

GREEN VALLEY RANCH *News*

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

The Inside View

by Ross LaJeunesse, GVRCA President

I would like to take this opportunity to introduce myself; I am Ross LaJeunesse, the current President of Green Valley Ranch Community Association. For 2003, the Board of Directors also includes Paul Rowcliffe (Vice-President) from Altezza, Jocelyn Holzwarth (Secretary) from Crystal Springs, Steve Arkow (Treasurer) from Horizons, Rick Schmalz from Horizons, Ed Sutter from Pacific Images and Michael Forman from Carriage Lane.

The two newest Board members include Jocelyn Holzwarth and Michael Forman. Jocelyn has served previously on the Board of Directors and was reelected to a new term. In January, Michael Forman was appointed to the position of Director, filling the vacancy created by the resignation of Rick Swain. Let me say, that I am honored to have the privilege of working with such a talented, committed and dedicated group of individuals.

I would like to continue the tradition of utilizing this column to bring you folks up-to-

date on what's happening here in Green Valley Ranch. While there are an assortment of issues that the residents of this community would like to see addressed, (time permitting) the Board will attempt to prioritize these issues based on the overall responses received from the delegates.

For an Association to successfully achieve its objectives, on going communications between the homeowners and the Board of Directors is a priority. As a homeowner, you have the opportunity to communicate with the Board members in three different ways: (1) by attending one of the monthly Board meetings (held the third Thursday of each month),



Ross LaJeunesse

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Spring Planting

The Green Valley Ranch Landscape Committee



Your landscape committee has been very busy identifying areas in need of some "extra attention." This attention includes replacing dead plants, replenishing rockscape where it has become worn and redesign of

the landscaping in two sub entryways. In fact the Board of Directors approved almost \$50,000 of landscape refurbishment at the February meeting. Watch for our landscaper, Jaramillo, to have their crews throughout the Ranch busily tending to this large Spring landscape thing.

The two entryways being replanted are Shadow Ridge, at the corner of Durango Station and Dakota Station, and Richmond Heights/Richmond Terrace at the corner of Windsong Echo and Ironwood Hills. These entries will receive major replanting and partial redesign.

The median island on Paseo Verde between Desert Shadow Trail (east) and the

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www.greenvalleyranch.org

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**Single
Story
Communities**

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Don't Miss The GVR Semi-Annual Yard Sale!

"One Man's Junk is Another Man's Treasure"

The GVR Semi-Annual Yard Sale will be held Saturday April 26, from 7am-2pm. Green Valley Residents are once again invited to clean out their closets or what have you, and join their neighbors in our Semi-Annual Yard Sale. We encourage you to "Open Your Garage Door" and take advantage of the Association's signage and valley wide advertising.

There will be additional signage and banners compared to last year, and advertising will appear in the Review Journal and Henderson Home News at least 2 weeks prior to the event. Let's make this the best ever sale and help eliminate those sporadic yard sales throughout



the year that only serve to clutter our streets with unsightly "Pampers" boxes!

Residents of gated communities need to contact their individual boards to find out if their neighborhood gate will be open for the Yard Sale.

If you have any questions: Please contact GVR Social Committee Chair

DeAnna Mireau, Stag's Leap 914-9594, GVRsocialinfo@webtv.net.

Anyone interested in being on the Social Committee, volunteering to help with this and/or other activities or would like to be added to the email information list for the residents throughout the year are also invited to contact DeAnna. ✨

DeAnna Mireau
GVR Social Committee Chair
914-9594

Green Valley Ranch Homeowner's Association

Terra West Property Management
 Vicky Parris, Association Manager
 Esther Rammos, Assistant Manager
 Kristin Remhoff, Association Manager
 Tel: (702) 362-6262
 Fax: (702) 362-5046

Board of Directors

President, *Ross LaJeunesse*
 Vice President, *Paul Rowcliffe*
 Secretary, *Jocelyn Holzwarth*
 Treasurer, *Steve Arkow*
 Director, *Rick Schmalz*
 Director, *Ed Sutter*
 Director, *Michael Forman*

Committee Chairpersons

Architectural, *Jocelyn Holzwarth*
 Budget & Finance, *Steve Arkow*
 Community Relations, *Paul Rowcliffe*
 Community Standards, *Ross LaJeunesse*
 Delegates, *Ed Sutter*
 Landscape, *Brenda Pohlmann*
 Newsletter, *Sheryl Schmalz*
 Social/Recreation, *DeAnna Mireau*

The *Green Valley Ranch News* is produced by the Green Valley Ranch Community Association. The newsletter may contain controversial or unsubstantiated information by the authors. The contents herein are not necessarily the views of the Green Valley Ranch Community Association and the Association cannot be held responsible for opinions, views, or facts expressed.

The *Green Valley Ranch News* is published on a bi-monthly basis. To advertise or submit an article, please contact the editor, Sheryl Schmalz at (702) 260-7622, by fax at (702) 260-4665, or e-mail at: hatcat@lvcm.com.

Community	Delegate	Contact Information
Altezza/Meritage	Melissa Pimentel	Terra West 362-6262
Bella Vista Apartment Complex	Michelle Cox	michellecox@vegas.com
Carriage Club	Kenneth Fly	kfly1936@aol.com
Carriage Lane	Michael Forman	mforman@uclaalumni.net
Castle Rock Estates	None listed	Terra West 362-6262
Copper Ridge	Robert Knox	n.knox@worldnett.att.net
The Cottages	Robin Harpster	Terra West 362-6262
Crystal Springs	David May	Terra West 362-6262
The Enclave	Ira Miller	millermail@lvcm.com
Fountain Hills	None listed	Terra West 362-6262
Horizons	Linda Pollock	Linda.pollock@rsmi.com
Inspiration	None Listed	Terra West 362-6262
Kimball Hills	John Golonka	Terra West 362-6262
Monument Point	Larry Sandell	annes@lv.com
Mountain Pointe I	Bert Tettamanti	bert@dpcnv.com
Mountain Pointe II	Sam Merriman	suzsal@aol.com
Mystic Bay	Bob Burch	Terra West 362-6262
Pacific Images	Edward Sutter	edderoyal@aol.com
Pacific Trace	June Edgar	juneedgar@lvcm.com
Pavilion Pointe	Trish Butts	Terra West 362-6262
Premiere	None llisted	Terra West 362-6262
Reflections	Patricia Gonzalez	Terra West 362-6262
Regency Hills	Harry Anderson	Terra West 362-6262
Richmond Heights/Terrace	Raphael Sanders	Terra West 362-6262
Ridgepointe/StoneyBrooke	Craig Hoffman	choffman@loomisfargo.com
Sentosa	Ann Declemente	Terra West 362-6262
Shadow Ridge	Irvin Martin	martirv@juno.com
South Hills	Michael Frizzell	michaelfrizzell@msn.com
Stags Leap	Deanna Mireau	gvrsocialinfo@webtv.net
Summit Pointe	Anita Sharke	Terra West 362-6262

SINGLE STORY COMMUNITIES

By Rick Schmalz, Director

The Ranch has several single story only communities; Horizons, Sentosa, Premiere, Enclave, Mystic Bay and Richmond Heights. We have always done our best to preserve the single story nature of these communities because of the importance to the owners. Recently we were challenged by a homeowner who wanted to add second story features in their single story community. We argued our case before the Real Estate Division Ombudsman in January and were successful in having the second story features denied.

The homeowner wanted to add a staircase to convert a patio cover into a second story balcony to enhance their view of the city lights at night. Although the homeowner was planning to do a first class job with premium materials and design, we were convinced that second story



features would violate warranties or expectations buyers in single story communities had received.

In the November newsletter, I requested interested parties to take action and make their views on this issue known and your response was both swift and

decisive. Your views in the form of signed statements were presented to the case arbitrator, and he was able to see just how many of you strongly value the single story aspect of your community. Thank you for getting involved and having your voices heard. ✿

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The Beauty of the Desert

by Sheryl Schmalz

How long have you lived in Southern Nevada? Where are you from? These questions almost always seem to come up in a conversation with someone I have just met. The answers vary dramatically. Every once in awhile I meet a "native" Southern Nevadan, but they are very rare indeed.

I have lived in the southwestern United States for as long as I can remember, so the desert is my native landscape. This is not usually the case for most of the people I meet. If you were not raised in the desert, you may be having a tough time adjusting to the landscape. So many times I have heard people say that nothing grows here, they would love to have a garden, or they miss the change of seasons. Well, with a little knowledge and a change of perspective the desert can become a rich, lush landscape.

Located at 3701 West Alta Drive are the Las Vegas Valley Water District's Desert Demonstration Gardens. The Desert

Demonstration Gardens consist of eight theme gardens, a beautiful courtyard, an amphitheater, and visitor center. The eight gardens are the entry garden, a terraced garden, the native wash, the cacti garden, the oriental garden, the rose and rock garden, the herb garden, and the fruit and vegetable garden. Although you may browse the gardens until your heart's content, there is much more to the Desert Demonstration Gardens.

Every month the Gardens offer a wide variety of free classes that cover season appropriate topics. For detailed information on classes visit www.lvspgardens.org and click on the Classes and Calendar link or call 702.258.3205

The website, www.lvspgardens.org, is filled with information. Be sure to check out the "Kids Corner" link. The gardens have been approved for Junior Master Gardening certification. The "Ask the Gardener" link is invaluable. The "Plant Search" link will help you find the perfect



plants for your landscape plan. Be sure to visit the "watering guide" link for information on resetting your irrigation clocks, as well as watering tips that will help you conserve precious desert resources and save money.

Whether you are new to the desert or a bona fide desert rat there is something to learn and enjoy at the Desert Demonstration Gardens. 🌵

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Spring Planting...

—Continued from Page 1

shopping center will receive a major makeover as plants struggling to stay alive in the heat are replaced with a variety of colorful plants that thrive in our desert environment. The north side of Paseo Verde, in this same area, will receive a major replanting of almost 100 Heavenly Bamboo.



The median islands on Green Valley Parkway, across from the Police Substation will receive a major rockscape refurbishment that will complete work started several months ago when Jaramillo gave GVR a Holiday gift by replacing the struggling Junipers with Lantana. Keep an eye out for this area to come to life this spring in brilliant color as the Lantana

continues to bloom throughout the summer. Thanks to Jaramillo for the replanting gift.

Friendship Park, on the far east side, will have many plants replaced to cut down on bees, and some diseased oak trees will be replaced with Mimosa adding some beautiful color to the area this spring. In Stoneybrooke Park, we will be replanting a bare area on the hillside with 30 gold Lantana adding a colorful sparkle in this entry park.

On the **west side of Carnegie**, from the walking trail south to the property line, we will be replacing hundreds of sick and missing plants with a whole new look. Along the wall, we will use Buffalo Junipers and we will bring the sidewalk to life by bordering it with purple and gold Lantana.

In the **Antelope Hill parking island**, we will be planting Bottlebrush and Lantana to restore the area to GVR standards while adding color.

The **corner of Paseo Verde and Arroyo Grande** will receive significant



attention with the replacement of 80 plants including Texas Privet, Indian Hawthorne and Lantana.

Seems like a lot of work, and it is. Well, we are not nearly finished. We have identified another dozen areas in need of extra attention and are actively working with Jaramillo on plans to bring them back up to our standards.

And here is where we could use your help. If you are aware of an area of the Ranch in need of extra landscape attention please take the time to send a note to the property manager or email us using the following address president@greenvalleyranch.org. Remember to give us the specific location of the area you want us to consider for the "extra attention." 🌸

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The Inside View...

(2) by communicating your concerns directly with your community delegate to Green Valley Ranch, or (3) through the use of an e-mail to the Board Members or the Association's property manager.

Each sub-association has at least one delegate elected by the homeowners (within your sub-association) to represent your voice at Green Valley Ranch. The Delegates meet the first Thursday of each month at the Desert Willow Country Club. If you're not sure who your delegate is, or you have not had the opportunity to talk directly with your delegate, I would strongly encourage you to do so. Included in this edition of the newsletter is a list of delegates by community on page 2 .



The Green Valley Ranch Community Association also has an assortment of committees including Architectural, Community Relations, Community Standards, Communications, Landscaping and Social/Recreation Committee. These committees rely upon volunteers from the community to staff these committees. The volunteers are people like you and I that want to play a vital part in shaping the future of Green Valley Ranch. I strongly encourage you to get involved in the process and serve on one of these committees. If you are unsure of whom to talk to, please send me an e-mail at president@greenvalleyranch and I will put you in contact with the appropriate person. We are still in need of volunteers to staff the committees for 2003, so please take the time and get involved.

Construction Defect Lawsuit

As all of our homeowners are aware, Green Valley Ranch Community Association is pursuing the developer (American Nevada Corporation) for what we believe to be construction defects in the Association's common areas elements; such as block walls, lighting, lack of landscaping improvements along the walking trails (in the west end of the Ranch). The trial date was originally set for this past fall, but that date has now been pushed back to the fall of 2003 as a result of the backlog of construction defect cases pending in the court system.



Landscaping

At the February 2003 meeting, the Board of Directors authorized nearly \$50,000 for plant replacements. The areas include the west side of Carnegie, Friendship Park, selected island medians on Green Valley Parkway and Paseo Verde and the west side of Arroyo Grande South of Paseo Verde. Jaramillo has already begun this work and should be completed shortly.



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Parking

Another area of concern is the on-street parking problem in the various communities throughout the Ranch. The Board authorized the Association to negotiate an agreement with an outside Security Company to take over the parking enforcement program here in Green Valley Ranch. I will update you on the progress in future issues of the newsletter.



Newsletter

In the past, the newsletter has relied on a staff of volunteers to produce the bi-monthly publication. Producing a newsletter requires a great deal of time and effort on the part of many folks. Unfortunately, the association was unable to obtain the necessary volunteers to continue this task. Rather than discontinue the publication, the Communications Committee recommended that the Board consider outsourcing the production of the newsletter.

At the February 2003 meeting, the Board of Directors awarded a one-year contract to NetWares, Inc. to produce the Green Valley Ranch bi-monthly newsletter. I would like to personally thank Marc Rigas and the other members of the Communications Committee for the outstanding job they did so that the residents of Green Valley Ranch had a newsletter. We sincerely appreciate those efforts and thank each and every one of you for your past efforts.



Well, I am running out of space so I think it's time to wrap this issue. Each of you chose Green Valley Ranch for one reason or another. Perhaps, it could have been the amenities, the location or maybe a friend or relative that already resided in the Ranch. Whatever your reason for choosing to live here, we all share the same objective of shaping the future of this place we call home and Green Valley Ranch. ✿



OUT



**OUR
WEBSITE!**

www.greenvalleyranch.org

Ranch Calendar

☑ **April 3 - Thursday, 6:00 p.m. - 8:00 p.m.**
Delegate Meeting
 Desert Willows Community Center

☑ **April 5 - Saturday, 8:00 p.m.**
Ball in the House
 Henderson Pavilion

☑ **April 6 - Sunday**
Daylight Savings Begins
 Set clocks ahead one hour and
 Reset irrigation clocks (see www.lvspgarden.org)



☑ **April 10 - Saturday, 8:00 p.m.**
Gaelic Storm
 Henderson Pavilion




☑ **April 12 - 27 - Spring Break**
 Vanderberg and Twitchell Elementary Schools

☑ **April 12 - 20 - Spring Break**
 Bob Miller Middle School

☑ **April 15 - Tuesday**
Deadline for May/June GVR Newsletter articles
 and advertising.
 Contact Sheryl Schmalz @ 260-7622

☑ **April 16 - Wednesday**
Passover begins @ Sunset 

☑ **April 17 - Thursday, 6:30 p.m.**
GVR Board of Directors Meeting*
 Desert Willows Community Center

☑ **April 20 - Sunday**
Easter Sunday 

☑ **April 23 - Wednesday**
Secretaries Day 

☑ **April 26 - Saturday, 8:00 p.m.**
Neshaama Carlebach
 Henderson Pavilion

* Meeting agendas, meeting minutes,
 and financial statements are available
 upon request from Terra West at 362-6262.

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