



The News

We're

#1

Green Valley Ranch
Community Association

May/June 2021

Emerald in the Desert

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

Inside View



We're #1!

By Jocelyn Holzwarth, Advanced DCAL®,
President

Well, it's official! As any resident of Green Valley Ranch knows with certainty, we live in the BEST Community in Nevada. Now, everyone else knows as well. Niche, an organization which rates neighborhoods and cities nationwide has voted Green Valley Ranch the #1 Best Place to Live in Nevada! Their criteria include evaluating public schools, the cost of living, job opportunities, crime and local amenities.

Of course, there are many things to LOVE about living in the Ranch – and now, we'd like to hear from YOU, our residents. On page 7 you will find information that links to the GVR website for a survey on what you like best about living in Green Valley Ranch. We will post the results in a future newsletter. For now, despite the Ranch being over 25 years old, she has maintained her value well.

One of the many benefits of living in our community, especially during the pandemic, has been getting out and about. Whether you are walking your dog on the many trails, watching the children on the playsets, participating in our recent garage sale or having a picnic in one of the many parks; living outdoors in the Ranch is wonderful this time of year. Take advantage of the Spring weather before the heat of summer arrives.

Last year we had an astounding 240 “dry” days with no measurable rainfall in the Las Vegas Valley from April 20th – December 17th! This shattered the prior dry spell of 150 days set in 1959. What this means for residents is that we need to be extra mindful of water-waste. The Board has authorized our landscaper to update our irrigation controllers to better monitor water usage in the future. Water costs are only going up, and restrictions could be coming.

The current Nevada legislature has a bill, AB 356, which if passed, would mandate the removal of non-functional turf throughout the Las Vegas Valley over a period of 5 years, or by December 31, 2026. They are looking to pass this legislation since the Lake Mead water level is projected to be below elevation 1,075' on January 1, 2022. This will trigger mandated water restrictions. The GVR Board is monitoring this legislative session closely and looking at future possible impacts to the Ranch.

For now, we encourage all residents to do their part to conserve water, our most precious desert resource. Enjoy activities as the state opens up and we get to mix and mingle outdoors again. We look forward to seeing you out there!!



Sort: Best Places to Live ▾

115 results

#1 Best Places to Live in Nevada

Green Valley Ranch

Neighborhood in Henderson, NV • ★★★★★☆ 30 reviews

Current Resident: Moving to the Green Valley Ranch community was one of the best decisions I've made for my family. It is filled with beautiful parks, dog friendly, and tons of recreational activities for families. The schools are [Read 30 Reviews](#)

A Overall Niche Grade

B+ Public Schools

19,956 Population



Summer landscape watering restrictions in effect through August

With summer right around the corner, the Southern Nevada Water Authority (SNWA) reminds residents and businesses to continue doing their part to conserve our region's limited water supply by adhering to the community's mandatory seasonal watering restrictions.

In effect May 1 through Aug. 31, the summer seasonal restrictions prohibit landscape irrigation between 11 a.m. and 7 p.m. Monday through Saturday, when water can be lost to intense heat and high winds; to avoid water loss, the SNWA recommends you water your landscape in the early morning hours before sunrise to reduce evaporation. Also, watering on Sunday is prohibited year-round.

While the summer restrictions allow landscape watering up to six days a week for grass, residents should "ramp up" lawn watering from three days a week as the weather gets warmer. Use the cycle-and-soak method by watering in three 4-minute cycles each day with a 1-hour break between cycles.

Meanwhile, you should continue irrigating desert-adapted plants from two to four days a week with drip irrigation as water-efficient plants have different needs than grass and can thrive on less water even in hotter temperatures. Over-watering plants and shrubs can do more harm than good.

To learn more about how often and how long to water, and for other important landscape watering tips, visit snwa.com.

Manager's Corner

FRIENDLY REMINDERS

By Ivette Martinez,
Supervising Community Manager

As we approach the summer months, your management team would like to share a few friendly reminders with you:

Garage Sales

While the City of Henderson does not require homeowners to pull a permit to hold a garage sale, they do require for all signage to be removed promptly. Signage is not allowed to be placed on any common areas throughout the community. For your convenience, the Association holds two Community Garage Sales per year. The Spring Garage Sale was held in April and the Fall Garage Sale is typically held around October. Once the Fall Garage Sale is scheduled, information will be published.

Pets On A Leash

All pets must be kept on a leash when visiting all common areas and public areas located within the Association. Henderson Municipal Code 7.08.020 reads, "It shall be unlawful for any person having charge, custody or control of any animal to permit the same to be at large or trespass on the private premises of another, or to be on any public highway, street, alley, court, public ground, or unfenced lot. All animals must be confined to the owners' property or ***shall be on a leash*** when on any public property, any highway, street, alley, court, park, public ground, fenced lot or wash."

Noise

The City of Henderson Municipal Code prohibits noise between the hours of 10:00 p.m. and 7:00 a.m. on weekdays, and 10:00 p.m. and 10:00 a.m. on weekends and holidays in residential areas. As the summer approaches, please be mindful of these hours and make sure work around the yard or pool is scheduled outside of "Quiet Time."

Irrigation Leaks

In an effort to avoid water waste, we want to ensure we are attending to irrigation leaks promptly. If you need to report a leak, please call Management at (702) 362-6262 or e-mail greenvalleyranch@terrawest.com. As a reminder, Terra West has an after-hour answering service which will take your phone call, should you need to report an emergency leak outside of business hours. The after-hours emergency number is the same: (702) 362-6262.

Electronic Board Meetings

Board Meetings continue to be held electronically via Zoom on the third Thursday of each month at 5:30 p.m. Look for a monthly meeting notice which provides the meeting login information. Agendas for Board Meetings can be found on the Terra West Portal. You may also obtain an agenda by requesting it from Management at greenvalleyranch@terrawest.com.

Terra West Management Offices

As a reminder, the Management Offices are open to the public during regular business hours; Monday thru Friday, 9 a.m. to 5 p.m.

Electronic Communications

We all know how important Communication is. This day in age, the fastest and most efficient means of communications is electronic. If you are not already signed up to receive electronic communications from the HOA, we highly encourage you to do so as the HOA utilizes its "e-blast" capabilities to communicate important information to homeowners. In addition to timely communication, you will also save your association funds by minimizing postage costs where possible.

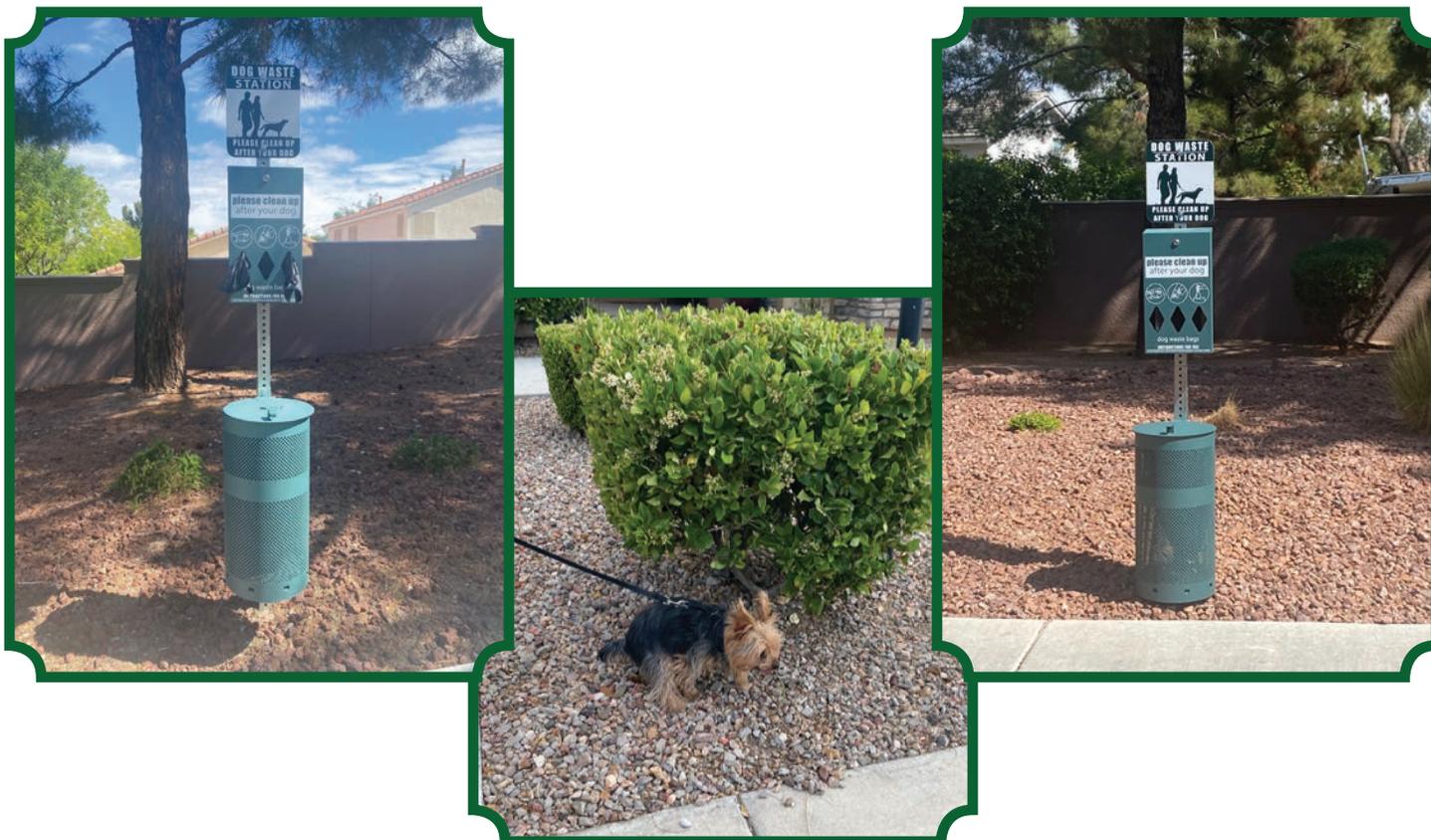
You may sign up to receive electronic communications by following two simple steps:

1. Fill out the Email Consent Form found on the next page and return it to Management at greenvalleyranch@terrawest.com. The form can also be found on the web portal at www.terrawest.com.
2. You must register for an online account at www.terrawest.com by clicking “General

Information” and logging into your account. After logging in, you may set the preferences by clicking “Profile” on the left-hand side menu and clicking on “Preferences.” This will also allow you access to community information and documents.

Pet Waste Stations

If you are taking advantage of the beautiful weather and walking the community regularly, you might have noticed that additional pet waste stations were recently installed. The Board approved to add ten pet waste stations to the fifty-two stations that were in place, bringing the total amount of stations to sixty-two. The new locations for the pet stations were determined based on usage of the current stations and the amount of pet waste that the landscape company picks up from the ground in specific areas. Several stations were installed along the main thoroughfares as well as high-traffic areas. Please be sure to take advantage of these amenities when you are out and about walking your furry friends. Remember that picking up after your pets is the law and the neighborly thing to do. Help us keep your community clean by using the pet waste stations throughout the Ranch.



**Green Valley Ranch Community Association
EMAIL CONSENT FORM**

To enhance timely and effective communication between the Association and property owners, and to **save the association (and ultimately YOU!!) funds by minimizing postage** whenever possible, the association would like to send email “blasts” to all owners, who approve, which contain official notices previously required by law to be delivered by the United States Postal Service.

Per NRS116.31068 “Notice to units’ owners.

1. Except as otherwise provided in subsection 3, an association shall deliver any notice required to be given by the association under this chapter to any mailing or *electronic mail address a unit’s owner designates*. Except as otherwise provided in subsection 3, if a unit’s owner has not designated a mailing or electronic mail address to which a notice must be delivered, the association may deliver notices by:
 - a) Hand delivery to each unit’s owner;
 - b) Hand delivery, United States mail, postage paid, or commercially reasonable delivery service to the mailing address of each unit;
 - c) *Electronic means, if the unit’s owner has given the association an electronic mail address; or*
 - d) Any other method reasonably calculated to provide notice to the unit’s owner.

Per NRS116.31068, and as a cost savings for the association, I would like to consent to receive my official Association Mailings via electronic mail.

Returning this form is your email authorization to the association and is the **FIRST STEP** to setting up your online web portal account.

The **NEXT STEP** is to register for an online account at www.terrawest.com by clicking “General Information” and logging into your account. After logging in you may set the preferences by clicking “Profile” on the left hand menu and click on “Preferences.” This will also allow you access to community information and documents.

Thank you! Email is a cost savings for everyone....

EMAIL AUTHORIZATION: I would like to receive all correspondence, including but not limited to; meeting notices, agendas, minutes, violation notices (hard copies of violations will also be sent due to NRS requirements), statements, resolutions, rule updates, event flyers, etc., in electronic format via the email listed below in lieu of US Mail.

The law requires authorization to do this. Please complete the information below if you would like to receive email communications. Your email address will be kept confidential and used for association business only.

YES, I (We) hereby authorize Green Valley Ranch Community Association and its agents to notify me (us), as the owner, by electronic mail format for all official Association notifications as required and allowed by the Nevada Revised Statutes in lieu of the US Mail.

Primary Email address - please print clearly

Homeowner Signature

Alternate Email - please print clearly

Date

(Note: eStatements may only be sent to the **primary** email all other communication will be sent to both)

Please return this form to: Terra West Management Services, 11135 S. Eastern Ave., Suite 120, Henderson NV 89052 (Attention: Green Valley Ranch)

You may scan and email to: greenvalleyranch@terrawest.com

Note: upon receipt of this completed form, management will enter your information provided above and set your account to receive eStatements. Any other preferences must be set-up by the homeowner.

For Management Office Use Only:

Note: Be sure to scan a copy of the received consent form to the applicable

Docuware Basket for proper storage & make note in C3 that it was received

Owner authorization entered (Portal & C3)

Date

Initial

Garage Sale Success!!



**Remember -
Fall Garage Sale in
October**

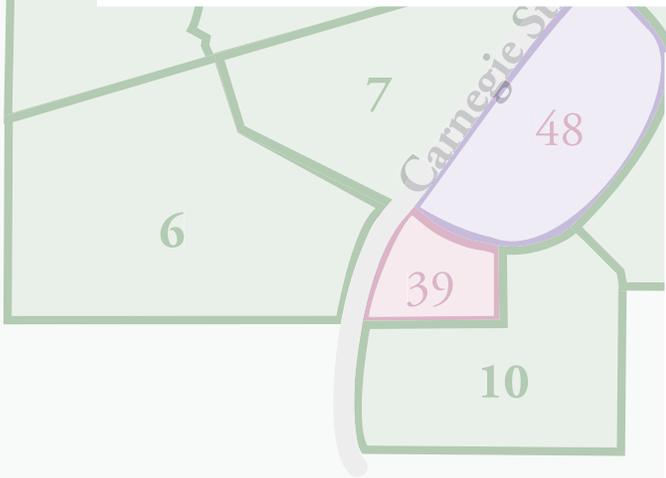
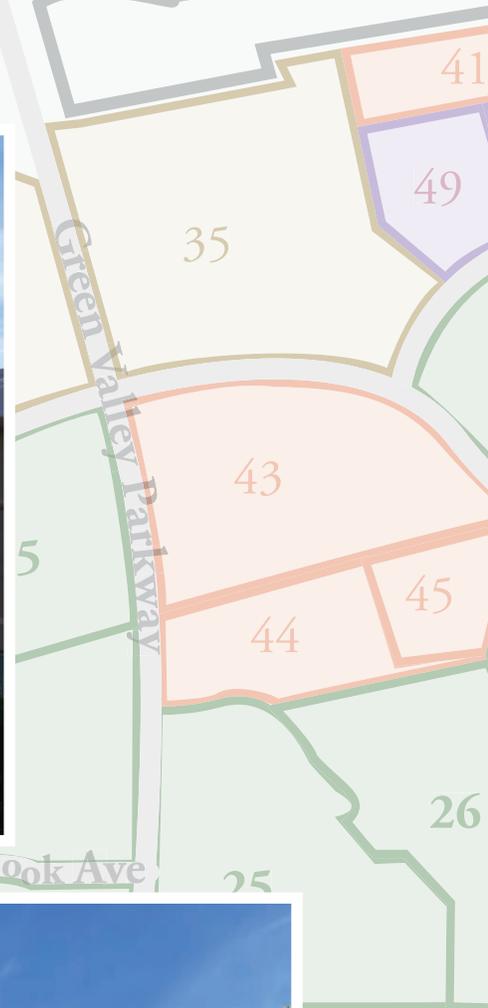


SURVEY

Niche says we are the best community in Nevada...
What do you like **BEST** about living in Green Valley Ranch??
Visit the following link to give your input

<https://greenvalleyranch.org/the-gvr-survey/>

STRAWBERRY HILL PARK



Neighborhoods

- 1 Castle Rock
- 2 The Cottages
- 3 Inspiration
- 4 Premiere
- 5 Bella Vista
- 6 Mystic Bay
- 7 Citrus Gardens
- 8 Summit Point

- 11 The Estabrook
- 12 The Encinitas
- 13 Crystal Springs
- 14 South Hills
- 15 Shadowbrook
- 16 Pacific Trails
- 17 Horizon
- 18 Ridgpoint/
Stoneybrook

- 20 Fontana d'Or/
Fountain Hills

- 29
- 30
- 31
- 32
- 33

K - GETS A MAKEOVER



Monumer
Pointe
Mountain
Pointe II
Mountain
Pointe I

mmercia

Office Complex

C. Mill

40 Midbar Kodesh

43 Henderson Special Events
Plaza/Multi-generational
Center

44 Police Substation

45 Paseo Verde
Library

46 Discovery Park

47 Paseo Verde Park

Schools

LandCare

SPRING is finally here. Birds are chirping and flowers are in full bloom. Since the last article, the crew has completed the deep cleaning and trimming of the trail system. Furthermore, the team has completed the seasonal flower change throughout the



community. The beauty of the desert will be in full display throughout the months of April and May.

TURF is yet again a

key focus for the crews this spring. Over the next three months a tremendous amount of time and material will be devoted to the re-establishment of healthy turf throughout the community. The mission is quite simple. First and foremost, the team will take strategic steps to remove the broadleaf weeds from the turf, specifically the abundance of dandelions growing in the turf. Once the dandelions are removed, the team will then re-seed and mulch the weak/thin areas to re-establish a vibrant stand of turf. With an adequate supply of fertilizer going forward, broadleaf weed populations will diminish with time.



Enhancements are in full effect. Under the guidance

of the Board, the team has initiated the first major enhancement project in the community. Crews are working on Valle Verde Drive installing new drip irrigation, plants, and decorative rock. Typically,



this level of enhancement work occurs every 20-30 years. After 20 years of life, drip systems show catastrophic failures and plants are often well past their prime. This also provides a great opportunity to initiate an updated look within the community. We are currently on track to finish the initial enhancement project the first week in May.



REMINDER: Set your irrigation clocks for 6-days per week starting May 1st. No watering on Sundays.

PALMS – TAKING CARE OF THEM

by Shirl McMayon

Palms are a common plant for the Vegas valley area and are a tropical staple in the landscape design. Most are truly suitable for the desert climate and can serve as a tree or a large shrub while providing shade and habitat. Palms provide the tropical look sought after by resorts and homeowners in the desert. They require minimal maintenance and have few pest and disease problems. Maintenance can help the palms keep that lush tropical look.

Palm pruning is a common maintenance practice and is typically performed annually. Pruning serves to not only remove dead, dying or yellowing fronds but also to get rid of the fruiting structure that sheds so much debris onto the sidewalks and into our swimming pools. These fronds typically mature in June or July, depending on the weather, and that is the best time to schedule pruning. If left on the tree, they will develop into a very heavy fruiting structure. The fruit pods can suddenly release from the tree and come down with a tremendous amount of velocity and weight, becoming a potential hazard to objects below. These should be removed by professional tree care companies annually for both safety and aesthetic reasons.

Palm trees typically retain their dead fronds in large quantities and for long periods of time. The unstable fronds make pruning and trimming palm trees extremely

dangerous. This cluster of dead fronds is referred to as a “skirt” by professional trimmers and this skirt can suddenly release during disturbance associated with pruning. If the tree trimmer is positioned under the skirt and it releases, it can surround and hold the climber, often resulting in suffocation. This work is best performed by a professional fully licensed tree care company.

Proper and adequate amounts of water are also necessary to keep your palms healthy and growing, especially on newly planted palms.

Keep the soil moist; lack of water can lead to stress.

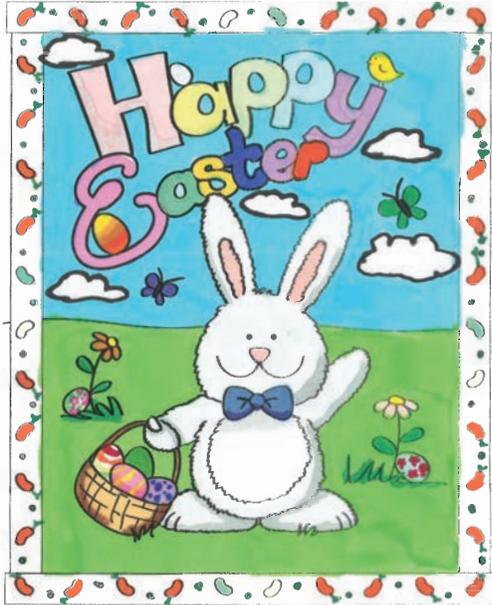
Symptoms include slow growth and browning on the tips of the oldest leaves. Water deeply four to five times a week when the temperatures reach above 100 degrees. For best results, use a soaker hose with a very slow trickle or use drip watering. You can monitor moisture by scraping the soil surface at least six inches deep or by using a soil probe for deeper penetration.

Fertilization is often not necessary but if required, the product should be specifically formulated for palms. Palms require a steady diet of nutrients and micronutrients, particularly nitrogen, potassium, magnesium, manganese and iron. All of these elements are critical to the health of your palms. Palm fertilizers are typically formulated as slow-release, which provides nutrients over a longer period of time and reduces the risk of leaching. These products are available at any local nursery.

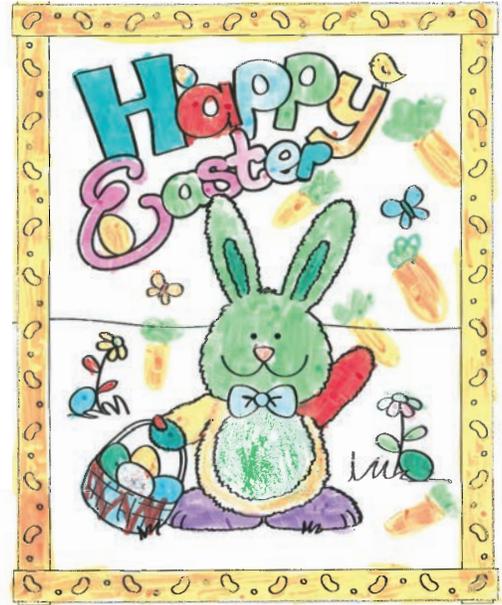
With minimal care, palms can thrive in your landscape and provide a tropical lush look – just remember to water, prune and fertilize. Then sit back and enjoy!



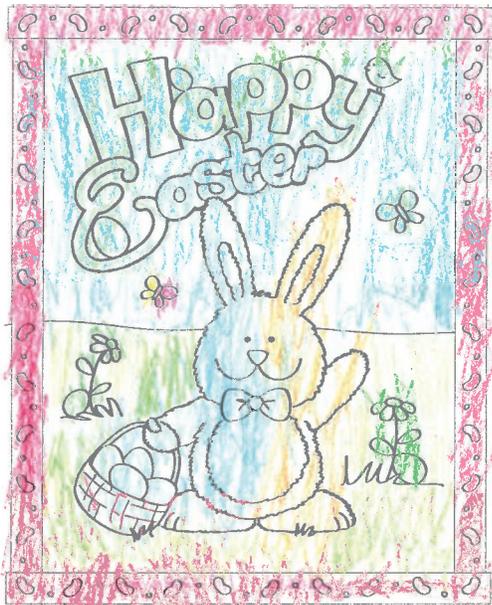
Congratulations To Our March/April Coloring Page Winners!



First Place - Kalea Kalabic, Age 10



Second Place - Sophie Trinidad, Age 6



Third Place - Evan Cardoza, Age 4

Honorable Mentions

- Bryce Drager, Age 7
- Chase Drager, Age 5
- Hunter Stelter, Age 6
- Isla Stelter, Age 2
- Harper Stelter, Age 8
- Ella Elwell, Age 5
- Devin Elwell, Age 7
- Brooklyn Moon, Age 8
- Hannah Ramseier, Age 4
- Daniel Lanning, Age 4
- Elise Lanning, Age 8
- Nathan Kaisk, Age 4
- Samantha Kaisk, Age 7
- Rielly Rivera, Age 8
- Aakash Nagelly, Age 6
- Rishi Nagelly, Age 9

- Stephanie Kalabic, Age 6
- Nolan Cardoza, Age 7
- Landon Cardoza, Age 9
- Stephanie Robles, Age 10
- Henry Wruk, Age 9
- Joshua Wruk, Age 10
- Kennedy Morin, Age 5
- Emilia Montiel, Age 7
- Maxwell Montiel, Age 9
- Tejasvi Dasari, Age 8
- Hayley Carriere, Age 7
- Lucas Sondrup, Age 9
- Aazeen Binte Atif, Age 7
- Gemma Kapuni, Age 7 ½
- Caleb



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 June 11th, 2021.
- Please put your name, address, phone number and age on the picture.

GVRCA

Board of Directors'

Notice of Meetings

May 20th

June 17th

July 15th

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: 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) 715-2403 or E-mail at: drfincups@gmail.com.



PRSRT STD
MAIL
U.S. POSTAGE
PAID
LAS VEGAS, NV
PERMIT No. 197

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.

