

NEWSLETTER

AUGUST, 2009

PRESIDENT'S MESSAGE

by Bob Kemp

HRHA HOURS

Monday—Friday
9:00 a.m.—5:30 p.m.

HRHA STAFF

Penne Henry

Community Association
Manager

Kathleen DeGrado

Office Assistant &
DC Secretary

Linda McCoy, Compliance

Roger Siecker, Sr.

Maintenance

Charles Washburn

Maintenance

HRHA OFFICE

Phone: 775-673-0500

Fax: 775-673-5609

BOARD OF DIRECTORS

BOB KEMP

President

RIC KARAU

Vice President

MICHAEL MOORE

Secretary

DIANE NIELSEN

Treasurer

CHARLES WOODLAND

Director



Well, summer is officially here. We have seen a few days where the temperature has been 100 or more degrees so it's probably a good time to drop a few reminders. Remember to deep water your lawns early in the day. It is not a good idea to water between noon and 5:00 pm. Also, if you are installing swamp coolers and/or air conditioners, consult your Architectural Standards Manual for acceptable locations. The ASM is available on our web site www.hrhanv.com or at the association office.

The most important issue for the HRHA is the formation of the Budget Committee. The first meeting of the Budget Committee will be held at the association office on Aug. 6th, 2009 at 6:00 P.M. This committee, chaired by our treasurer, is actually responsible for drafting two proposed budgets for 2010, the operating budget and the reserve budget. Homeowners are encouraged to serve on the committee and/or observe the process. Budget Committee meetings are open to any homeowner and last approximately one hour. Homeowners interested in volunteering for the committee should contact the association office. The date and time of the next meeting will also be determined.

The regular board meeting was held on July 16th, 2009. Remember, all homeowners that attend board meetings receive a raffle ticket and are eligible for prizes at the November homeowners meeting. Items discussed at the meeting were as follows: Additional changes were made to the Home Business Permit Form. Final approval of the form will be on the agenda for the August board meeting. We have two CDs maturing totaling approximately \$162,000.00. We authorized the treasurer to work with our contact at Edward Jones to purchase CDs at the best possible rate we are able to obtain. We also authorized the purchase of a power auger for our tractor in the amount of \$3,217.75. Items carried from the executive session were: approval of (1) class for Kathleen (Design Committee / receptionist) and (2) TOPS classes for Linda (Compliance). We also approved a two year contract extension for Penne (Community Association Manager).

Non action / general items discussed were as follows: **Rental units** - Many homes in our community are becoming rental properties. It is the responsibility of the homeowner to inform their renters of the contents of the governing documents of the association. Our contract is with the homeowner and as such, the homeowner is liable for payment of assessments, late fees and/or board fines. Also, make sure the office has a correct mailing address on file for the owner of the property.

Abandoned homes - Abandoned homes are often the target of vandalism and other illegal activities. Please inform the association office if you believe a home has been abandoned. **Klondike Extension** - This item will be placed on the agenda for the August board meeting. We should have a response from our attorney by that time and should be able to make a decision on the issue.

Please continue to check out the HRHA web site for Important Community Announcements. If anyone wishes to submit an event for posting on the web site, email the information directly to me. I have received a sufficient number of emails regarding an interest in posting an advertisement for their business on a new web page devoted to that purpose. Interested businesses should contact me via email and include all graphics and pertinent information.

As always, I encourage homeowners to contact me with any problems, comments or concerns. Homeowners may call the association office or send email to bobkemp2@charter.net. Please include "HRHA" in the subject line.

Architectural

Design Committee Notice

When making application to the Design Committee for paint changes, etc., please keep in mind that the Design Committee is made up of homeowners who volunteer their time for the committee and they meet once a month in the winter and twice a month in the summer. These meetings are limited to two hours. We would like to remind everyone to please have your applications in as far ahead of time as possible. Once you receive the approval, it is good for one year. We cannot accommodate applicants at the last minute because the DC's roster is already full. Sometimes their meetings are full two to three meetings ahead of time. For these reasons we ask that you please be patient and courteous and, if at all possible, submit your applications as soon as possible.

DOLLAR SPOTS AND/OR BROWN SPOTS?

Dollar Spots: Small round spots (from Golf ball to basketball size); generally a few at first, but multiplying to many more over a matter of weeks. Lawn needs more nitrogen or fertilizer.

Brown Spots: Spots are notably larger than Dollar Spots and have a tendency to grow in lawns that have too much nitrogen or are over fertilized.

You need to know the PH balance of your yard prior to treatment so you do the right thing for your situation. This can be done at the University of Nevada Cooperative Extension @ 5305 Mill Street, Reno. Call 784-4848 for hours of operation.

Large amounts of thatch left on the yard will attract the airborne fungus. *****

MANAGER'S MESSAGE

by Penne Henry

GRAFFITI IS BACK!

Graffiti is back at Highland Ranch and the new Graffiti seems to be different than before. Benny Imbert of the Washoe County Sheriff's Department tells us that this Graffiti could be a new gang in our area. If you see anyone spraying graffiti or know of anyone who has committed this crime, please call the Sheriff's Department at 785-4629 and report any graffiti to the office so we can remove it immediately. Remember, Highland Ranch HOA is still offering a \$500 REWARD for any information leading to the arrest and conviction of these vandals.

IMPORTANT INFORMATION

I just wanted to remind everyone that this will be the last newsletter until November. The Calendars and Agendas will be posted at the office for your information. The most important meetings we have between now and November are the Budget Committee Meetings. These will be posted at the office as well. If you'd like to be part of this committee, please call the office and we'll be glad to mark you down. The Budget will be voted on by the board in October and sent out to all of you in the November newsletter. At that time, you will have a chance to vote on it. Keep checking our website for all times and dates.

WAIT! DON'T THROW THOSE NEWSPAPERS AWAY!



When you are planting your plants, work the nutrients into the soil. Wet newspapers and put layers around the plants overlapping as you go. Cover with mulch and forget about weeds. Weeds will grow through gardening plastic but will not grow through wet newspapers!

REMINDER

This will be the last newsletter until our November issue. All important information and Community Alerts will be posted on our website at www.hrhanv.com. Visiting our website often will keep you up to date, constantly.

AUGUST 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
RENO SPARKS HOT AUGUST NIGHTS®						
July 31, 2009			August 9, 2009			
2	3	4	5	6 Budget Committee @ 6:00 p.m.	7	8
9	10	11 Design Committee @ 6:00 P.M.	12	13 Exec. Meeting @ 6:00 p.m.	14	8/15 & 8/16 Rites Fest
16	17	18	19	HOA BOD MEETING @ 6:30 PM		22 COWBOY POETRY
23	24	25 Design Committee @ 6:00 P.M.	26	NEVADA STATE FAIR AUGUST 26-30TH		
30						

HIGHLAND RANCH HOMEOWNERS' ASSOCIATION, INC.

TIME: 6:30 P.M.

DATE: August 20, 2009

PLACE: 5860 LIGHTNING DRIVE, SUN VALLEY, NEVADA 89433

All homeowners are encouraged to attend this Regular Board Meeting of the Highland Ranch Homeowners' Association, Inc. This will be held at the association office. Feel free to drop by and visit with us.

NOTICE OF BOARD MEETING

- I Membership Comments/Public Comments/Non-Action.**
(NRS 31083.4(B)) Every homeowner has the right to speak to the association or executive board, unless the executive board is meeting in executive session).
- II Roll Call to establish a quorum.**
- III Approve minutes of July 16, 2009/Action Item.**
- IV Treasurer's Report.**
 - A. Statements, income/expense, balance sheet, delinquencies and checkbook.**
 - B. Motion to approve review of financials per NRS 116.31083(6)/Action Item.**
- V Manager's Report.**
- VI Board Items-Action may be taken on both old and new business items.**
 - A. Old Business**
 - 1) Home Business Permit Form Changes**
 - 2) Klondike Extension-Gayle's opinion**
 - B. New Business**
 - 1) New Legislative Changes in NRS 116**
 - 2) Colonial Line of Credit (Approval or rejection)**
 - 3) Split rail fencing along the Klondike Extension (5th Street to 7th Street)**
- VII Executive Issues.**
- VIII Other Non-Action items. Discussion. New computer for office (server).**
- IX Adjournment.**

Every homeowner has a right to a copy of the minutes. Minutes will be distributed upon request and payment for the cost of the distribution has been received. (NRS 116.31083(7) and NRS 116.3108).

HIGHLAND RANCH HOMEOWNERS' ASSOCIATION, INC.

5860 Lightning Drive
Sun Valley, NV 89433

Presorted Standard
U.S. Postage
PAID
Reno, NV
Permit No. 859



ENJOY THOSE "HOT AUGUST NIGHTS"!

EMAIL ADDRESSES: OFFICE@HRHANV.COM
COMPLIANCE@HRHANV.COM
VISIT OUR DC@HRHANV.COM
WEBSITE AT: WWW.HRHANV.COM

HIGHLAND RANCH HOMEOWNERS



**HRHA SEMI-ANNUAL YARD SALE, SATURDAY, SEPTEMBER 12, 2009
8:00 A.M.—3:00 P.M.**

OUR ALL COMMUNITY SEMI-ANNUAL GARAGE/YARD SALE IS HERE AGAIN. HAVING A YARD SALE IN MAY AND SEPTEMBER ACCOMMODATES SPRING AND WINTER CLEANING. WE WILL, ONCE AGAIN, BE PROVIDING COURTESY MAPS AT THE HRHA OFFICE WHICH WILL BE AVAILABLE AT THE DOOR THE DAY OF THE SALE. PLEASE COME IN OR CALL US IF YOU WOULD LIKE YOUR ADDRESS ON THE MAP. WE WILL BE ADVERTISING IN THE PAPER, ON THE WEBSITE, AT THE OFFICE AND AT ALL ENTRANCES THE DAY OF THE SALE. THIS IS ALSO A GOOD TIME TO GET OUT AND MEET YOUR NEIGHBORS. DON'T FORGET TO TIE BALLOONS ON YOUR MAILBOXES SO THOSE PEOPLE WHO DON'T DRIVE EACH AND EVERY CUL-DE-SAC CAN SEE THAT YOU ARE SELLING THAT DAY. HOPE TO SEE YOU THERE! FOR MORE INFORMATION, PLEASE FEEL FREE TO CALL THE OFFICE AT 673-0500.