

August
to
September
2002

www.greenvalleyranch.org

Vol. 4, No. 1

Landscape Update

by Marc Rigas

—See Page 5

Promenade Amphitheater Opening in September

by Lisa Golonka, Co-Editor

On September 27th, the Promenade Amphitheater at the corner of Green Valley Parkway and Paseo Verde Parkway will finally be completed and ready for the public's enjoyment. The Amphitheater's Grand Opening Concert on September 27th at 7:30 p.m. will include performances by the Las Vegas Philharmonic and the Nevada Ballet Theater.

The City of Henderson's Parks and Recreation Department has several other events scheduled to take place at the Promenade Amphitheater, for more information you may contact the Parks and Recreation Department at 565-4264. 🌿



Upcoming Green Valley Ranch Elections

By Marc Rigas, Vice President, vicepresident@greenvalleyranch.org

In the upcoming weeks, you will be receiving requests for nominations to serve the Green Valley Ranch Community Association ("the Association") either as a delegate or a member of the Board of Directors. Our community's CC&R's require that a certain number of seats be filled for both of these bodies. Members of Green Valley Ranch's Board serve as volunteers in the management of the association. The Board's decisions in this regard directly effect every homeowner in the Ranch, which is why it is very important that we get a large number of homeowner candidates for these positions.

Delegates' Duties

Nomination request forms for sub-association delegates for 2003 will be

mailed before Board of Director nomination forms. Each sub-association within the Ranch, gated and non-gated alike, must elect at least one delegate to represent their community. Some of the sub-association's Boards of Directors have chosen to nominate and elect their own delegates to represent them before the Association. The Association supervises the nomination and election process for all other sub-associations within the Ranch.

Each delegate's primary responsibility is to represent the interests of their sub-association's homeowners by voting in Green Valley Ranch Board of Directors' elections, and by ratifying the Ranch's Annual Budget. Homeowners elected as delegates this fall will begin serving the

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THE INSIDE VIEW

by Rick Schmalz, President
 president@greenvalleyranch.org

Proposed Change to the City of Henderson's Sign Ordinance

In the last issue of the newsletter, I wrote about a proposal before the City of Henderson ("City") requesting a change to the current City ordinance governing signs on City property and right-of-ways. The current ordinance does not allow signs on City property or right-of-ways. A proposal was made to change the existing ordinance to allow for up to five "Open House" signs to be placed on City right-of-ways for each open house taking place.

After several homeowners voiced their concerns and objections regarding the proposed ordinance change at the City's Planning Commission meeting this past June, the Planning Commission voted against changing the existing ordinance. The Planning Commission sent their recommendation to City Council. At the City Council's July 16th hearing, they voted to approve the ordinance change allowing "Open House" signs to be placed in the green-belt areas, including landscaping maintained by *your* association dues.

The City Council was apparently sympathetic to our plea for enforcement of sign regulations on the weekends, when the problem is at its worst, so they directed City Staff to restructure their work schedules in order to provide weekend enforcement of the ordinance.

A modified sign ordinance, with weekend enforcement by the City, may actually be an improvement over the current situation. The Board will be closely monitoring sign activity and reporting violations to the City as they occur.

New Park Proposed for Green Valley Ranch

Some time ago, members of the Board met with representatives of American Nevada Corporation ("ANC") to discuss the fact that there is no sizable park in Green Valley Ranch to the west of Green Valley Parkway. The Board asked ANC to consider modifying its plans for development of the remainder of the property it owns in Green Valley Ranch to include such a park.

Richard Serfas of ANC contacted the Board to propose an approximately

nine-acre park along Paseo Verde Parkway between Carnegie Street and St. Rose Parkway. ANC representatives met with several homeowners in the vicinity of the proposed park, who overwhelmingly approved of the proposal.

In order to build the park, ANC is requesting a zone change from the City of Henderson from the current zoning of high density housing to public use. Approximately 2-acres of ANC property, fronting St. Rose Parkway and abutting the proposed park, will be zoned for light commercial use, i.e., office space, retail, etc.

In addition to donating the land, ANC is considering providing a substantial amount of funding toward the park's development, with the remainder of the funding to be paid by the City of Henderson.

If ANC's request to rezone the property is successful, planning of the park's design and amenities will begin early this Fall. The Board is appreciative that ANC listened to our concerns regarding an additional park and responded in such a generous way.

Status of the Ranch's Current Legal Matters

Mystic Bay Arbitration Regarding Association Dues

The arbitration between Mystic Bay's Sub-Association and Green Valley Ranch's Community Association has concluded. The arbitrator ruled that a different method should be used to calculate the Ranch's association dues. The Board will be considering this decision and determining what further action should be taken with respect to this issue.

Construction Defect Suit

Green Valley Ranch's Community Association is currently engaged in a lawsuit that it brought against the Community's developer American Nevada Corporation for construction defects to the Community's common area elements, such as walls, lighting, and landscaping. The Board is hopeful that the lawsuit will be concluded before the end of this year. It is currently scheduled to go to trial this October.

A Review of Green Valley Ranch Station Casino

My wife treated me to an overnight stay at Green Valley Ranch Station Casino for Father's Day and WOW were we impressed. The room was great and the food and service were very good. For some time we had been wondering if this was a place we could recommend to our out-of-town guests without fear that it would not meet their expectations. Well, we have no more worries. We would recommend it to any of our guests.

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Green Valley Ranch Homeowner's Association

Terra West Property Management

Vicky Parris, Association Manager
 Esther Rammos, Assistant Manager
 Katherine Toussaint, Managing Agent
 Tel: (702) 362-6262
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 & Political Action, *Ruth Wilton*
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 Communications, *Marc Rigas*
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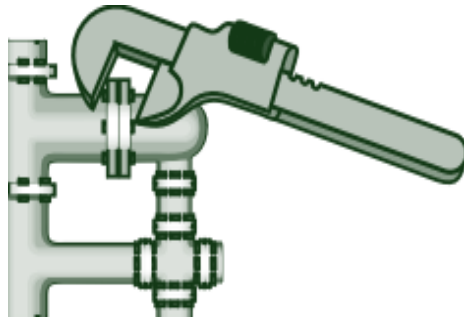
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The *Green Valley Ranch News* is published on a bi-monthly basis. To advertise or submit an article, please contact the editor, Marc Rigas at (702) 260-9229, by fax at (702) 798-2261, or e-mail at: mrigas@psualum.com.

FREE Plumbing Seminar For Homeowners!

A plumbing seminar, geared toward common problems faced by homeowners, will be held on Thursday, August 22nd from 4:00 p.m. to 6:00 p.m. at the Desert Willow Community Center, located at 2020 W. Horizon Ridge Parkway.

The seminar is being sponsored by Schulman & Grode, LLP, a local law firm that practices in the area of homeowner association law. The seminar will cover issues such as common toilet problems, garbage disposal breakdowns, faucet problems, water heater maintenance, other preventative maintenance, and what to do in an emergency.



Space is limited, so please RSVP by **August 16th** to Sara Barry at Schulman & Grode, at seblv@aol.com or 341-5200. ✿

Hoe Down Volunteers Needed!



We need volunteers to help run the Annual Green Valley Ranch Hoedown this fall and for other upcoming social events.

Without such support, the Hoe Down will not be held this year. If you are able to help, please contact DeAnna Mireau by e-mail at socialinfo@greenvalleyranch.org. ✿

VOLUNTEERS NEEDED for the Landscaping Committee

If interested, please e-mail Marc Rigas at:
vicepresident@greenvalleyranch.org



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GVR Elections...

—Continued from Page 1

Community in 2003. They will vote to elect members to Green Valley Ranch's Board of Directors for 2004 and will ratify the 2004 Annual Budget at the end of 2003.

In the past, delegates have decided to hold monthly delegate meetings to discuss issues that are important to the Ranch and their sub-associations thereby agreeing upon issues to bring before Green Valley Ranch's Board of Directors. Delegates elected to serve for 2003 will be able to decide whether or not to continue holding delegate meetings.

Green Valley Ranch will be sending each homeowner a form requesting that you nominate yourself to serve as a delegate for the Ranch. The Board encourages every homeowner to seriously consider running for a delegate position as delegates are essential to keeping the lines of communication open between the Association and the sub-associations.

Board of Directors' Duties

Five to seven homeowners serve for a two-year term on the Green Valley Ranch Board of Directors. The powers and duties of this governing body are described fully in Article 8 of the Green Valley Ranch Community Association's Bylaws. The Board meets once a month to discuss matters of importance to the Community and make decisions. The Board oversees all maintenance and construction contracts for the Ranch and is responsible for enforcing the CC&R's and design standards of the Community. The Board has the assistance of a professional, licensed property management company with respect to the Board's duties and responsibilities.

Serving as a Board Member is an important duty that requires a commitment of a substantial amount time each month. The Board encourages interested homeowners to consider running to serve on the Board. Please take into consideration the amount of time, responsibility and commitment required to serve as a Board Member when deciding whether or not to run as a candidate.

There are four open seats to be filled on the Board for 2003. Board of Director nomination forms will be mailed to homeowners this fall with elections expected to be held this November. More information will be forthcoming in this newsletter and by direct mail. ✿



OUT

OUR WEBSITE!



www.greenvalleyranch.org

Landscaping Update

by Marc Rigas, Vice-President, vicepresident@greenvalleyranch.org

Fall is just around the corner, and hopefully most of our established landscaping will have made it through the harsh summer season. As many of you may have noticed, the Ranch's landscaping is stressed and in need of attention. The landscape company that services our Community will be assessing the situation and replacing plants as necessary.


You may have also noticed that construction of the Library, Amphitheater, and Multigenerational Center at the corner of Green Valley Parkway and Paseo Verde Parkway, are almost complete. The City of Henderson's Parks and Recreation Department has scheduled approximately 14 events to be held at the Promenade Amphitheater during its first year of operation. The Board anticipates that many people in the Henderson area will attend events at the Amphitheater, which will increase the foot traffic over the Ranch's surrounding landscaping.

As a result, the Board has negotiated a maintenance agreement with the City of Henderson. The Board has agreed to maintain some landscaping on City property, such as the road median on Paseo Verde Parkway at Green Valley Parkway. In return, the City has agreed to have a City employee visit the area after each event at the Amphitheater, along with a Community representative, to determine the extent of damage, if any, to our landscaping caused by the event. The City has also agreed to reimburse the Ranch for any damage caused by the event. The Board feels the maintenance agreement will allow the Ranch to maintain the high quality landscaping expected by its homeowners, while minimizing the Community's landscaping costs.

In an effort to further reduce the costs associated with maintaining the landscaping on the median on Paseo Verde Parkway at Green Valley Parkway, this Fall the landscaping will be modified



to include a blend of turf and low water desert plants. The existing trees will remain intact. The current landscaping is being modified because the grass currently planted on the median is very difficult to maintain, as there is little topsoil underneath it. As a result, the water runs off onto the road and the grass requires frequent watering. The modification is expected to save the Community several thousand dollars a year on its water bill.

Finally, we are actively recruiting homeowners to serve on the Ranch's Landscape Committee. If you are interested in assisting your community and having a say in the Ranch's landscaping, please e-mail me at vicepresident@greenvalleyranch.org 

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The River Mountains Loop Trail: A New Amenity for Henderson

by Andrea Hugo, Co-Editor

The River Mountains Loop Trail was formed by a partnership of over 30 entities to make their vision a reality. Their vision was to complete a trail system which would link Lake Mead National Recreation Area's Boulder Basin (including Hoover Dam) to its neighboring communities. The trail is connected to multi-use local and regional trail networks, and will encompass hundreds of miles of trails within and between parks and communities in and around the Las Vegas Valley.

Five segments of the trail are currently open for public use. Segments one and two are located in the Boulder City/Lake Mead Recreation Area and are being used for hiking, biking, etc. Starting at the Alan Bible Visitor Center at Lakeshore Road and U.S. 93/95, you

can ride/hike using the Historic Railroad Trail to Boulder City or to the fifth tunnel of the railway. The fifth tunnel opened in August of 2001 and is currently the end of the trail. The trail is being developed to continue along to include a scenic lookout spot with a view of Lake Mead, and will eventually extend from there to the parking structure at Hoover Dam.

The River Mountains Loop Trail will definitely give Green Valley and Henderson residents an additional place to enjoy outdoor activities within the beautiful surroundings of Lake Mead. A map and other information regarding the trail areas currently open to the public, as well as those under development, may be found at the trail's website at www.rivermountainstrail.org.



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Paseo Verde Library Opening in August

By Lisa Golonka, Co-Editor

After a long wait, the greatly anticipated opening of the Henderson District Public Libraries' newest facility is almost here. The Paseo Verde Library, at Green Valley Parkway and Paseo Verde Parkway, is scheduled to open on August 24, 2002. It will be Henderson's first full-service library to open in 14 years. The library will be over 42,000 square feet in size, including a Children's Library with over 4,000 square feet of space, including storytelling areas inside and outside. The library will also have a Young Adult area, a Heritage Genealogy Research Center, a Public Reading Room, and a Multi-purpose room able to seat up to 80 people.

The Heritage Genealogy Center is being made possible through a partnership between the Library District and the Clark County Nevada Genealogical Society. The center will include a variety of print and electronic genealogical resources for public use.

The Paseo Verde Library already has two events on its calendar for this year. The NASA Art Program will be on display at the library from September 19th through the 29th. Referred to as "Art Train USA," it is the United State's only art museum located on five cars of a train. The train houses a fine arts exhibition, an interactive area, an artist studio, and a gift shop.

On November 1st and 2nd, the library and the Promenade Amphitheater are hosting the First Annual Vegas Valley Book Festival, featuring John Irving and Tom Robbins, as well as forty other authors. For more information on the Paseo Verde Library you may visit the Henderson District Public Libraries' website at www.hdpl.org.



Ranch Calendar

- Thursday, August 1, 6:00 p.m.**
Delegate Meeting, Desert Willow Community Center, 2020 Horizon Ridge Pkwy.
- Thursday, August 15, 6:00 p.m.**
Board of Directors Meeting, Desert Willow Community Center, 2020 Horizon Ridge Pkwy.
- Thursday, August 22, 4:00 p.m–6:00 p.m.**
Free Plumbing Seminar for Homeowners, Desert Willow Community Center, 2020 W. Horizon Ridge Pkwy.
- Saturday, August 24**
 Paseo Verde Library scheduled to open at Green Valley Pkwy. and Paseo Verde Pkwy.
- Monday, September 2**
LABOR DAY!
- Thursday, September 5, 6:00 p.m.**
Delegate Meeting, Desert Willow Community Center, 2020 Horizon Ridge Pkwy.
- Thursday, September 19, 6:00 p.m.**
Board of Directors Meeting, Desert Willow Community Center, 2020 Horizon Ridge Pkwy.
- Friday, September 27, 7:30 p.m.**
Grand Opening Concert featuring the Las Vegas Philharmonic and Nevada Ballet Theater at the Promenade Amphitheater at Green Valley Pkwy. and Paseo Verde Pkwy.
- Saturday, September 28, 8:00 p.m.**
Lee Greenwood in Concert at the Promenade Amphitheater at Green Valley Pkwy. and Paseo Verde Pkwy.
- Saturday, October 12**
Community-Wide Garage Sale (time and details to be announced)

Clean Out Your Closets and Get Ready for the 1st Bi-Annual Green Valley Ranch Community Garage Sale!!!

The Board of Directors recently decided to allow homeowners to hold a garage sale at their own residences on two designated days each year. The first Community-Wide Sale will take place on **Saturday, October 12, 2002.**

More information and details regarding the Community Garage Sale will follow.

The Inside View...

—Continued from Page 2

One Final Note

The Ranch continues to grow and mature with very few parcels of land remaining to be developed. Six years ago, when my family moved into the Community, I had high hopes that the Ranch would develop into one of the premier communities in the Valley. Over the years, my hopes have been realized and I can proudly say that I live in Green Valley Ranch — the best community in Southern Nevada.

When you tell people that you live in the Ranch, keep track of how many say they wished they lived there, as well as the occasional person who thinks they may live someplace better. The numbers will convince you that you are in the right place.



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