

Happy
Thanksgiving

The News

Green Valley Ranch
Community Association

November/December 2021

Emerald in the Desert

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

Inside View

“We’re Back!”

By Jocelyn Holzwarth, Advanced DCAL®,
President

Fall has arrived, and so have our events! After a year and a half of shutdowns, Green Valley Ranch residents can now join in our community activities once again. Of course, we will continue to practice social distancing and mask mandates when required, however, it is wonderful to finally be able to see everyone out and enjoying the amenities of the Ranch.

Hopefully, you were able to attend our Movie in the Park on Friday, September 10th. Despite the rain and microburst that brought down 3 trees in Friendship Park, the Movie went forward as planned! Residents also participated in our Fall Garage Sale on October 9th and the Harvest Festival on October 23rd. (See photos later in the newsletter) Mother Nature was kinder with these events and both were wonderfully successful. As we approach the holidays, we are looking forward to our “Light Up the Ranch” holiday lighting contest. Last year’s displays dazzled the eyes, and we anticipate homeowners outdoing themselves again.

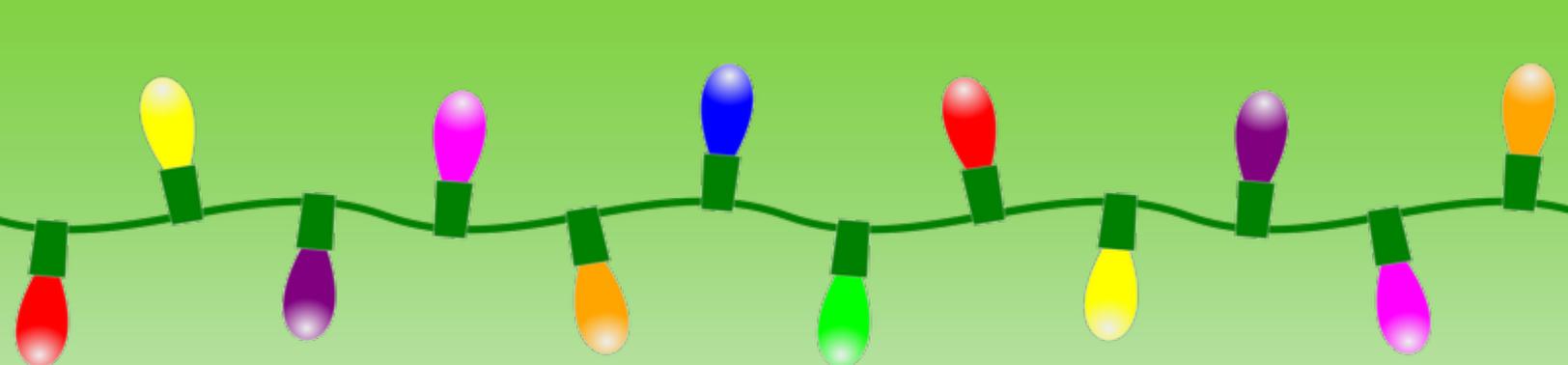
On a local level, many of you have noticed the road construction around the area of the DLC event center at Green Valley Parkway (GV Pkwy) and Paseo Verde (PV). The City of Henderson plans to install 3 new traffic lights at Desert Shadow Trail (west end) and PV into the parking lot; at Silver Knights Way (the new name for access into the site by the police substation across from Bella Vista) and GV Pkwy; and finally at Village Park Drive (exiting the District and GVR Casino) and PV.

They are also installing a dedicated right turn lane Northbound from GV Pkwy onto Eastbound PV. They also plan to widen GV Pkwy Southbound from PV to 3 lanes from the current 2 in the hope that these improvements will assist in traffic and pedestrian movement when events begin next year. Lastly, while most residents are aware that the DLC will be home of the Henderson Silver Knights, it will also be the home of the Knight Hawks arena football team. See information on this team later in the newsletter.

As an update to last month’s article about SB186, or “Why you will get more paper;” thankfully, we have a 120-day reprieve while the Nevada Real Estate Division reviews the certification of this statute. Hopefully, this can be changed to prevent unwanted paper and cost for the associations. Regarding the landscape conversions, they will continue as the Lake level continues to fall to 1067 feet. As such, the planned assessment increase for 2022 will be \$67.00/month to help offset costs. Details will follow in January’s newsletter.

For now, we hope that everyone had a terrific, spooky, Halloween, and we wish for you and your family a safe, healthy, and happy Thanksgiving, Christmas and New Year’s holidays!





LIGHT UP THE RANCH!!

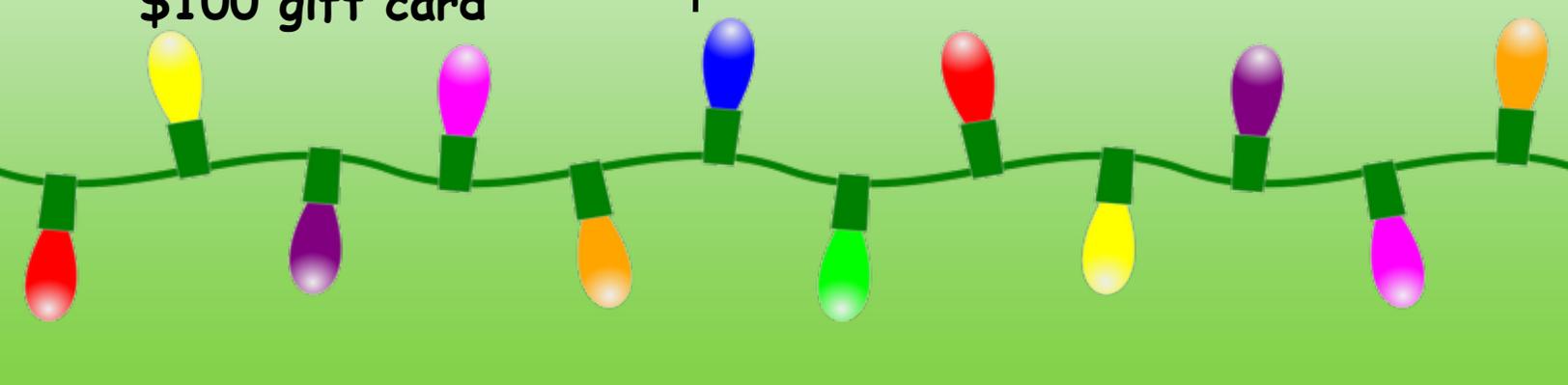
Holiday Decorating Contest

Winners will receive:

- * **1st Place**
\$300 gift card
- * **2nd Place**
\$250 gift card
- * **3rd Place**
\$200 gift card
- * **4th Place**
\$150 gift card
- * **Clark Griswold Award**
\$100 gift card

Please contact the GVR Management Team at 702-856-3773 to participate. The deadline to add your home to the list will be December 17th.

During these times I am sure all of us need a little sparkle, smile and cheer, so let's "**LIGHT UP THE RANCH**" and have some fun!



Manager's Corner

By Ivette Martinez,
Supervising Community Manager

In the last edition of the newsletter and in a recent e-blast, we talked about Senate Bill 186 which eliminated the benefit of homeowners electing to receive association related notices by email in lieu of regular mail. This bill was to become effective on October 1st. I am happy to inform you that on September 28th, the Nevada Real Estate Division (NRED) issued a Temporary Guidance on SB 186 which pauses enforcement for 120 days or until certification of the revised statute. According to the NRED, a review of the final bill language revealed inconsistencies with the language of the bill and the intent behind the change. The Legislative Counsel Bureau will be reviewing SB 186 so that the legislative intent of the bill and its language are consistent. Necessary corrections will be made before the language is codified under NRS 116. What does this mean for our homeowners? It means that if you have signed up for electronic communications, you will continue to receive association communications via e-mail. At this time, the association will not be required to send all mailings via US Mail, as previously anticipated. This is good news for homeowners and the HOA. We will keep you updated with further developments.

As the weather cools down, we have noticed an increase in garage sale signs throughout the community. 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, typically in April and October.

Speaking of cooler temperatures, we love seeing residents and their four-legged friends enjoying

the trails and parks. As a reminder, 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."

We have noticed a large amount of tree branches and palm fronds in the common areas. When maintaining the landscaping on your property, please ensure that you collect all debris that falls into common area.

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.

As we wrap up 2021, be on the lookout for your Budget Ratification and Annual packets in your mailbox. The Management Team wishes you and your loved ones safe and happy holidays!



VEGAS (August 23, 2021) - The Foley Entertainment Group announced today, August 23, the organization's newest venture. The newly acquired Indoor Football League franchise will now be known as the Vegas Knight Hawks. The Knight Hawks will be the eighteenth current and active member of the IFL.

"Our organization is thrilled to be bringing another pro sports franchise to Southern Nevada," said Vegas Golden Knights President Kerry Bubolz. "Just like the Vegas Golden Knights and the Henderson Silver Knights, the Vegas Knight Hawks will be a team built to support the community they play in. Our games at the all-new Dollar Loan Center will be fun, affordable and have the best-in-class in-game experience."

The organization also announced that the team has hired Mike Davis as their first head coach in franchise history. Davis joins the Knight Hawks after serving as the Defensive Line Coach for the CFL's Toronto Argonauts.

ABOUT THE BRAND

While most are familiar with the common protective equipment of a Knight, like their armor, shield, chainmail and jousting stick, an elusive creature played an integral role in the Knight's arsenal. The Knight Hawk aided in keeping the knight safe by scouting the battlefield, warning of danger ahead and attacking their prey. These intimidating birds of prey utilized their exceptional vision and speed to secure victories on the battlefield. In tandem with the Knight and War Horse, the Knight Hawk forms a formidable trio that is the epitome of the warrior class

The Knight Hawk is guided by the Vegas Star. So long as the star is in sight, the Knight will always find their way home.

During battle in the dark of night, the Knight Hawk is always watching from above. Moments before it strikes, the Knight Hawk becomes illuminated from behind by the Vegas Star. When the opponent can see the gold in its eyes, they know defeat is imminent.

ABOUT THE DOLLAR LOAN CENTER

The Dollar Loan Center is an all-new 6,000-seat multi-purpose venue on Green Valley Parkway near The District at Green Valley Ranch and future home of the American Hockey League's (AHL) Henderson Silver Knights and the Indoor Football League's (IFL) Vegas Knight Hawks. The Dollar Loan Center will also become the new home of the Southern Nevada Sports Hall of Fame.



Winter watering schedule in effect Nov. 1 through Feb. 28

As the short days and chilly temperatures of winter make their way into Southern Nevada, they also serve as a reminder to set your irrigation clock to water your landscape only one day a week beginning Monday, Nov. 1.

Compliance with the mandatory seasonal watering restrictions—in effect through Feb. 28—is especially important this winter in light of the federal government’s recent declaration of a water shortage on the Colorado River. As a result of the declaration, Southern Nevada’s allotment of water drawn from Lake Mead—the source of 90 percent of the community’s supply—will decrease by 7 billion gallons beginning Jan. 1.

The mandatory winter watering schedule limits both turf and drip irrigation to one assigned day per week; Sunday watering is prohibited year-round. To find the day of the week you are allowed to irrigate your landscape, visit snwa.com.

Watering on days other than your assigned watering day or allowing water to spray or flow off your property is considered water waste and may result in a water-waste fee. Water-waste fees start as high as \$80 for the first violation and double with each subsequent violation.

To avoid wasteful runoff and help the soil absorb more water, irrigate grass no more than 12 minutes per watering day in three cycles of four minutes. Run each four-minute cycle one hour apart. Also, watering during the mid-morning hours helps avoid freezing and prevents ice from forming on lawns and sidewalks. Drip irrigation should operate once every seven to 14 days, as trees and plants need less water than grass.

In addition, be sure to change your watering clock’s time to coincide with the end of Daylight-Saving Time, which also begins Nov. 7 at 2 a.m.

For tips on maintaining a healthy landscape during the winter season, visit snwa.com.



Fall Preparations

There is a crisp bite to the morning air. Without a doubt, Fall is finally here. Furthermore, a scenic drive down Paseo Verde Parkway highlighted the hues of fall that are about to drop from above. The Red Push Pistache trees lining the Parkway have started their annual color change. With the leaf colors on display, we encourage everyone to get out and enjoy the sights, sounds, and smells the GVR trail system has to offer this time of the year.

In preparation for the annual leaf drop, the LandCare team has been prepping to ensure a smooth, safe, and efficient leaf clean-up of the property. In 2021, LandCare has invested over \$10,000 towards additional leaf removal equipment. We are eager to put these capital investments to work for the community.

Covid-19 Update

Throughout the pandemic, LandCare has been extremely diligent to ensure proper safety protocols were in place to protect both our clients and our essential employees. Despite our stringent protocols, the fear of the virus deterred many from applying for work over the past 1.5 years. Fortunately, we saw markable increase in applicant activity in September. This wave of applicants has been pivotal in our efforts to fortify the trimming crews and increase production volumes. We are happy to be at full strength and steady once again.

2021 Xeriscape Conversions

Quick Reminder: The LandCare team will start the recently approved xeriscape conversion project in late October. As discussed previously, the community is moving forward with the xeriscape projects to comply with the new drought regulations. The initial xeriscape conversion work will begin on S. Valle Verde Drive. Pending weather conditions, we anticipate working on Valle Verde Drive during the months of November and December, before moving to the north side of Paseo Verde.



Harvest



Festival



Community



Engagement



ity



Congratulations To Our September/October Coloring Page Winners!



First Place - Harper Stelter, Age 9



Second Place - Nolan Monson, Age 9



Third Place - Chase Drager, Age 6

Honorable Mentions

Samantha Kaisk, Age 8
Nathan Kaisk, Age 4
Mary Allsop, Age 9
Stefan Kalabic, Age 6
Kalea Kalabic, Age 10
Ellie Kapuni, Age 6
Gemma Kapuni, Age 8
Hayley Carriere, Age 7
Elise Lanning, Age 9
Caleb Lanning, Age 7
Daniel Lanning, Age 5
Quinn Fitzgerald, Age 10
Eli Gonzalez, Age 7

Maxwell Gonzalez, Age 5
Dash Klein, Age 4 ½
Elise Klein, Age 6
Lucas Sondrup, Age 10
Nolan Cardoza, Age 7
Evan Cardoza, Age 5
Landon Cardoza, Age 10
Lew Hamajima, Age 10
Hunter Stelter, Age 7
Baron Ebert, Age 9
Boston, Age 9
Bryce Drager, 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 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 December 17th, 2021.
- Please put your name, address, phone number and age on the picture.

GVRCA

Board of Directors'

Notice of Meetings

November 18th

December 2nd - Annual Meeting

January 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 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: Mark Stieneker
Director: Charles Geisendorf
Director: Sandy Patterson
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®
 as Co-Liaisons
Safety & Security: TBD
Social/Recreation: Jocelyn Holzwarth

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 DLC
 200 S Green Valley Parkway
 Ticket Line (702) TBD
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 Unkempt Online Reporting
 vehicles Only
Parks & Recreation (Henderson) (702) 267-3000
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.



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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.

