

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 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: Jocelyn Holzwarth, Advanced DCAL®

Vice President: Mark Stieneker

Secretary: Paul Rowcliffe

Treasurer: Brad Miller

Director: Peggy Davis

Director: Charles Geisendorf

Director: Judy Joe

Board Liaisons

Architectural: Mark Stieneker; Judy Joe as Co-Liaisons

Communications: Jocelyn Holzwarth, Advanced DCAL®

Government Relations: Charles Geisendorf; Judy Joe
as Co-Liaisons

Landscape: Mark Stieneker, Brad Miller and
Jocelyn Holzwarth, Advanced DCAL®
as Co-Liaisons

Safety & Security: Brad Miller;
Peggy Davis as Co-Liaisons

Social/Recreation: Judy Joe

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: owner3626@theupsstore.com.



Terra West Management Services
P.O. Box 80900
Las Vegas, NV 89108-0900

Go Digital - Get Connected!

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.

