



# GREEN VALLEY RANCH News

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

## Inside View

By Lisa de Marigny, President

It is easy to get caught up in the rules and the work of our association, but it is always gratifying once you “experience The Ranch.” What I mean by this is to fully utilize the amenities of our community. It is easy to get spoiled by the everyday conveniences that Green Valley Ranch provides. A short trip back home to the east coast quickly provides me a new appreciation for the services with which I have become accustomed.

Last weekend began like any other. Three of my four boys are involved in various sports, so I became a taxi driver providing lifts to their games with my 2 ½ year old in tow. It occurred to me that before noon on Saturday, my family had already utilized three parks, and we hadn’t even left The Ranch! After celebrating and comforting the winning/losing teams, I was off to grocery shopping. I had to drive to Whole Foods in order to transport my purchases, but again, I never left the community.

My family decided to have lunch and get our daily exercise, so we walked to District I to a restaurant and to peruse the street vendors that were in attendance that day. I broke off from “the boys” to do some shopping for a short time as well. When the weather

is not favorable for an outdoor walk, we have often walked the track at the Multigenerational Center. In addition, all of my children have learned to swim and have supplemented their pre-school classes at the Multigenerational Center. We have caught shows at The Pavilion, and being avid readers, we are

*...come experience  
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what living is all  
about!*

regulars at the Paseo Verde Library.

The newest local trip we have taken has been a trolley ride from District I to District II to do a craft on The Green and sample some gelato. We walk off the calories on the trails and the major thoroughfares throughout the community. I was starting to think I was becoming somewhat swaggering about GVR until a friend of mine called me to ask if I would book her a vacation at the Green Valley Ranch Resort. “Why does this seem so strange,” you ask — “because she lives in Summerlin.” So come experience The Ranch. It is what living is all about!

Jul/Aug  
2006

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GVRCA 2006 Pool  
Party is Wednesday,  
July 19<sup>th</sup>, 6:30 p.m.  
until 9:30 p.m.

– See Page 3

## GVRCA Welcomes New Association Manager

The GVRCA Board of Directors would like to welcome Robin E. Styles, GVRCA Senior Community Manager, along with her staff, and take this opportunity to acquaint our residents with them.

Robin began her career several years ago working for the developer at Lake Las Vegas Resort (LLVR). She worked in the Association Office for the Lake Las Vegas Resort Master Association, as well as, the sub-association, SouthShores Homeowners Association. From LLVR, she went on to manage several of the Lamplight Neighborhood communities for Carina Homes as an on-site manager. She relocated to the Bullhead City, Arizona / Laughlin, Nevada area where she managed eleven communities for a well-established management company. Robin made the decision to return to Las Vegas where three of her five children and five of her ten grandchildren live.

Robin, who strives to give excellent service to her clients, recognizes the value of continu-

ing education in her field. She is currently working towards her PCAM designation which takes approximately one and a half years to complete.

Robin is supported in her position by Scott Jaegel, Community Manager, and Susanne Coleman, Administrative Assistant. Scott attends the GVRCA Board of Directors meeting and records the meeting minutes. Scott serves as manager to several of the GVR sub-association boards. Scott's involvement with the GVRCA master association board along with the sub-association boards make him a valuable asset to both Robin and the GVRCA Board of Directors.

Susanne, attends the GVRCA Architectural Committee meetings where she records the meeting minutes and processes the committee's paperwork. She works well with all the homeowners and is invaluable to Robin.

In closing, Robin says, "I have always been in the customer relations field in my career and work-

ing in community management has afforded me the opportunity to work with wonderful Boards and Association communities. The GVRCA Board of Directors are a great group, and I look forward to working with them and the GVR communities."

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

### GVRCA

#### Terra West Property Management

Robin E. Styles, Senior Community Manager

Scott Jaegel, Community Manager

Susanne Coleman, Assistant

Tel: 702/362-6262

Fax: 702/251-4509

#### Board of Directors

President, Lisa de Marigny

Vice President, Ed Sutter

Secretary, Rick Schmalz

Treasurer, Steve Arkow

Director, Frank Daniel

Director, Mike Forman

Director, Paul Rowcliffe

#### Committee Chairpersons

Architectural, Jocelyn Holzwarth

Budget & Finance, Steve Arkow

Community Relations, Frank Daniel

Delegates, Bob LeVan & Cathy Bruno

Landscape, Paul Rowcliffe

Newsletter, Sheryl Schmalz

Reconstruction, Mike Forman

Social/Recreation, Patricia Gonzalez

### VOLUNTEERS NEEDED

The social committee is currently seeking individuals who would like to help in the planning/organizing of future social events sponsored by the Association.

This is a great opportunity to get involved in your community.

If you are interested, please respond to  
social@greenvalleyranch.org  
or call 392-7313.

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 or E-mail at: hatcat@cox.net

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
PRESENTS

# POOL PARTY 2006

WHEN: Wednesday, July 19, 2006  
6:30 p.m. to 9:30 p.m.

WHERE: Activity Pool  
Multi-Generational Center  
250 South Green Valley Parkway



Green Valley Ranch residents and their guests swim for FREE.  
The pool will be closed to the general public.

Lifeguards will be on duty.

Space is limited – arrive early.

Refreshments will be available for purchase.

**Use this notice as your entrance pass.  
No admittance without this notice  
or without the flyer that will  
be mailed to residents.**

# What To Do in Your Garden in July & August

By Cathy Bruno, Master Gardener

July temperatures typically range from lows of about 76°F to highs of about 106°F with average rainfall of .3 inches. August has lows of about 75°F to highs of about 103°F with average rainfall of .5 inches.

## IRRIGATION

**Irrigation Clock:** Check the settings on your irrigation clock. During this time of year, watering may occur on any day of the week, but sprinkler irrigation is prohibited between the hours of 11 a.m. to 7 p.m. The best time to water is between 2 to 5 a.m. to reduce water lost to evaporation. Never water between sundown and 2 a.m.; watering during these hours can be harmful to plants and lawns. Allowing the water to sit too long on your landscape before sunrise makes it susceptible to various fungal diseases and crown rot.

**Sprinklers:** Check at least weekly for leaks. Make necessary adjustments to ensure uniform coverage and to minimize overspray onto sidewalks, driveways, patios, etc., since sprinkler heads can be damaged and/or knocked out of alignment during the mowing process. Most lawns need to be watered at least three to four days per week during this time of year. Tall fescue lawns may require watering almost every day. Water for approximately 12 minutes per day. If runoff occurs, schedule sprinklers to water in three short cycles of four minutes each rather than one longer cycle. Times between wa-

tering cycles should be no more than one hour.

**Drip Emitters:** Check existing emitters at least weekly for any clogs and repair or replace as necessary. Add additional emitters as plants grow. Desert Plants should be watered one day per week and Traditional Plants three to four days per week in the summer. These watering guidelines are for established plants. More frequent watering is usually necessary until the plant becomes established (usually one to two growing seasons).

## PLANTING

Plant summer squash until mid-July.

Plant sweet corn and cucumbers until mid-August.

Beets, broccoli, brussel sprouts, cabbage, carrots, cauliflower, swiss chard, chinese cabbage, chive, collards, endive, kale, kohlrabi, green onions, parsley and parsnips may be planted from early August through early October.

Head lettuce and leaf lettuce may be planted from mid-August through September.

Peas, radishes, rutabaga, and turnips may be planted from mid-August through early October.

## MAINTENANCE

Check plants (especially new growth), at least daily for any signs of wilting. Most plants will need extra water.

Monitor plants for powdery mildew, aphids, and spider mites. To help prevent spider mites,

hose down trees and shrubs once a week during hot weather.

To keep warm-season annuals blooming through the end of summer and into fall, continue to remove dead flowers before they go to seed. Water and fertilize plants regularly.

For roses, remove faded flowers by cutting them off just above a leaf node with five leaflets (nodes closest to the flower have three leaflets). Fertilize and water deeply to stimulate the next round of blooms.

Fertilize flowering shrubs after bloom.

Inspect foliage for signs of nutrient deficiencies. Pale yellow leaves indicate that plants need nitrogen. Apply a fertilizer containing nitrogen according to directions on the label. The three numbers on fertilizer packages refer to the percentage of nitrogen, phosphorous, and potassium by weight. (For example, 20-20-20.) Yellow leaves with prominent green veins indicate an iron deficiency. Apply chelated iron according to the package directions.

Check trees and shrubs for leaf scorch. To help prevent leaf scorch, lightly mist with water two to three times each week during hot weather.

Check yucca & agave roots for weevils.

Harvest cantaloupe when stems slip from vine.

Harvest cucumbers frequently to keep plant producing.

GREEN VALLEY RANCH COMMUNITY ASSOCIATION		
2006 Delegate List		
Community	Delegate	Contact Information
Altezza/Meritage	Maria Bains	mapbains@yahoo.com
Bella Vista	None Listed	Terra West
Carriage Club	Bob LeVan*	Terra West
Carriage Lane	Philip J. Brody	Terra West
Castle Rock Estates	None Listed	Terra West
Citrus Gardens	None Listed	Terra West
Copper Ridge	Ruth Golden	goldengrl@cox.net
The Cottages	None Listed	Terra West
Crystal Springs	None Listed	Terra West
The Enclave	Ira Miller	Terra West
The Estates	None Listed	Terra West
Fountain Hills	None Listed	Terra West
Horizons	B. Steve Arkow	Terra West
Inspiration	Elizabeth Autelli Jean Wakely	Terra West
Monument Point	None Listed	Terra West
Mountain Pointe I	None Listed	Terra West
Mountain Pointe II	Jan Beaton	jbeaton@cox.net
Mystic Bay	Suzanne Kaplan	Terra West
Pacific Images	Dana Brake	dbrakerealtor@aol.com
Pacific Trace	June Edgar	juneedgar@cox.net
Pavilion Pointe	None Listed	Terra West
Premiere	Anthony McGilton	Terra West
Reflections	David Oslansky Patricia Gonzalez	Terra West
Regency Hills	Cathy Bruno	Terra West
Richmond Heights/Terrace	Jose Sanchez	Terra West
Ridgepointe/Stoneybrooke	John Peres	Terra West
Sentosa	None Listed	Terra West
Shadow Ridge	Irvin Martin	Terra West
South Hills	Patrick McDonnell	Terra West
Stags Leap	Karen Rzendzian	Terra West
Summit Point	Dixie Daniel	F2DDaniel@cox.net

\*Delegate committee chairperson.

Please contact Terra West at 362-6262 to update any information on the table. Delegate meetings are held on the 1<sup>st</sup> Thursday of each month at 6:15 p.m. at Desert Willow Community Center. The Green Valley Ranch Community Association Board of Directors meetings are held on the 3<sup>rd</sup> Thursday of each month at 6:30 p.m. at Desert Willow Community Center.

## Henderson Celebrates The Fourth of July

The City of Henderson is hosting its 2006 Fourth of July celebration from 5 p.m. to 9 p.m. on Tuesday, July 4, at Morrell Park, located at Harris Street and Major Avenue, and Anthem Hills Park, located at 2256 N. Reunion Drive. Each event will feature a fireworks display by Grucci at 9 p.m. (weather permitting).

The Anthem Hills celebration is open free to the public. Onsite parking will be available for handicapped patrons only. All other patrons are asked to park at Coronado High School (1001 Coronado Center Drive), where shuttle buses will run continuously back and forth to the park from 4:30 p.m. to 10:30 p.m. The event will feature live jazz music by David Van Such from 6 p.m. to 6:45 p.m. and the jazz stylings of Gregg Karukas from 7 p.m. to 9 p.m. Food concessions will be available on site throughout the evening.

“Hosting our Fourth of July celebration at two popular city parks offers residents a choice in location, style of music and the activities that interest them most,” said Sally Ahlstedt, recreation coordinator for the City of Henderson Parks and Recreation Department. “Anthem Hills Park is an excellent location for a celebration of this size — we expect more than 15,000 residents to join us for this patriotic event.”

No portable barbecues or alcohol are permitted at the park. The Anthem Hills Park event is co-sponsored by Pulte Homes-Del Webb, Advanced Urgent Care and Nightlight Pediatrics, South

Hills Church Community and Smooth Jazz (105.7). For additional information, call 267-4055.

The Morrell Park celebration is open free to the public, and event attraction tickets will be sold on site. Continuous shuttle bus service will be available from 4:30 p.m. to 10 p.m. from Basic Road and Water Street to the park.

The event will feature live country music by the Randy Anderson Band and Polynesian-themed music by Island Tyme from 6 p.m. to 9 p.m. In addition to a variety of food concessions, free line dance instruction will be offered throughout the evening, starting at 5 p.m. Free youth activities, sponsored by St. Peter’s LIFETEEN and Harvest Church, will be offered from 6 p.m. to 8 p.m. at Taylor Field and Morrell Park field.

“In many ways Morrell Park has become synonymous with the City of Henderson’s annual Fourth of July celebration — we will host anywhere from 40,000 to 55,000 residents this year alone,” said Lynn Mertens, assistant coordinator for special events with the City of Henderson Parks and Recreation Department.

“Equally important, we’ve made some strategic enhancements at this site with the addition of more free youth activities and more exciting paid attractions, which will be offered at a nominal cost to families.”

Attractions requiring tickets (\$1-\$2 per attraction) include a

climbing wall, ice skating rink, dunk tank and bounces of many sizes. Additional free activities include bounces, face painting, a balloonologist and the Rad Hatter booth.

No barbecuing is permitted in the park. The Morrell Park event is co-sponsored by KWNR (95.5), Advanced Urgent Care and Nightlight Pediatrics, RC Willey, Valley AutoMall, St. Peter’s LIFETEEN and Harvest Church. For additional information, call 267-4060.

The City of Henderson supports the Americans with Disabilities Act (ADA). Advanced notice may be necessary to ensure that appropriate accommodations will be provided. For full telephone accessibility, use Relay Nevada by dialing 7-1-1.

### Fireworks Safety Tips

- Read & follow label directions
- Have an adult present
- Buy from reliable sellers
- Always have water handy
- Light one firework at a time
- Never throw fireworks at others
- Never carry fireworks in your pockets
- Never shoot fireworks in metal or glass containers
- Wear eye protection
- Keep body parts away from fireworks
- Stay away from illegal fireworks

See [www.fireworksafety.com/safety.htm](http://www.fireworksafety.com/safety.htm) for complete tip list

## Architectural Review Process

All homeowners in Green Valley Ranch (GVR) must get approval from the Architectural Review Committee (ARC) before completing any exterior modification to a home. If you live in a gated community or other community with an active sub-association Board, you may have to receive approval from your sub-association as well as from the GVR ARC.

Many residents may wonder why they must go through all of this process. Having the GVR ARC review and approve all exterior improvements ensures that modifications are consistent with the architectural guidelines for GVR. The architectural guidelines establish a set of standards to ensure that the improvements are compatible with the existing architectural themes and are of high quality.

The members of the ARC provide a valuable service to the property owners of GVR. All are prop-

erty owners within GVR and volunteer their time to the Association. Each time a property owner submits an architectural change request form, members of the committee review the plans to ensure that the changes are consistent with the design guidelines established under the GVR Declaration of Covenants, Conditions, Restrictions, Reservations and Easements (CC&R's), ensuring uniform enforcement of the guidelines everywhere in the Ranch. This ensures that someone in the community next to your home cannot make an improvement which might reduce the value of your property.

Some of you may have experienced a situation in a previous neighborhood where a homeowner made improvements to his property which turned out to be an eyesore to the rest of the neighborhood.

You could also have a situation where the architectural committee of a sub-association might interpret the guidelines one way, while another sub-association might have a completely different interpretation of the guidelines. This could result in one community allowing improvements which might not be allowed in other communities within GVR. Many of us moved into a master-planned community for these assurances.

If you have submitted a request to the ARC, you may have been frustrated by the process. Sometimes it appears to take forever before you finally receive a letter approving your patio cover or swimming pool. Sometime a homeowner will receive a letter stating "you request has been approved subject to the following modification." While the process can appear to be time consuming, in the end, we all benefit.

## What's New at The District II

By Frank Daniel, Director

Now that the trolley service has begun between the east and west halves of The District, it might be time to introduce you to what's over there besides Whole Foods and the Cheesecake Factory. The first building you see on your left as you enter houses Las Vegas Golf and Tennis, as well as, Sting Systems security items and the condo sales office. Next, on the left, the building closest to Whole Foods is Alligator Soup, followed by Keva Juice, Desert Daisy, Gelato Cafe, Encanto and Flights of Fancy.

The building farthest to the east and south of The Green is West Elm, a high end furniture division of Williams-Sonoma, Pottery Barn, Crate and Barrel, etc. The building in between West Elm

and the Cheesecake Factory houses Bling Bling, Indulge Fashions, Palazzo Palms, Pink, Artichokes and Co., Splash Bath and Body, as well as, T-Bird Jewels.

With the exception of Keva Juice and Gelato Cafe, all are fashion and specialty stores.

The trolley will run every fifteen minutes during business hours from stops at Sharper Image and Splash Bath and Body.

The Green will feature the same great entertainment that we have grown accustomed to at The Courtyard and will be a great addition to our community.

It has been a treat watching this great retail, entertainment and residential community come together in the heart of Green Valley Ranch, and I know that you all will join me in welcoming our new neighbors.



Terra West Property Management  
 P.O. Box 80900  
 Las Vegas, NV 89108-0900

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The GVR Board of Directors Meeting is held the 3rd Thursday of each month at 6:30 p.m. The Delegate Meeting is held the 1st Thursday of each month at 6:15 p.m. Both meetings are held at the Desert Willow Community Center.

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

## ASSISTING RESIDENTS OF GREEN VALLEY RANCH SINCE ITS INCEPTION

- 3 bedrooms
- 2 1/4 baths
- Gated Community
- Extraordinarily updated
- Professionally decorated
- Backyard has solar heated pool
- Pool w/in-floor cleaning system



- Non-slip decking
- Custom Cabinets
- Woodworking thru out
- Stainless steel appliances
- Granite countertops
- Slate backsplash
- Kitchen has recessed lighting

**Mark Weinberg "Your Neighborhood Specialist"**



**Mark Weinberg**  
 Broker-Salesman/M.B.A. Finance

Cell: 493-8000  
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 E-mail:[mark@MarkSellsVegas.com](mailto:mark@MarkSellsVegas.com)



### My Qualifications:

I have my M.B.A. in Finance  
I have 11+ years experience in the Las Vegas Market, as One of the Top Prudential Agents  
I can share my knowledge on Real Estate, Investment Management, & 1031 Exchanges

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