

# NEWSLETTER

MAY, 2009

## PRESIDENT'S MESSAGE

by Bob Kemp

### HRHA HOURS

Monday—Friday  
9:00 a.m.—5:30 pm

### 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

**CHARLES WOODLAND**

Vice President

**CLARICE FRENCH**

Secretary

**DIANE NIELSEN**

Treasurer

**RIC KARAU**

Director

Hello everyone. Election time is upon us. Enclosed with this newsletter are the bios for the candidates running for the board of directors. In this election, we have three candidates running for three open seats. The obvious question is, "Do we need to have an election?" We asked the question and the answer from our attorney and another very reliable source is "YES." Our governing documents require that the board of directors be elected. So even though we have three candidates and three open seats, **we will be conducting the election exactly as state law requires.** You will be able to vote for up to three candidates. Please save your inserts and bios so you can vote for the person/persons you want.

David Morton of the Reno Housing Authority spoke at our last meeting regarding his agency and stimulus money that will be available for first time home buyers. Our association is one of three areas that are being targeted for this program. He will be looking at some of the properties in foreclosure in our association and attempting to match **qualified** buyers with these homes. They will also be pursuing a few homes that will become available to rent. If you know anyone

that may benefit from these programs, go to [www.renoha.org](http://www.renoha.org) for additional information or call Patty Gates at 329-3630 x218.

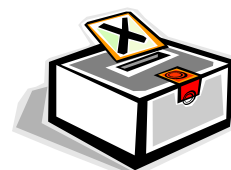
Also at our last meeting, we discussed future landscaping projects. The only project mentioned was the southeast corner of Highland Ranch Parkway and Donatello Drive. If anyone would like to propose a landscaping project, send an email or call the office with your suggestions. In addition, we met with our accountant in our Executive Session meeting to discuss the association audit. The audit went smoothly this year and was completed in approximately one week. The results are extremely good compared to other associations in Nevada. In fact, our association has less than a 4% foreclosure rate; considerably less than the surrounding areas. The auditors reported no irregularities or significant problems and consequently, the board approved the audit under "Executive Session issues". **All homeowners have the right to view the audit report.** Copies may also be requested by calling or emailing the association office.

I have added a new page to the HRHA web site for Important Community Announcements. This page is dedicated to upcoming events in our area that might be of interest to our homeowners. Items currently being featured are: The Friends of Washoe County Library, the

Community Wide Yard Sale and the RTC Pyramid Highway / US 395 Connection Project. If anyone wishes to submit an event for posting on the web site, email the information directly to me. I will add a link to the page to make it convenient to send the email. Please make sure you include all the important information when submitting your request including any attachments / graphics you might want displayed. This page is NOT for advertising your business!

In the future, I am considering adding another page to the web site for businesses within the HRHA to post an advertisement. I would like to get some idea as to how many businesses might be interested. Please email me with your thoughts.

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](mailto:bobkemp2@charter.net). Please include "HRHA" in the subject line.





**PEDESTRIAN ACCESS FOR FRONT YARDS WITH NO SIDEWALKS**

Important: Washoe County requires that portion of your front yard within 4 1/2 feet of the curb must remain mostly level and clear for pedestrian traffic. The only materials allowed in that area are sidewalk, concrete installed by a licensed and bonded contractor to County specifications, grass, or rock smaller than 1.5". Fences can only be constructed (with design committee approval) down to that 4 1/2 feet from the curb. If your landscaping in this area violates County standards you will have to return the area to an acceptable condition to allow for pedestrian traffic.

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**Happy Spring!**

It's that time of year again when you need to check on what needs to be done around the outside of your home. Things like fencing repair/staining, mailbox repair/painting, house and/or trim painting and of course the great world of landscaping (I'm already seeing weeds in some yards). If you maintain these things in a timely manner, you won't be hearing from me or the Board of Directors.

*Linda Mc Coy  
Your Compliance Officer*

**MANAGER'S MESSAGE**

*by Penne Henry*

Would you like to be informed of Community Events, Community Alerts, Community Emergencies, breaking news, etc. before the monthly newsletter comes out? Be informed as soon as something happens? Recently, a child was missing from our community and the only communication we had with the entire community was on the website and by police going door to door. We are collecting email addresses from everyone who would like to be on our email list. Receive news as soon as it happens!

Every day we get Neighborhood Watch Alerts from our "Sheriff on the job", Teresa Aquila. These alerts can be forwarded to you as they are received.



We realize some people don't have computers but if an emergency were to occur and only one person per street could be contacted by email, "Word of mouth" could

reach the rest. If you would like to be added to our HRHA email list, please call the office at 673-0500 or email us at Office@hrhanv.com, or just drop by. If not, please check our website periodically for Community announcements and alerts at [www.hrhanv.com](http://www.hrhanv.com).

Another reminder about the services your association provides is our free notary service. A fax and copier are also available for use at your convenience.



**MAY 2009**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 <i>Cinco De Mayo</i>	6	7	8	 See pg.4
 Mother's Day	11	12 <i>DC @ 6:00 PM</i>	13	14 <i>Exec. @ 6:00 PM</i>	15	 GARAGE SALE
17	18	19	20	 HRHA BOD MEETING @ 6:30 PM		23
24	 MEMORIAL DAY	26	27			28
31	Office will be closed for Memorial Day					

**HIGHLAND RANCH HOMEOWNERS' ASSOCIATION, INC.**

**TIME: 6:30 P.M.**

**DATE: MAY 21, 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.

**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 CALL MEETING TO ORDER AND ROLL CALL TO ESTABLISH A QUORUM**

**III APPROVE MINUTES OF APRIL 16, 2009/ACTION ITEM**

**IV TREASURER'S REPORT**

**A. STATEMENTS, INCOME AND EXPENSE STATEMENT, BALANCE SHEET, DELINQUENCIES AND CHECKBOOK**

**B. MOTION TO APPROVE REVIEW OF FINANCIALS PER NRS 116.31083(6)/ACTION ITEM.**

**V COMMITTEE REPORTS: MANAGER'S REPORT**

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

**A. OLD BUSINESS**

- 1) SIERRA OFFICE SOLUTIONS  
REPLACEMENT COPIER PROPOSAL**

**B. NEW BUSINESS**

- 1) HOME BUSINESS PERMIT**
- 3) EXPANSION OF THE SUN VALLEY BLVD  
LANDSCAPING PROJECT BY PARQUEST**

**VII EXECUTIVE ISSUES**

**VIII OTHER NON-ACTION ITEMS/REMEMBER TO VOTE!!!**

**IX ADJOURNMENT**

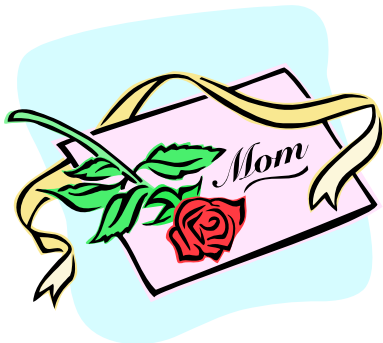


*Every homeowner has the right to a copy of the minutes. Minutes will be distributed upon request and payment for the cost of the distribution has been received (NRS 116.3108).*

**HIGHLAND RANCH HOMEOWNERS' ASSOCIATION, INC.**

5860 Lightning Drive  
Sun Valley, NV 89433

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



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

**FOLLOW UP REPORT....**

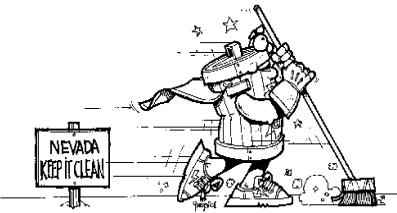


**BURGLARIES**

If you read our last newsletter, you read the Manager's Report on the Sheriff's Alert regarding the FedEx and UPS burglaries. Our Sheriff "on the job" alerted the community to be aware that vandals were following these delivery trucks and stealing packages from front porches before the residents return home.

After talking with your FedEx delivery man (Blue) for our area, we decided that it might be a good idea for the HRHA Office to accept your packages ONLY as a last resort when you can't be at home or it is not feasible to have your packages delivered to work. In order to do this, you must call Cheryl at 856-4741 (FedEx) and let her know you want your packages delivered to the office. Then you need to call our office at 673-0500 and let someone know you have authorized delivery to our office at 5860 Lightning Drive instead of your home address. We will hold the package for your pick up. The office cannot hold your packages more than 48 hours; they will be returned after that time. Our office hours are 9:00 am-5:30 pm., Monday thru Friday. Just another one of the "perks" of your on-site community association.

**KEEP TRUCKEE MEADOWS BEAUTIFUL**



**ALL COUNTY-WIDE CLEAN-UP, 2009**

Thanks for all your help last year at the HRHA Debussey site. This year's site will be at:  
**Chimney and Sidehill in Sun Valley,**  
**Saturday, May 9, 2009**  
**8:30 am—noon.**  
*Hope to see you all out there.*

