



# News

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

## PRESIDENT'S NOTES. . .

### Green Valley Ranch Awarded Association of the Year Honor

By Sara Barry, Association President

The Board is pleased to announce to our residents that on January 22, 2001, the Green Valley Ranch Community Association on behalf of all of Green Valley Ranch received an award for the Large Scale Association of the Year for the state of Nevada from the Community Associations Institute (CAI).

CAI is a national organization whose mission is: "To provide the leadership for successful creation and operation of community associations through information, education and research." CAI has 17,000 members nationwide with approximately 325 of those within Nevada. Building a sense of community has become the underlying drive of the organization.

Your board of directors agrees with this philosophy and has strived to build a sense of community while complying with governing documents. The creation of our newsletter under the direction of Suzette La Grange our editor, the many social activities under the direction of Diane Hicks and the entire board of directors' commitment to working with our residents to find a healthy balance, has helped Green Valley



Ranch win this award. It is definitely an achievement to be proud of, as trying to find the healthy balance for all owners is a real challenge for all associations.

**THANK YOU** to all of you who continue to improve your property, pickup debris from our common areas and get involved in your individual communities. This dedication helps to increase the property values for all of us while at the same time creating the type of community of which we can all be proud. ✦

April/  
May  
2001

[www.greenvalleyranch.org](http://www.greenvalleyranch.org)

Vol. 2, No. 3

2001 List of  
Neighborhood  
Delegates

—See Page 4

## Dos Escuelas Park Now Open

On March 3, 2001, the City of Henderson officially opened Dos Escuelas Park in Green Valley Ranch. The park is located on Desert Shadow Trail, north of Paseo Verde Drive, behind the John Vanderburg Elementary School.

The park features two baseball/softball fields, six basketball hoops on one full size court, two tennis courts, a covered picnic area, a tot lot with playground equipment, and restrooms. The park also has a long awaited fenced dog play area. ✦

# Delegates Hold First 2001 Organizational Meeting

On March 1, 2001, the neighborhood delegates held the first organizational delegate meeting with the new 2001 delegate members. Each delegate received a binder of information on the role of a delegate. The delegates discussed how to get the residents involved in the Association as well as issues of concern that need to be addressed by the board of directors.

The neighborhood delegates meet on the first Thursday of each month at the Henderson Police Substation on Benji Dr., just off Green Valley Parkway. The meetings starts at 6 p.m. and are limited to one hour.

## Get Ready for Spring Cleaning... The GVR Community Garage Sale is Coming!

Clean out your closets and garage, the Green Valley Ranch Community Garage Sale is scheduled for Saturday, May 12th. The event will be held at Discovery Park from 8 a.m. to 2 p.m. This is the only opportunity you have to hold a garage sale and not violate the CC&R's!

The Social Committee is planning the event and expecting a fantastic turn-out. This will be advertised as a community garage sale and as such, the turn-out is expected to be much greater than that of a 'one-home' garage sale.

Participation costs only \$10.00 for a 10' by 10' area in the park. You will need to bring your own tables, chairs, and canopy if you like. The association will provide advertising and signs for the event. Further information will be mailed to your home with a number to call to reserve your spot.

### Happy Spring Cleaning!

*When the effective leader finishes with his work, the people say it happened naturally.*

—Lao Tse

### Green Valley Ranch Homeowner's Association

#### Terra West Property Management

Vicky Parris, Association Manager  
Esther Rammos, Assistant Manager  
Tel: (702) 362-6262  
Fax: (702) 362-5046

#### Board of Directors

President, Sara Barry  
Vice President, Diane Hicks  
Secretary, Paul Rowcliffe  
Treasurer, Steve Arkow  
Director, Rick Schmalz  
Director, Marc Rigas  
Director, Ed Sutter

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Architectoral, Tim Kuptz  
Budget & Finance, Steve Arkow  
CC&R Revisions, Doug Eeten  
Commercial Development & Political Action, Ruth Wilton  
CC&R Compliance, Sara Barry  
Delegates, Ed Sutter  
Landscape, Diane Hicks  
Communications, Suzette La Grange  
Public Safety, Don Barry & Marc Rigas  
Social/Recreation, Diane Hicks

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The Green Valley Ranch News is published on a bi-monthly basis. To advertise or submit an article, please contact the editor, Suzette La Grange at (702) 369-4808, by fax at (702) 269-6700, or e-mail at: slagrange@att.net.

# Architectural Committee Report

By Tim Kuptz, Committee Chair

Finally, we have three members on the Architectural Committee (ARC) as prescribed in our CC&R's. Thanks to Irwin and Steve (last names omitted to protect the innocent) we look forward to some stability in our committee.

## Paint and Landscape

The warm weather is quickly coming upon us. Some possible tasks this season may be yard improvements and painting. In fact, some homes in the Ranch are nearing eight years old. Exterior painting will become necessary soon for some homeowners. Exterior stucco paint typically will last eight to ten years before showing significant signs of wear.

Many homes in the Ranch have wood trim. Wood trim paint requires

even more frequent painting. The Ranch rules allow homeowners to repaint their homes without approval from the ARC if they use the exact same colors as used in the original paint. This applies to stucco, accents (doors, railings, shutters) and trim colors. If a new color is desired, an application to the ARC and written approval is required prior to the start of the project. Keep in mind that the ARC will not deviate from the theme of colors for the subject neighborhood. If you do not have the color palette for your home, please call Terra West Property Management, your neighborhood delegate, or the original homebuilder. They typically have the brand, color and type of paint in their records.

Landscaping is a common spring project and modifications to front yard

landscaping also need to be submitted to the ARC for review and approval. Design Guidelines in our CC&R's read that any front yard modifications must maintain a "minimum 50% 'green' area exclusive of the minimum driveway". "Green" can consist of approved lawn, ground cover, shrubs, or grass paving system. Plant requirements for front yard modification includes two "approved" trees in 24 inch boxes per lot with maximum 10' to 12' setback from back of curb to centerline of trunk, ten 5-gallon shrubs, and twenty five 1-gallon shrubs and/or ground covers. We ask that you consider all of this prior to your modification to your landscape. To obtain a Landscape Review Application, please call Terra West Property Management. 🌱

*All architecture is shelter, all great architecture is the design of space that contains, cuddles, exalts, or stimulates the persons in that space.*

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## 2001 List of Neighborhood Delegates and Alternates

The following is a list of delegate representatives and alternates for 2001. If your neighborhood does not have a delegate and you are interested in contributing a small amount of time to represent your neighborhood, please contact Esther Rammos at Terra West Property Management at 362-6262.

Neighborhood	Delegate Name	Address	Telephone	E-mail Address
Atezza/Meritage	Paul Rowcliffe Lisa Bernabovie Maria Bains (Alternate)	1869 Whispering Circle 336 Glistening Cloud 321 Glistening Cloud	270-4308	rowcliffep@aol.com
Bella Vista Apartments	American Nevada Corp.	901 N. Green Valley Pkwy.	458-8855	
Carriage Club	Kenneth Fly Mary Gambosh (Alternate)	2153 Wilbanks Cr. 2123 Wilbanks Cr.	270-9975	kfly1936@aol.com mgambosh@mcaremail.com
Carriage Lane	Mark Weinberg	444 Beardsley Cr.	493-8000	marj@marksellsvegas.com
Castle Rock Estates	John Van Debrooke Zane Marshall Jeff Posin (Alternate)	282 Juniper Springs St. 286 Juniper Springs St. 2565 Orange Glory Dr.		
Copper Ridge	Timothy Ryan Robert Knox Jeff Himmelright (Alternate)	325 Brilliant Summit 280 Fancrest St. 2270 Surrey Meadows		
The Cottages	Carmelita Axberg Denver Pugh (Alternate)	2534 New Salem 2530 Sonequist Ave		Denver_pugh@cssa.com
Crystal Springs	David May	2004 Rainbow View		
The Enclave	Don Barry	2250 Summerwind Cr.	269-9301	donblv@aol.com
The Estates	Tracy Schofield			
Fountain D'Or/ Fountain Hills	Lanch Shenk	2065 Hidden Hollow Ln.		
Horizons	Ruth Wilton	218 Chestnut Ridge Cr.	263-5132	facerki@attglobal.net
Inspiration	No Delegate Representation			
Kimball Hills	Mark Disselkoen	2512 Citrus Garden Cr.	896-0802	mojavekid@juno.com
Monument Pointe	Bobby McCready	1737 Tanner Cr.		
Mountain Pointe I	Steve Zaccaro Mark Grenier	62 Moonlight Village 20 Trailside Court		Zac56@aol.com mtgrenier@hotmail.com
Mountain Pointe II	Samuel Merriman Linda Ellen (Alternate)	1775 Franklin Chase 1741 Tanner Circle		
Mystic Bay	Steve Schwartz Joey Rosenberg (Alternate)	2499 Silver Beach Dr.		sschwartz@lvcom.com
Pacific Images	Edward Sutter	2010 Trailside Village	896-4277	deedroyal@myfavoritei.com
Pacific Trace	Charles Williams, III	185 Mountainside Dr.	792-2368	Coryw47@hotmail.com
Pavilion Pointe	Patrick Mervine Rhoda Baker	2009 Smoketree Village 252 Walnut Village	269-7105	
Premiere	John Walko	2103 Lingering Lane	896-8831	walko2000@aol.com
Reflections	No Delegate Representation			
Regency Hills	Kathie Stephens Landers Jeff Landers	264 Mesquite Ridge Ln. 264 Mesquite Ridge Ln.	896-8796 896-8796	stephens-landers.Kathie@ epamail.epa.gov
Richmond Terrace Richmond Heights/	Kate Mataya (Alternate) Bill Mataya	279 Windsong Echo 279 Windsong Echo	270-8892 270-8892	
Ridgepointe/ Stoneybrook	Marc Rigas	1948 Flagstone Ranch Ln.	260-9229	mrigas@pdai.com
Sentosa	Sunny Fletcher	269 Spring Palms		suneef@aol.com
Shadow Ridge	Irvin Martin	19 Durango Station Dr.	269-6853	martirvat@email.msn.com
South Hills	Suzette La Grange Tam Kidd	20 Tanglewood Dr. 1956 Windfall	369-4808 260-7246	slagrange@att.net tkidd229@aol.com
Stag's Leap	Richard Hodak Deanna Mireau	1968 Thunder Ridge 272 Horizon Pointe		
Summit Pointe	Merritt Dain	316 New River Cr.		

*Common sense and common knowledge are two of the most uncommon things found in the world.*



## Landscape Report

by Diane Hicks, Landscape Committee Chair  
(702) 897-3568, dhicks1019@aol.com.



Winter is pretty much over for the desert and spring will be short as usual... then here comes summer. You should have all of your pruning done by now and everything should be fed and cleaned up. Have you looked at all of the beautiful plants in the nurseries and home stores? They are beautiful and look to be very healthy plants. Add a little color to your yard and enjoy the spring.



Jaramillo will finish up on feeding each and every plant in The Ranch. They are using Super Iron to green the plants up and keep them healthy all year long. It amazes me that they actually hand fertilize each plant. The process takes about two weeks. The men get a bag of fertilizer and place a handful on each and every plant.....what a job. It's no wonder The Ranch looks so beautiful, look at the care we get.



The turn around at the end of Benji Park has been completed as has the replacement of plant material at the entry to Carriage Club. Work is also planned for the area East of Friendship Park and on the trail near Big Horn. We hope that all of you enjoy the new plants, shrubs and trees.



The month of March will be busy. Aeration of the lawns will take place the second week of the month and then fertilizer will be put down. All of the flower beds will be changed out the first of the month.



Enjoy your spring it is such a lovely time in the desert. We hope to see you at the Open House to be held on March 21st at the Willows in Sun City McDonald Ranch. Chris Jaramillo, of Jaramillo Landscape Company will be present to answer any questions you may have regarding the landscape. ✿

## New Late Fee Policy Established

Terra West Property Management, the property management company for Green Valley Ranch will begin charging a \$10 per month fee for late payments of association dues beginning April 1, 2001, to cover the additional processing costs.

Please pay your dues on time...the association has expenses to meet which necessitates the on-time payment of dues by its membership. ✿

## Dog Park Opens In Green Valley Ranch



A 6,400 square foot fenced in dog run is now open in Dos Escuelas Park.

The City of Henderson paid for this facility, without requiring additional funds from the Green Valley Ranch Community Association at this time.

The facility will be open on a trial basis to assure that it is used and kept clean. In the event that this facility or a larger one nearby becomes permanent, the Association will work with the City to add additional amenities to it. ✿

## Sign Reminders...

- There are to be no real estate signs hung over back walls of any home in the Ranch.
- There are to be no temporary signs established in any place within the ranch to promote an event.
- Any signs to promote "for sale" or "for rent" must be a professional sign on post in the front yard. There are no stake signs, signs posted on garages or landscaping allowed.

If you have any questions regarding the sign reminders, please e-mail Tim at [timkuptz@teamkuptz.com](mailto:timkuptz@teamkuptz.com). Thank you for your cooperation. ✿



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# Green Valley Ranch HOA vs. American Nevada What you need to Disclose if You are Selling Your Home

By Johnny Miller, REALTOR®

Recently we were all informed by mail of the pending construction defect lawsuit against American Nevada Corporation brought by our own homeowner's association. As you may or may not know, in 1999, the Nevada legislature passed a law requiring any homeowner that is selling property, disclose any pending or past construction defect litigation regarding their own real property or any lawsuits involving their homeowner's association. We were unable to reach attorney Scott Canepa, who represents the Green Valley Ranch homeowner's association (HOA), so I asked Darren J. Welsh, Esq., attorney for Prudential Americana Group REALTORS® a few questions that may help all homeowners with this sometimes confusing law and what will need to be disclosed if you are selling your home.

**JM:** What is the law that pertains to this situation?

**DW:** This is an NRS 40 law suit, where the Plaintiff alleges and prays for damages as follows: "for general and


special damages pursuant to NRS 40.600"

**JM:** How are homeowners involved if the lawsuit pertains to block walls and common areas and not specific residences?

**DW:** As a homeowner in the Association, you or the entity owning the home is a "party" to construction defect litigation, however, the homes themselves are not directly involved. Therefore, it is confusing if the NRS 40 language of: "If a claimant attempts to sell a residence that is or has been the subject of a claim governed by NRS 40.600 to 40.695, inclusive, and sections 2 to 6, inclusive, of this act, he shall disclose, in writing, to any prospective purchaser of the residence...."

**JM:** In other words, according to Mr. Welsh "The lawsuit concerns walls and sections adjacent to the walls but not the residences themselves". As homeowners in the Green Valley Ranch HOA we are all a part of the suit as we make up the HOA. Nevada law says that when the subject matter of a construction

defect law suit, it must be disclosed to a buyer. In this case the subject matters are the walls and other areas of the common areas, and not the residences. However, it does seem to be a "defect" as the walls affect the use of the property and therefore it should be disclosed on the real property disclosure statement as something like "there exists a law suit concerning the construction of the common area block walls and structures as filed by the HOA".

Buyers will likely be more concerned if the lawsuit involved the specific property or a specific builder of a neighborhood. Nonetheless, as a homeowner, if you are selling your house, you MUST disclose this information. According to Darren Welsh, "this law suit would have to be disclosed on the RPDS (seller's Real Property Disclosure Statement) as no less than "a law suit affecting the block walls and common areas owned by the HOA." 

See Disclosure on next page...

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# Social Committee Report

## SPECIAL DATES TO REMEMBER

### Community Garage Sale

Saturday, May 12, 2001 - 8:00 a.m. to 2:00 p.m. - Discovery Park

### Second Annual Hoedown

Sunday, October 14, 2001 - 11:00 a.m. to 3:00 p.m. - Discovery Park

The social committee meets at 6:00 pm on the third Wednesday of each month. Each member of the committee takes a turn hosting the meeting, which consists of having a lovely potluck style dinner. This is a wonderful group of residents. They are committed to making Green Valley Ranch a true COMMUNITY in which to live, and they make it fun along the way. If you are interested in joining the committee, or are willing to help with any of the events, please contact me at the number or email address below. ✦

**Diane Hicks, Social Committee Chair**  
**dhicks1019@aol.com — 897-3568**

## Newsletter Advertising Discounts

The board of directors recently approved a discount to advertisers who agree to place multiple advertisements in the newsletter throughout the year. Advertisers will receive a 10% discount when they sign a three time per year contract and a 20% discount if they sign a six time per year contract. For more information on advertising in the Green Valley Ranch News and reaching almost 4,000 homes, please contact Suzette La Grange at (702) 369-4808 or by e-mail at [slgrange@att.net](mailto:slgrange@att.net).

½ Page Ad	= \$225.00 per month
¼ Page Ad	= \$175.00 per month
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## Disclosure...

More information will be provided to the buyers by the homeowners when they convey their "Certificate Of Resale" package, that is provide by contacting Terra West. This resale package is also REQUIRED when selling a house governed by a Homeowners Association. For more information contact your REALTOR®, or real estate attorney.

# Ranch Calendar

- ☑ April 1<sup>st</sup>, Sunday  
**Daylight Saving Time Begins**  
(move ahead one hour)



- ☑ April 5<sup>th</sup>, Thursday, 6 p.m.  
**Delegate Meeting**  
Henderson Police Substation

- ☑ April 15<sup>th</sup>, Sunday  
**Easter Holiday**



- ☑ April 19<sup>th</sup>, Thursday, 6 p.m.  
**Board of Directors Meeting**  
Desert Willow Community Center

- ☑ May 3<sup>rd</sup>, Thursday, 6 p.m.  
**Delegate Meeting**  
Location to be Announced  
Communications Committee  
Meeting to follow at 7 p.m.

- ☑ May 11<sup>th</sup>, Friday  
**Advertising deadline** for June/July issue of Green Valley Ranch News, contact Suzette La Grange at [slgrange@att.net](mailto:slgrange@att.net) or call 369-4808 for more information

- ☑ May 12<sup>th</sup>, Saturday, 8 a.m.–2 p.m.  
**Green Valley Ranch Community Garage Sale**  
Discovery Park



- ☑ May 13<sup>th</sup>, Sunday  
**Mother's Day**

- ☑ May 17<sup>th</sup>, Thursday, 6 p.m.  
**Board of Directors Meeting**  
Desert Willow Community Center

- ☑ May 28<sup>th</sup>, Monday  
**Memorial Day observed**



- ☑ June 7<sup>th</sup>, Thursday  
**Delegate Meeting**  
Location to be Announced  
Communications Committee  
Meeting to follow at 7 p.m.



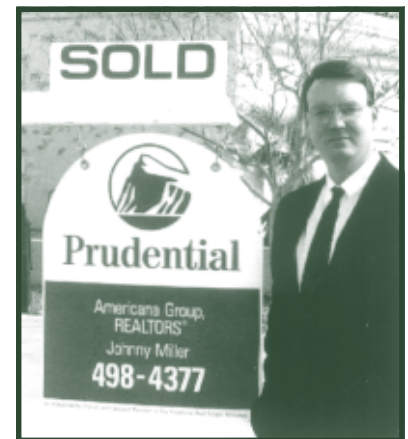
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