The News

Happy Holidays!

Green Valley Ranch
Community Association

November/December 2022

Emerald in the Desert

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

Inside View

Holidays Ahead!

By Jocelyn Holzwarth, Advanced DCAL®, Treasurer

As we approach the holidays, November gives us the opportunity to reflect on the year in review. Most recently, the Ranch had successful Fall events. Many GVR residents turned out for the encore showing of the Sand Lot movie in Friendship Park in September, as well as the garage sale in October. Mother Nature mostly cooperated for the Harvest Festival on October 22nd with the strongest winds heralding the arrival of the cooler weather at the end of the event. We had over 250 residents come out and enjoy the children's costume party, petting zoo, pet adoption, food and time spent with friends, neighbors, and family.

Despite the abundant monsoon season, many Southern Nevadans enjoyed one of the longest, lingering Indian Summers in recent memory. Now, though, as temperatures have cooled, homeowners can plan for landscape renovations this Winter and Spring. As the Colorado River drought continues, the federal government has declared a tier two water shortage which will mandate further cuts to Nevada's water allocation for 2023. The GVR HOA continues to work to convert non-functional turf (i.e. – grass) to drought tolerant landscape by December 31, 2026.

While this reduction only impacts homeowner's associations, commercial users, and municipalities for now, residents might want to take another look at their landscape and household water consumption to look for ways to reduce usage, as water costs will continue to increase in 2023.

Water and landscaping represent the largest components in the GVR annual budget, along with the management contract as a distant third; all 3 of these costs are rising in 2023. The landscape contract will go up 9% over the coming year, as we have only had a 1 ½% increase for the last 2 years. With inflation running at an 8.2% increase, as all residents know, everything costs more. Due to these and the ongoing mandated turf conversions, the annual assessments will increase from $67/month to $73/month beginning in January 2023. The annual budget mailing and new collection policy, as well as the ballots for the upcoming election will arrive in your mailboxes soon.

We understand that all homeowners are aware of increasing costs, and we are doing what we can to mitigate the increase, while at the same time maintaining the activities and amenities that made GVR the Master Association of the Year in Nevada for 2021 by CAI (Community Associations Institute). We continue to work with management, vendors, and residents to maintain and enjoy our "Emerald in the Desert", no matter how the government rules change!

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 16th.

For now, the GVR Board appreciates that we have been able to hold all our events IN PERSON this year, a change from the last 2 years and a grateful return to some level of normal. For December, we hope that residents participate in the Holiday Lighting contest. Last year we had some GREAT entries, and many more decorated homes. It continued to show wonderful neighborhood spirit despite our recent challenges. Next year we anticipate continuing to build on the events of 2022, as we look forward to a successful New Year with many activities and opportunities for residents to gather and engage with each other.

So, as we reflect on the most recent year, we look forward to 2023 with optimism and hope for a continued brighter future. We understand that we still will have some challenges ahead as we work through the fiscal issues, and we know that in the long term, residents will persevere and enjoy everything that our community, state, and nation have to offer. For now, we wish for you the best of the holiday season as you gather with friends, neighbors, and family to celebrate this special time of year. We look forward to seeing you again in 2023!

Friendly Reminders

- Holiday decorations are permitted to be displayed 30 days prior to the holiday and should be removed 30 days after the holiday.
- Architectural applications are required for any exterior work, if you live in a gated sub-association, you must have approval from them prior to submitting your application to GVRCA.
- Signed Neighbor Awareness Statement is not required to be submitted with your ARC application. Should the ARC Committee feel it is necessary to make your neighbors aware of work being done you will be notified at that time.
- Now that it is getting darker earlier please be aware of your surroundings. Please slow down around the park areas and be looking for people crossing the street.
- If you notice an irrigation leak please let us know by either calling 702-998-6044 or email us at greenvalleyranch@terrawest.com.
- Please send all responses to violation letters in writing to greenvalleyranch@terrawest.com.

Manager's Corner

By Susan Nolan,
Supervising Community Manager

It seems every year I say "Wow this year has gone by so fast!", and here we are again. The holiday season is upon us, and while some say this is their favorite time of the year, for others it is a very stressful time. This time of year causes a change to our day-to-day routines and as we head into the Holiday Season and knowing that this time of year means something different to each person, I thought I would share some tips on enjoying the season and coping with the stress this season can bring.

- Set aside time for yourself and prioritize self-care.
- Schedule activities that make you feel good.
- Take a drive to see the holiday lights.
- Get crafty.
- Surprise a loved one.
- Write a letter to someone you love or have lost touch with.
- Wear an ugly sweater.
- Make wellness a priority and avoid skipping meals or overindulging.
- Make a plan as early as possible about what you will be doing during the holidays.
- Even though there is a lot going on, get enough rest.
- Find time to visit friends and have some fun.
- Develop a holiday budget.
- Use your calendar to plan specific days for shopping, baking and visiting friends.
- Get some fresh air.
- Create an escape plan and set healthy boundaries.
- Do not lose sight of what really matters and practice gratitude.

Although we do not all celebrate the same holidays or maybe none at all, posting a multi-cultural calendar to help everyone stay aware of important cultural events will help us all be mindful that we celebrate in different ways.

No matter what this time of year means to you or how you chose to celebrate it, I hope it is celebrated with treasured traditions and you all stay happy, healthy and safe.

Movie Night

Another Great Community Event!

SOUTHERN NEVADA WATER AUTHORITY™

Additional Cuts to Southern Nevada Water Supply in 2023

With climate change-fueled drought taking a toll on water levels at Lake Mead—the source of 90 percent of the community's supply—the federal government has declared a tier two water shortage on the Colorado River for 2023.

The tier two shortage will reduce Southern Nevada's annual 300,000 acre-feet allocation from Lake Mead—the source of 90 percent of the community's supply—to 275,000 acre-feet, a reduction of about 8 billion gallons. Last year, however, Southern Nevada used 242,000 acre-feet of water from the lake.

In response, the Southern Nevada Water Authority (SNWA) encourages residents and businesses to redouble efforts to conserve by following mandatory seasonal watering restrictions, preventing and reporting water waste to your water utility, and converting grass to drip-irrigated, drought-tolerant landscaping.

For information on drought conditions and what you can do to conserve water, visit snwa.com.

Finding and fixing leaks can help save precious water

You may not know it, but there could be a thief at work in your home. No, this burglar isn't stealing your jewelry, electronics, or other valuables; instead, it may be robbing you of something even more precious—your water and money.

Across the country, household leaks account for more than 10,000 gallons of water wasted annually, and 10 percent of homes have leaks that waste 90 gallons or more daily. Common culprits include worn toilet flappers, dripping faucets, and leaking valves. Faulty or damaged landscape irrigation systems and swimming pool automatic fill valves also can waste water and contribute to high water bills.

Tracking down and fixing leaks is especially important in Southern Nevada, where 90 percent of the community's water supply comes from one source—the Colorado River at Lake Mead. Along with following mandatory seasonal watering restrictions and avoiding water waste, fixing household leaks can go a long way toward conserving water in our desert community.

To help make the job easier, the Southern Nevada Water Authority (SNWA) offers money, and water-saving rebate offers for smart leak detectors that send information to an app on your smart device. The post-purchase rebate pays customers who install the technology up to half of the purchase price, or $200, whichever is less. Some devices require tapping into the existing plumbing system and may require a licensed plumber for the installation, while others simply attach to your water meter.

Regularly checking your irrigation system for leaks and cracked or broken parts will not only save water, but also reduce your monthly water bills. This simple step also can help you avoid costly water-waste fees; irrigation water allowed to flow off your property and down the street is considered water waste and could be subject to fines ranging from $80 up to more than $5,000 for repeated violations.

The SNWA also offers free indoor water audit kits so you can test your fixtures. To learn what you can do to prevent and repair leaks in your home, visit snwa.com.

Harvest Fes

stival - 2022

RESOURCE LIST — 2022

ORGANIZATION	DESCRIPTION	CONTACT
2-1-1 Nevada	• State-wide resources provided by Nevada Department of Health & Human Services • Connects Nevadans with services they need • 24/7 call center to assist and guide • Housing, utility assistance, counseling, emergency resources, food, transportation, shelter, & support	Phone: 211 Phone: 1-866-535-5654 Text: Zip code to 898211 Website: Nevada211.org
three square — together, we can feed everyone	• Resources to locate food pantries for all ages, congregate meals for children and seniors • Home delivery and curbside options available for seniors • Transportation to grocery store or food pantry for qualified seniors • Benefit application assistance for SNAP, Medicaid, Utility Assistance	Phone: 702-765-4030 Website: ThreeSquare.org
UNLV PRACTICE	• UNLV sponsored community mental health training clinic • Affordable, quality counseling and mental health services	Phone: 702-895-1532 Website: unlv.edu/thepractice
RTC	• The Regional Transportation Commission of Southern Nevada provides Silver STAR Service with special options for seniors • Paratransit trip planning and support • Veteran services information	Phone: 702-228-4800 Website: rtcsnv.com
HopeLink of Southern Nevada — Change Their Normal	• Community-wide services • Rent/utility/deposit assistance for at risk Southern Nevada residents; homeless prevention, food pantry, medical, legal, and mental health referrals, transportation and housing services and referrals, emergency shelter, family support services	Phone: 702-566-0576 Website: link2hope.org

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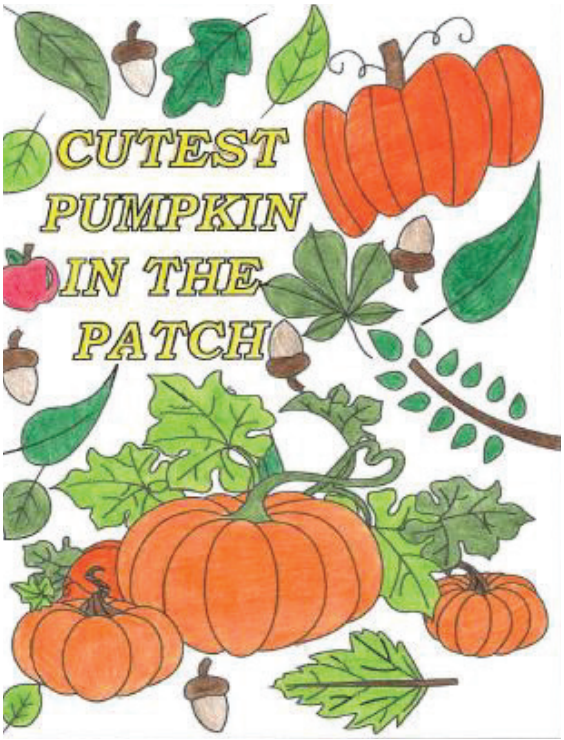
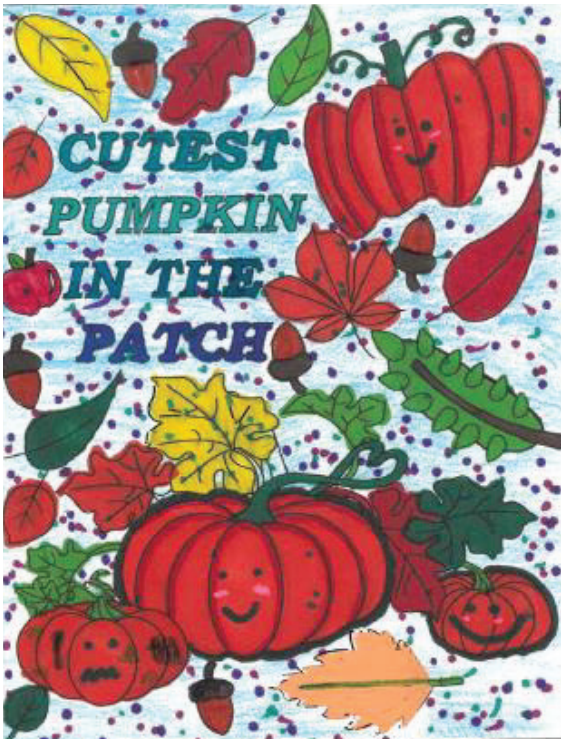
Southern Nevada SLP Senior Law Program	• No-cost legal services for seniors 60 years and older • Assistance with wills, durable power of attorney, elder abuse prevention, fraud, debt, counseling, social security, Medicare, Medicaid, evictions and foreclosures	Phone: 702-229-6596 Website: snslp.org
HENDERSON	• Senior assistance and resources provided at Heritage Senior Facility and Henderson's Downtown Senior Center • Housing Assistance, utilities, Medicare Prescription Drug Plan assistance, State Health Insurance Assistance (SHIP), Meals on Wheels, congregate meals & wellness classes	Phone: 702-267-2950 Website: cityofhenderson.com
the Just One Project	• Food Services, community connections, youth programs, nutrition classes and more • Pop Up & Give Mobile Food Markets, emergency food assistance, Rapid Rehousing, No-Cost, Client Choice shopping with Wraparound Services Drive-Thru	Phone: 702-462-2253 Website: TheJustOneProject.org
Lutheran Social Services of Nevada	• Grassroots services that assist low-income, at risk of homelessness, homeless, youth, veterans, people with disabilities and senior citizens • Grocery assistance, online food pantry, open air food market, nutrition education, temporary rental and utility assistance, Medicaid Nevada Check-up and SNAP applications, and senior congregate meals	Phone: 702- 639-1730 Website: lssnv.org
Nevada HAND More than a home	• Affordable housing with commitment to financing, development, construction, and management of apartment homes • On-site Resident Services at all communities in support of education, health and wellness, financial stability, and community involvement	Phone: 702-739-3345 Website: nevadahand.org
Clark County Nevada	• Clark County Social Services provides adult day care and long term care assistance for low-income seniors and individuals with disabilities • Ombudsman services to provide referrals and facilitate complaints • Emergency homeless shelters, transitional and permanent housing and indigent nursing home care • Short term and long term homemaking and personal care services	Phone: 702-455-4270 Website: clarkcountynv.gov

Congratulations To Our September/October Coloring Page Winners!

First Place - Charlotte McQueen, Age 9



Second Place - Hayley Carriere, Age 8



Third Place - Mary Allsop, Age 10

Honorable Mentions

Cameron O'Connell, Age 9
Addie O'Connell, Age 2
James O'Connell, Age 7
Pierce McQueen, Age 6
Elise Lanning, Age 10
Caleb Lanning, Age 8
Antonio Quintin, Age 9
Ember Shaw, Age 4
Cardon Shaw, Age 6

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 16th, 2022.
- Please put your name, address, phone number and age on the picture.

GVRCA
Board of Directors'
Notice of Meetings
November 17th
December 1st Annual Meeting
January 19th
Regular Board Meeting

Meeting agenda, meeting minutes & financial statements available electronically upon request free of charge from Terra West at (702) 856-3773, Paper copies will be made available at a cost of $0.25 for the first ten pages & $0.10 for subsequent pages. Items are made available to the Association's membership in accordance with
NRS 116.3108 & 116.31083.

Terra West Henderson Office
11135 S Eastern Ave, Suite 120
Henderson, NV 89052

GVRCA MEETINGS

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

The GVRCA Board of Directors regular meeting is open to the public.
(see www.greenvalleyranch.org for monthly agenda).

The GVRCA Board of Directors executive session is held to go over delinquencies and legal matters. Hearings may be scheduled through Terra West at (702) 856-3773.

The Social Committee is looking for volunteers. If you are interested in joining, please send an email to greenvalleyranch@terrawest.com

The Architectural Committee meetings are held to go over submitted architectural applications. Homeowners can schedule appointments to meet with the committee through Terra West at (702) 856-3773.

DW - Desert Willow Community Center, 2020 W. Horizon Ridge Pkwy, Henderson NV 89012
SAMMY'S - Sammy's Woodfired Pizza, 1501 N. Green Valley Pkwy, Henderson, NV 89074
TW - Terra West, Henderson Branch, 11135 S. Eastern Ave., Suite 120, Henderson, NV 89052

GVRCA Board Meeting - Open Forum Meeting Disclosure

At the beginning of every Regular Session of the Board of Directors meeting, an Open Comment and Discussion period will be devoted to items listed on the agenda. At the end of every Regular Session of the Board of Directors meeting, an Open Comment and Discussion period will be provided to the homeowners to speak to the Board on non-agenda items. At the conclusion of the open call to the homeowners, individual members of the Board may respond to those who have addressed the Board, may ask management to review a matter or may ask that a matter be put on a future agenda. However, except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

Green Valley Ranch Community Association
Master Association Assessment Payment Information
$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

Susan Nolan, 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) 645-4259
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) 455-3898
Free Mediation service	
Neighborhood Enhancement Unkempt vehicles	Online Reporting 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.

GREEN VALLEY RANCH

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.