



NEWSLETTER

NOVEMBER, 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

Michael Moore, 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

DIANE NIELSEN

Treasurer

CHARLES WOODLAND

Director

This is our first newsletter since August and also the last newsletter of the year. It has been a trying year for many of our homeowners and hopefully next year will bring better fortunes. Since it is the last newsletter of the year, I want to wish everyone a great Thanksgiving, a Merry Christmas and a terrific New Year.

NOTE: Stain for homeowners in the "A" section must be picked up prior to 12/31/09. Failure to do so will result in the forfeiture of their stain allotment and may result in a fine.

We'd like to welcome Michael Moore to our office staff. Michael was on our board of directors but resigned on August 24th so he could assume the compliance position. He is familiarizing himself with our compliance software and reviewing all open compliance issues. Please do not hesitate to contact Michael for any violation issues you may have. Since I'm already on the issue of compliance, we have had some recent issues regarding the colors of exterior base and trim paint. We are currently working with Kelly Moore paints to provide a color brochure specifically for our association.

A copy of the 2010 budget is included in this newslet-

ter. If the budget is not voted down at the November homeowners' meeting, a new copy of the budget will **NOT** be mailed; the one included in this newsletter will be considered ratified. I want to thank everyone that served on the budget committee for a job well done. This budget includes money for some capital improvements and allows us to continue to replenish our reserve fund without increasing the monthly assessments.

The regular board meeting was held on 10/15/09. Remember, all homeowners that attended board meetings throughout the year receive a raffle ticket and are eligible for prizes at the November Homeowners' meeting. Since we are no longer receiving free gifts when we purchase office supplies, this will be our last raffle. **You must be present at the November meeting to win.** Items discussed at the meeting were as follows: We had a CD mature and now have approximately \$143,000 in our money market account. We are looking for FDIC insured CDs with the best possible return. A decision was made to send a demand letter through our attorney to Lifestyle Homes in an effort to compel them to complete construction on Klondike between 5th and 7th Ave. so it conforms to Washoe County standards. The fencing issue along Klondike was postponed until the previous issue is resolved. The board approved resolutions regarding an HRHA Investment Policy and a Collec-

tion Policy. We also voted to approve the 2010 Operating and Reserve budgets. The only item carried from the executive session was the approval of a pay raise for Kathleen (Design Committee / Receptionist).

The only non-action item discussed was to fill the vacant secretary position on the board. This item will be placed on the agenda for the November board meeting.

Please continue to check out the HRHA web site for Important Community Announcements. I have finally added a "Business Ads" page to the web site. Interested businesses should contact me via email and include all graphics and pertinent information. To submit an event or advertisement for posting on the web site, email the information directly to me. There are links to my email address at the bottom of both web pages. (There is no charge for advertising on the HRHA web site.)

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.

AN HRHA WELCOME
TO
MICHAEL MOORE

Michael is our new Compliance Officer. He is not only a homeowner at Highland Ranch but is retired from the United States Air Force, and a former HRHA Board member. Michael took on the task of Compliance Officer because he wants to make a difference in our community. He has several ideas and concerns about our community and his goal is to bring the community into compliance by working more closely with the residents and listening to their concerns. Michael would like to invite each of you to give him a call, email, or stop by the office and introduce yourselves. He is a very "hands on" person and wants to maintain the value of your property as well as his own, thus, "working together for the betterment of the whole community." Welcome Michael!

MANAGER'S MESSAGE

by Penne Henry

Going GREEN bills are popping up at the state and federal levels of government; several address clotheslines, windmills and solar panels. With or without legislation, our associations have the right to recommend the location of these devices on single family dwellings. If you intend to install any of these devices, please contact the office for further information on placement. The only GREEN placement that does not require the association's approval is the satellite-controlled or rain censored irrigation systems.

Highland Ranch Homeowner' Association is accepting non-perishable food donations at the association office weekdays between 9-5. These donations will go to the Evelyn Mount Food Drive this year. They are in urgent need of donations for the Thanksgiving Holidays.



CAR BURGLARIES



The Washoe County Sheriff's Department has asked us to forward this alert for the upcoming holiday season. There is a device now that robbers are using to clone your security code when you lock your doors on your car using your key-chain locking device. They sit a distance away and watch for their next victim. They can steal your code through the airwaves. The WCSD advises to manually lock your car by using the lock button inside the car. This way it will not send the security code through the airwaves where it can instantly be stolen. This is a very real threat especially during the holiday season. **BE SAFE!!!**



The Third and Final letter has been sent out for residents to pick up their stain who live in the "A" Section. January 1, letters will be sent out to the residents in the "C" Section. This is your last chance to pick up and use your stain, if you live in "A" Section. After January 1, the people who did not pick up their stain will receive a violation letter and could possibly receive a fine for non-compliance.



CHANGING EXTERIOR PAINT COLORS MUST BE APPROVED BY THE DESIGN COMMITTEE BEFORE YOU PAINT. IF YOU HAVE ALREADY CHANGED THE EXTERIOR COLORS, YOU STILL NEED A PERMIT FROM THE DC.

NOVEMBER 2009

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--|--|---|-----|--|-----|-----|
| 1 <i>Fall Back</i> Daylight Savings Time ends | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 <i>Design Committee</i> @ 6:00 p.m. | 11 | 12 <i>Exec. Meeting</i> @ 6:00 p.m. | 13 | 14 |
| 15 | 16 | 17 | 18 | HOA BOD MEETING @ 6:30 PM | | 21 |
| 22 | 23 | 24 | 25 | Thanksgiving | | 28 |
| 29 | Have a Wonderful Holiday Season | | | | | |
| | Be Back in January | | | | | |

HIGHLAND RANCH HOMEOWNERS' ASSOCIATION, INC.

TIME: 6:30 P.M.

DATE: November 19, 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.

MEMBERSHIP MEETING

- I Membership comments/public comments/ non-action items.**
- II Approve minutes of June 18, 2009 membership meeting/ action item.**
- III Homeowners to discuss and vote on 2010 Budget/ action item.**
- IV Membership meeting adjournment.**

NOTICE OF BOARD MEETING

- I Membership Comments/Public Comments/ Non-Action items.**
(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 October 15, 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.**
 - A. To include all departments (Legal, Collections, Liens and foreclosures, Design Committee, Stain Program, Sales and Transfers, Compliance and Maintenance)**
- VI Board Items-Action may be taken on both old and new business items.**
 - A. Old Business**
 - 1) Investment of CD that matured on 10/01/09 (\$80,000.00).**
 - 2) Investment of CD maturing on 12/16/09 (\$8,000.00).**
 - B. New Business**
 - 1) Filling secretary position on the Board.**
 - 2) Placement of additional boulders at the corner of Highland Ranch Parkway and Sun Valley Blvd.**
 - 3) Drawing for Raffle Prizes**
- 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.

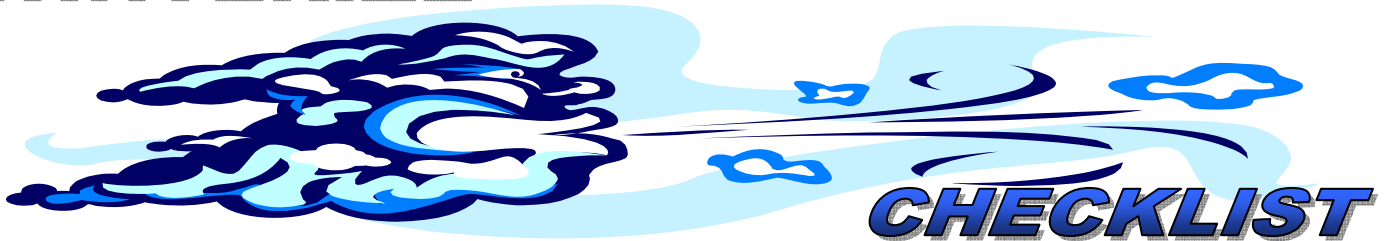
5860 Lightning Drive
Sun Valley, NV 89433

Presorted Standard
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Permit No. 859

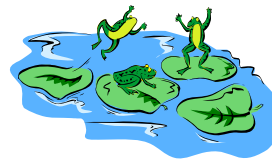


EMAIL ADDRESSES: OFFICE@HRHANV.COM
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WEBSITE AT: WWW.HRHANV.COM

WINTERIZE

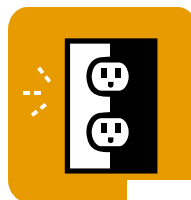


Shut down the irrigation system and winterize system by opening the manual drain valves and closing the supply valve. Be sure to turn your Controller dials to the "OFF" position. Don't forget to open test cocks 1/4 turn and turn ball valves 1/8th turn. Disconnect all outside hoses. This should be done first week of November.



Don't forget to shut down all outside water features and ponds. Winterize!

Make sure all wall outlets are sealed properly so air does not escape. If there is a gap, use gaskets between the wall and the plate. Change all filters every three months, or as needed. Inspect and service your furnaces yearly to make sure they are clean and dust free.



Remember to change the batteries in your Smoke Detectors too. A good time to change them is Sun., November 1, when we turn back our clocks.



Fertilize your lawns with winter fertilizer and "core" aerate to allow the nutrients to work their way back into the soil. De-thatch if needed.



Now is the time to plant your bulbs for next year's bloom.