

GVR

Best in Nevada!



Green Valley Ranch
Community Association

May/June 2022

Emerald in the Desert

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

Inside View

We are # 1

By Jocelyn Holzwarth, Advanced DCAL®,
Treasurer

Well, it's official! Green Valley Ranch has been voted BEST Outstanding Master Association of the Year for 2021 by CAI (Community Associations Institute). This is the second time we have won this prestigious award. That means out of all the master associations in Nevada, and the 12 that were nominated; we were voted #1 – again!

As our residents know, there are many things to love about living in Green Valley Ranch. Whether it is our numerous parks and trails, community activities, many local schools and shopping and great neighbors, we always feel like we have the best community in the state; and now others realize it as well.

To mention some of those activities, GVR hosted its annual Easter Egg hunt on April 9th at Friendship Park. Due to the kindness of Mother Nature, we had Perfect weather. Temperatures were in the 70's with a hint of breeze (unlike the extreme winds we have had before and after the event). We had hundreds of kids and parents in attendance, and everyone seemed to be having fun – even the Easter bunny! After 3 years, it was wonderful to be able to host this popular event again.

For other activities, while movie night had some technical difficulties, the weather was, again, perfect! We will make sure that this event comes off successfully in the fall. We also had a wonderful garage sale with many residents participating in cleaning out their homes and providing “treasures” for others to purchase.

Again, we look forward to our Fall garage sale in October.

Our next event is the GVR Neighbor Breakfast to be held at Desert Willow Community Center on Saturday, May 14th from 9:00 – 11:00a.m. Due to the pandemic, this will be the first time in 3 years we will host an indoor event. The passage of Nevada legislature bill AB356 has put turf removal front and center for the GVR Board and all of Southern Nevada! As such, we will be talking about all things landscape and tree related at the breakfast. Sooo – if you are wondering why we are or aren't making changes to the landscape, this gathering can answer those questions.

For now, we hope that our residents get out and enjoy Spring, one of the best seasons for outdoor activities. We are so very glad to be able to host events again and to see residents, neighbors, and friends. We wish everyone a wonderful Spring and upcoming Memorial Day weekend as we anticipate warmer weather ahead.



Green Valley Ranch Community Association's Annual Breakfast Forum

Everything Landscape

When: *Saturday, May 14th 2022 from 9am -11am*

Where: *Desert Willow Clubhouse*

2020 W Horizon Ridge Pkwy, Henderson NV 89012

Why are trees
being removed
and not replaced?

What are the
guidelines for
removing grass in
the community?

I would like to know
more about Landcare
as the new company
in GVR...

Join your neighbors for an awesome breakfast and learn about "Everything Landscape" within Green Valley Ranch. Guest speakers will be in attendance to give residents insight on the SNWA guidelines, landscaping through the community and tree removals! Please contact Management with any questions at 702-856-3773 or via email at green-valleyranch@terrawest.com.

Spring Arbor Care Tips

Spring time is the best time of year weather wise in our valley. This also happens to be a great time of year to do a visual inspection of your mature trees in the landscape. Most deciduous trees have begun to fill out their canopies with leaves and this helps with identifying any hazards or possible issues with health / growth of the trees.

It is a good idea to start the inspection by checking the trunk of the trees for visible cracks or cavities that may have developed in high wind situation. These items could be minor in nature but if left untreated it could result in long term decay and structural weakness. Check roots for any signs of uplifted roots on one side of the tree. Check to see if the tree has a new or worsening lean that could indicate a stability issue with the tree.

As you progress up the tree trunk look for cracked or hanging branches that are completely broken off or are broken but still attached to the tree. These branches will need to be removed as they pose a hazard to people and property when they eventually fall to the ground.

It is important to differentiate broken branches from branches that are attached to tree but have no foliage or dead foliage attached. These types of branches if present are usually sign of a disease or insect issues. While these branches will need to be removed as well a additional insecticide or fungicide treatment option could be implemented to help mitigate the problem.

The next item and depending on the size of the trees is the most difficult to get a close look at are the tree leaves . Checking the leaves of the tree for uneven coloring, slow growth, wilting and insect damage. These types of issues are most associated with lack of water, nutrient deficiencies in soil and fungal /bacterial disease.

Inspect the irrigation system to ensure that the tree is receiving the proper amount of water. Verifying all the drip emitters or bubblers are dispensing water. Keeping in mind that as the tree grows its watering requirements will increase. Adding or relocating drip emitter as needed throughout the root zone of the tree.

Detecting some of these issues early will go a long way in ensuring the short and long term health of your trees. I recommend contacting your local nursery and or a certified Arborist to help with identifying and performing any of the Arbor care task that your trees may require.

Pete Luna

CertifiedArborist at Tree Solutions



Manager's Corner

The Crème De La Crème of Master Associations

By Ivette Martinez , CMCA®
Supervising Community Manager

On October 30, 2021 Green Valley Ranch Community Association was nominated for the CAI Outstanding Master Association of the Year, 2021. GVR is no stranger to this honor, with several nominations over the past 20+ years. In fact, GVR previously received this prestigious award in 2018.

There were a total of twelve nominees in our category and GVR was up against some of the most prestigious Master Associations in the state of Nevada to include; Providence Master Homeowners Association, Mountain's Edge Master Association and Inspirada Community Association.

During the CAI Gala on March 11, 2022 Green Valley Ranch Community Association was named as the CAI Outstanding Master Association of the Year, 2021!

Congratulations to Green Valley Ranch Community Association homeowners and to the Board of Directors for their many combined years of dedication and volunteer service to GVR. It is an honor to work side by side with a group of people who care so much about the community in which they reside and are truly working toward the same goal of preserving the association, making it the best possible place to live.



Manager's Corner

By Ivette Martinez , CMCA®
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 allow for garage sale at any time, Green Valley Ranch prohibits any garage sale signs except during scheduled events. 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 April 23rd and the Fall Garage Sale is scheduled for October. Once the Fall Garage Sale date is set, 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 Communications

In this day in age, the fastest and most efficient means of communications is electronic, especially now. 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.

NEW BOARD MEMBERS

Ben Sillitoe

Ben is a life-long Nevadan; he grew up in Henderson and earned his Bachelor of Science in Business Administration with a major in Managerial Finance from UNLV. He is currently the President of Homecision, a mortgage company focused on home equity solutions for senior citizens. He has resided in Green Valley Ranch with his family since 2017. They were mostly drawn to the neighborhood because of how it promotes active lifestyles with its beautifully landscaped trails, common areas and numerous parks.



Andrew G. Nagorski

Andrew G. Nagorski was appointed to the Green Valley Ranch Community Association as a Board member early in 2022. He has accepted the position of Secretary and also serves on its Architecture Review Committee. He has lived in Inspiration for five years and enjoys the amenities offered within its close geographic area. Previously, he and his late wife lived in Anthem.



He is a former Chief Executive Officer with a Silicon Valley start-up and has also been a Chief Financial Officer and Chief Information Officer. He has served on multiple Board of Directors in the for-profit sector, the non-profit sector, and with Homeowner's Associations.

His hobbies include being an advanced scuba diving instructor, performing stand-up comedy, and has almost completed a book on his happy place and the importance of your happy place. He has travelled extensively to 49 states, 43 countries, five oceans and five continents so he still has some incomplete business to finish. His daughters and their families live in Washington, D.C. and Boca Raton, FL.



Easter Egg



Hunt 2022



**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

Summer Preparations

The LandCare Team is hard at work preparing for the Summer Season. One of the most important aspects of our summer preparation process is the timely application of a spring fertilizer. Our agronomic approach is to apply a slow-release fertilizer that will feed the turf and plants for many months to come. Specifically, we use a slow-release methylene-urea based fertilizer. We deploy this specific fertilizer for the following reasons:

- releases a steady, and long-lasting supply of nitrogen
- low salt index, thus reducing the risk of fertilizer burn
- helps to feed the microbial population in the soils
- decreases the risk of nitrogen leaching in the soil
- decreases the risk of nitrate runoff
- has a low salt index making it safe for our desert soils



I would also suggest applying slow-release fertilizers for your home use as well. Look for slow-release products that have **18-9-18 N-P-K** nutrient ratio or similar. This will provide a solid nutrient base for your turf and plants throughout the summer months. The **N-P-K ratio** represents the key nutrients found in fertilizers. **18** – Nitrogen, **9** – Phosphorus, **18** – Potassium.

Quick Fertilizer Tips:

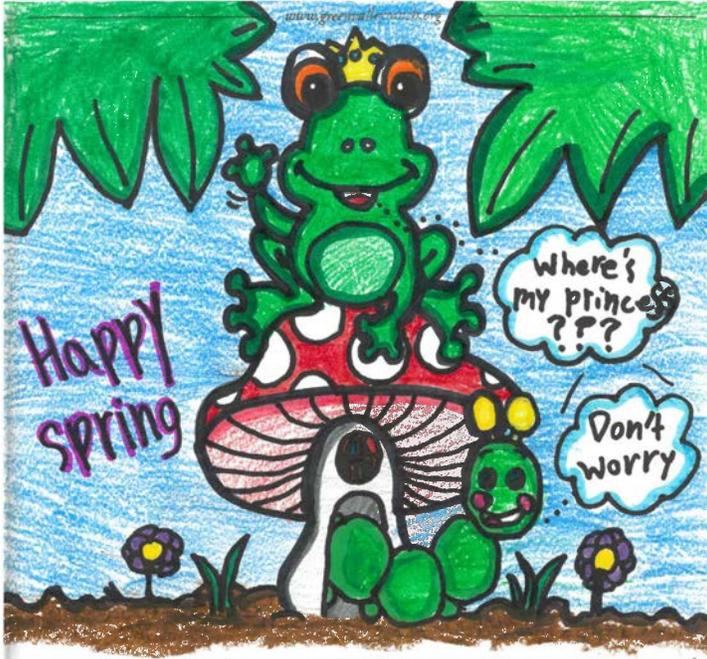
- Apply 10-minutes of water immediately after fertilizer application to avoid burn on the leaf tissue
- Avoid applying fertilizers when temperatures exceed 90 degrees
- Use extreme caution when using Fertilizers containing “iron (Fe)”. Iron can stain sidewalks and pools



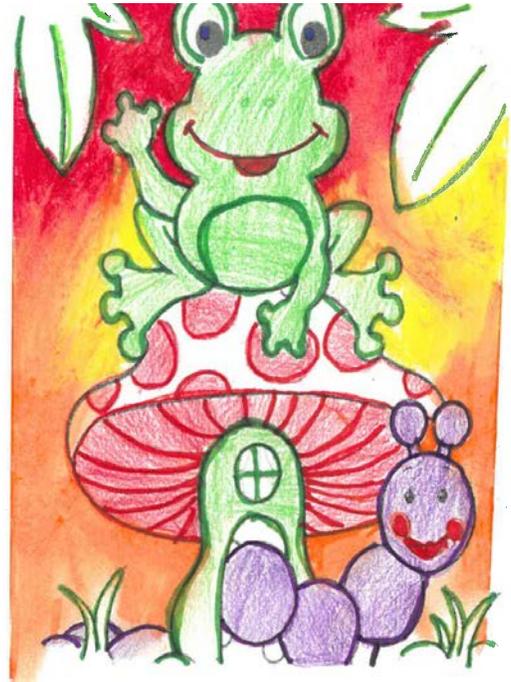
When applying fertilizers for flowers, we take a different approach than that outlined above. Since flower blooms are the goal, we lean towards fertilizers with a high phosphorous content. Fertilizers containing an N-P-K fertilizer ratio similar to a 15-30-15 tend to work best. The higher rates of phosphorus will produce stronger roots and robust flower production. As mentioned above, avoid applications in high temperatures and be sure to apply liberal amounts of water immediately after the fertilizer application to avoid fertilizer burn.



Congratulations To Our March/April Coloring Page Winners!



First Place - Mary Allsop, Age 10



Second Place - Baron Ebert, Age 9



Third Place - Yashika Dasari, Age 3

Honorable Mentions

- Rielly Rivera, Age 9
- Sophie Trinidad, Age 7
- Erin Oh, Age 6
- Catherine Oh, Age 8
- Caleb Lanning, Age 7
- Elise Lanning, Age 10
- Maxwell Gonzalez, Age 6
- Eli Gonzalez, Age 8
- Tejasvi, Dasari, Age 9



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 10th, 2022.
- Please put your name, address, phone number and age on the picture.

GVRCA

Board of Directors'

Notice of Meetings

May 19th

June 16th

July 21st

Regular Board Meeting

Meeting agenda, meeting minutes & financial statements available electronically upon request free of charge from Terra West at (702) 856-3773, Paper copies will be made available at a cost of \$0.25 for the first ten pages & \$0.10 for subsequent pages. 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
\$67.00 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: Mark Stieneker
Vice President: Paul Rowcliffe
Secretary: Andrew Nagorski
Treasurer: Jocelyn Holzwarth, Advanced DCAL®
Director: Annela Aubry
Director: Charles Geisendorf
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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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.

