

HAPPY NEW YEAR

JANUARY 2010

PRESIDENT'S MESSAGE

by Bob Kemp

HRHA HOURS

Monday –Friday
9am—5:00 pm

HRHA STAFF

Penne Henry
Community Association
Manager

Kathleen DeGrado
Office Assistant &
DC Secretary

Michael Moore, Compliance

Roger Siecker, Sr.
Maintenance Supervisor

Charlie Washburn
Maintenance

HRHA OFFICE

Phone: 775-673-0500
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BOARD OF DIRECTORS

BOB KEMP
President

RIC KARAU

Vice President

CHARLES WOODLAND

Secretary

DIANE NIELSEN

Treasurer

It's been a while since our last newsletter. I hope everyone had a Merry Christmas and is on their way to a prosperous New Year. We had two meetings in November and none in December. At the homeowners' meeting, the 2010 budget was ratified. The 2010 budget has no increase in assessments and still allows us to expand our garage for storage of new equipment. Topics approved at the regular board meeting were: transfer of \$8,000 from a maturing CD to our money market fund, an increase in salary for our compliance officer and Christmas bonuses for the staff. A non-action item regarding check washing was discussed. When mailing checks, it is always best to take those letters directly to the post office.

In 2009, we finally completed the landscaping project along Sun Valley Blvd. I think it looks good and it certainly cuts down on the weeds in that area.

With the start of winter upon us, snow removal has already been an issue. It is the responsibility of the homeowner to remove snow from the sidewalk in front of their home. The association is responsible for clearing snow from the sidewalks adjacent to common areas only. In addition to snow, we have seen considerable fence damage due to wind. The fence surrounding your home is your property. It is your responsibility to maintain and repair that fence with one exception. The association stains the side of any fence that borders common area.

Letters informing homeowners in the "C" Section to pick up their stain will be sent out shortly. The stain may be picked up at the association office during normal business hours. Homeowners may authorize someone else to pick up their stain only with a signed written letter. If individual circumstances make it impossible to pick up your stain, please call the office to see what arrangements can be made. Homeowners in the "A" Section that failed to pick up their stain in 2009, will be required to purchase it

themselves. Failure to pick up your stain does not relieve you of the responsibility of staining your fence.

In order to limit costs, we do not send newsletters monthly. If we need to inform homeowners of important items between newsletters, we post those items on the bulletin board at the association office and on our web site www.hrhanv.com. The web site also has some fairly new features. We have added a "Community Events" page and a "Business Ads" page. There is no cost for homeowners to post a community event or to advertise their business on the web site. The site also has previous newsletters, our governing documents and links to send emails to board members and the office staff. Minutes of previous board meetings will also be available by 1/1/2010.



THE DESIGN COMMITTEE

Happy New Year. A new year has approached us and we will be having our first meeting of the year January 12th at 6:00 p.m. All applications for this meeting must be submitted by January 8, 2010.

During the 2009 year, the Architectural Design Committee approved 71 of the 81 applications submitted.

We would like to extend our best wishes for a warm and happy 2010.

I want to welcome everyone to the New Year. Remember that Christmas decorations need to be removed by January 31, 2010. I realize the economy is not the best right now, so if you receive a violation letter and need additional time to comply, please call me at the office and I will gladly work with you. For those of you in the "A" Section who did not pick up your stain or if you did pick up your stain and did not apply it to your fences, I will be sending out violation notices soon. If you did not pick up your stain last year, you will have to purchase it this year. The "A" Section is now 16 years old and a lot of fences have been ignored. Remember, routine maintenance of your property also increases the value of all other residences around you. Staining the fence is your responsibility and stain may be applied if the temperature is 50 degrees or higher. If you need more time, call me. *Michael Moore*

MANAGER'S MESSAGE

by Penne Henry

Christmas Tree Recycling

I would like to thank everyone for a spectacular job on decorating your homes for the holidays. In driving the community, I noticed some really awesome lights and decorations. The whole community was lit up for Christmas. I didn't drive down one street that didn't have some type of holiday decoration. They ranged from house lights to giant globes, singing Christmas trees and animated characters of all types. Good job Highland Ranch! It's a pleasure to see a community that takes so much pride in where they live. This too keeps the value of the homes up in our area.



Waste Management will pick up your trees if they are cut into three foot lengths and put out on your regular garbage days. Christmas trees may also be recycled at Bartley Ranch, Rancho San Rafael and Shadow Mountain Sports Complex.

Usually, this time of year I provide a full year's calendar to show all the times and dates of the Board and Design Committee Meetings for the entire year. I also attach a copy of emergency phone numbers that may come in handy from time to time during the year. This year, instead of the extra expense of an insert in this Newsletter, we have provided that information on the website. You can download a copy at www.hrhanv.com. The Annual Meeting and Election of Officers will be held on June 17, 2010 and the Annual Budget Meeting will be held on November 18, 2010. We will notify you ahead of time by posting those dates on the calendar below. We will also remind you when your next quarterly assessments are due.

JANUARY, 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					2	
3	4	5	6	7	8	9
10	11	12 <i>Design Committee @ 6:00 p.m.</i>	13	14 <i>Exec. Meeting @ 6:00 p.m.</i>	15	16
17	18	19	20	21 <i>BOD Meeting @ 6:30 p.m.</i>	22	23
24	25	26	27	28	29	30
31						

NOTICE OF BOARD MEETING
HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.

TIME: 6:30 P.M.
DATE: January 21, 2010
PLACE: 5860 Lightning Drive, Sun Valley, NV

All homeowners are encouraged to attend this Regular Board Meeting of the Highland Ranch Homeowners Association. This will be held at the association office. Feel free to stop in and be a part of our meeting.

BOARD MEETING AGENDA

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 NOVEMBER 19, 2009 MEETING/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 COMMITTEE REPORTS

A. MANAGER'S REPORT/CALENDARS FOR 2010/NEWSLETTER SCHEDULE FOR 2010 (ACTION ITEM).

VI BOARD ITEMS-ACTION MAY BE TAKEN ON BOTH OLD AND NEW BUSINESS ITEMS

A. OLD BUSINESS

1) LETTER FROM GAYLE RE: KLONDIKE EXTENSION.

2) DIVINCE PARK AREA SPLIT RAIL BOARDERING HIGHLAND RANCH PARKWAY.

B. NEW BUSINESS

1) 2010 SCHEDULE FOR NEWSLETTERS.

2) CONTRACT FOR 2010 INSURANCE COVERAGE.

3) COMPLIANCE FOR "A" SECTION HOMES THAT DID NOT PICK UP STAIN IN 2009.

4) DISCUSS PLANS FOR MAINTENANCE GARAGE EXPANSION.

5) PURCHASE OF NEW COMPUTER FOR THE MANAGER'S OFFICE.

VII EXECUTIVE ISSUES

VIII OTHER NON-ACTION ITEMS

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



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



REMINDS EVERYONE, THAT ONCE AGAIN WE MUST BE VERY CAUTIOUS AND REMEMBER TO SHOVEL OUR SNOW FROM OUR DRIVEWAYS, SIDEWALKS AND MAILBOX AREAS. THE MAILBOXES HAVE TO BE ACCESSIBLE FROM THE MAIL TRUCK, SO THE MAIL PERSON DOES NOT HAVE TO GET OUT OF HER VEHICLE.

**MAILBOXES MUST BE
ACCESSIBLE FOR MAIL
TO BE DELIVERED!**



TAMPERING WITH THE MAIL AND OPENING SOMEONE ELSE'S MAILBOX IS A FEDERAL OFFENSE. THE POST OFFICE, AS WELL AS SEVERAL RESIDENTS, HAVE SEEN SUSPICIOUS LOOKING PEOPLE LOOKING INTO MAILBOXES. IF THIS OCCURS IN YOUR AREA, PLEASE REPORT IT AS SOON AS POSSIBLE, EITHER TO THE POST OFFICE, THE SHERIFF'S OFFICE OR CALL THE ASSOCIATION OFFICE. THERE ARE VERY STRICT PENALTIES FOR THIS OFFENSE, SO PLEASE KEEP A LOOK OUT IN YOUR AREA. THANK YOU.

NEWSLETTER SCHEDULE
2010
THE HRHA NEWSLETTERS FOR 2010 WILL BE CUT BACK TO SEVEN NEWSLETTERS FOR THE YEAR. THIS WILL SAVE THE ASSOCIATION MONEY. THERE ARE SEVERAL NOTIFICATIONS REQUIRED BY NRS 116 THAT WILL BE PUBLISHED IN THE NEWSLETTERS YOU DO RECEIVE, I.E.; THE YEARLY ELECTION OF BOARD MEMBERS, THEIR INTENTS TO RUN, THE ELECTION RESULTS, THE BUDGET AND THE FINAL RATIFICATION OF THE BUDGET. THE MONTHS YOU DO NOT RECEIVE A NEWSLETTER (FEBRUARY, MARCH, JUNE, SEPTEMBER AND OCTOBER), THE AGENDA AND THE CALENDAR WILL BE POSTED AT THE OFFICE. YOU CAN ALSO RECEIVE COPIES OF THE BOARD MINUTES ON OUR WEBSITE @ WWW.HRHANV.COM. THIS IS WHERE COMMUNITY INFO AND ALERTS WILL ALWAYS BE POSTED.

**FREE NOTARY SERVICE FOR ALL RESIDENTS
OF HIGHLAND RANCH**

JUST A REMINDER THAT THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. OFFERS A FREE NOTARY SERVICE FOR ALL HRHA RESIDENTS. JUST CALL THE OFFICE AT 673-0500 AND LET US KNOW WHEN YOU ARE COMING AND WE WILL SET UP A NOTARY FOR YOUR CONVENIENCE. MAKE SURE YOU HAVE ALL THE PROPER IDENTIFICATION. FINGERPRINTS MAY BE REQUIRED.

