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July 22, 2015

Dear ArrowCreek Homeowners Association (ACHOA) Members:

Thank you to those who attended the recent Communications Committee Informational Meeting on Alternative Uses for the Golf Course acreage. The attached documents were presented at the meeting and they are attached for your review: (1) the Table of Uses for both Residential and Civic to recognize the zoning within the ACHOA community; (2) the Regulatory Zone Map reflects areas within the golf course property that have Low Density Rural Zoning, Medium Density Rural Zoning, High Density Rural Zoning, and General Rural Zoning from the County maps; and (3) a Map of ArrowCreek Open Space that provides an overlay of United States Forestry Service (USFS) Public Lands and Washoe County Open Space that surrounds the ArrowCreek Community.

As a result of the presentations at this meeting the following additional information was developed and/or additional information needs to be developed and presented to the ACHOA community. If you did not attend the meeting this summary will be useful information for your consideration.

Many ACHOA members, raised excellent questions during the July 10, 2015 meeting that the Communications Committee could not answer because the specifically requested information was not available.

The meeting did accomplish the Communications Committee's initial goal of providing information about alternative uses for the golf course land and the related costs for the 524.228 acres within the ACHOA Community. The ACHOA Community with the golf course area comprises 1,029 acres of land which is 44,824,043.35 square feet which is the same area as Rancho San Rafael Regional Park in Reno. This information was a surprise to many participants attending the meeting.

As a result of the questions developed in the meeting the Communications Committee will continue to provide factual information to the community as received. As such, the current issues that the Communications Committee has on its "To Do List" from questions raised at the informational meeting are as follows:

1. The Communications Committee will continue to use all available communication resources to provide information to all Community Members – Email blasts, letter mailing, brochures, web-site postings, FAQ responses, face to face meetings, informational meetings, and phone responses through the community manager. This document will be emailed to the ACHOA members and mailed to ACHOA members that have not release their email address for direct communications.
2. The Communications Committee will provide factual information and avoid opinions. The ACHOA members get to make their own opinions. The 2016 Preliminary Budget Process will have a \$25,000 allocation for a stand-alone ACHOA Web-site that will provide more flexibility to the ACHOA in the future if approved by the ACHOA Board and ratified by the ACHOA membership. This will be a future Communications Committee task to implement.

3. The Communications Committee will attempt to get the answer to the questions asked concerning the possibility of the FOA walking and/or filing Chapter 7 Bankruptcy and the 524 acres left unattended. The Communications Committee will determine the potential governmental impact of forcing the ACHOA to assume control of the land and make it compliant to Truckee Meadows Fire Protection District fire prevention standards, Forestry Service Standards, BLM Standards, and Washoe County Common Area Standards. This would involve an evaluation of the reformation costs, noxious weed eradications costs, water costs, and native plant costs for the entire 524 acres. This is a large unknown at this time based on [last](#) Tuesday's meeting.
4. The Communications Committee will explore the impact of FOA selling the course to another operator and converting the golf courses to "Public Play" and not a private golf club. This was the Aspen Sierra plan in their Bankruptcy filing. This may have an impact on future ACHOA Security and Facility Budgets.
5. The Communications Committee will continue to gather information about the ability to sell some of the parcels that make up the golf course because of the current zoning. This will involve an assessment of the related costs and probability of success if redevelopment is contemplated.
6. The Communications Committee will provide Per Lot Monthly Assessments for numerous options that will be provided to the community. The options will include the following as a minimum based on the comments last Tuesday night:
 - a. Do nothing impact with the caveat of number 4 above getting clarified.
 - b. Purchase the course and convert 524 acres to Park and Common area.
 - c. Purchase the course and convert 18 holes of the course to Park and Common area in conjunction with "e" below.
 - d. Purchase the course and lease to a golf course operator for 36 holes.
 - e. Purchase the course and lease to a golf course operator for 18 holes
7. The Communications Committee will provide ArrowCreek Specific information about the impact to home values based upon numerous assumptions at the next Realtor Informational meeting tentatively planned for July 28, 2015.
8. The Committee will continue to respond to ACHOA Board's specific informational publication requests.

The tasks outlined above will keep your community volunteers very busy in providing factual information for each member to evaluate independently.

Regards,

ACHOA Communications Committee

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Residential Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	--	--	--	--

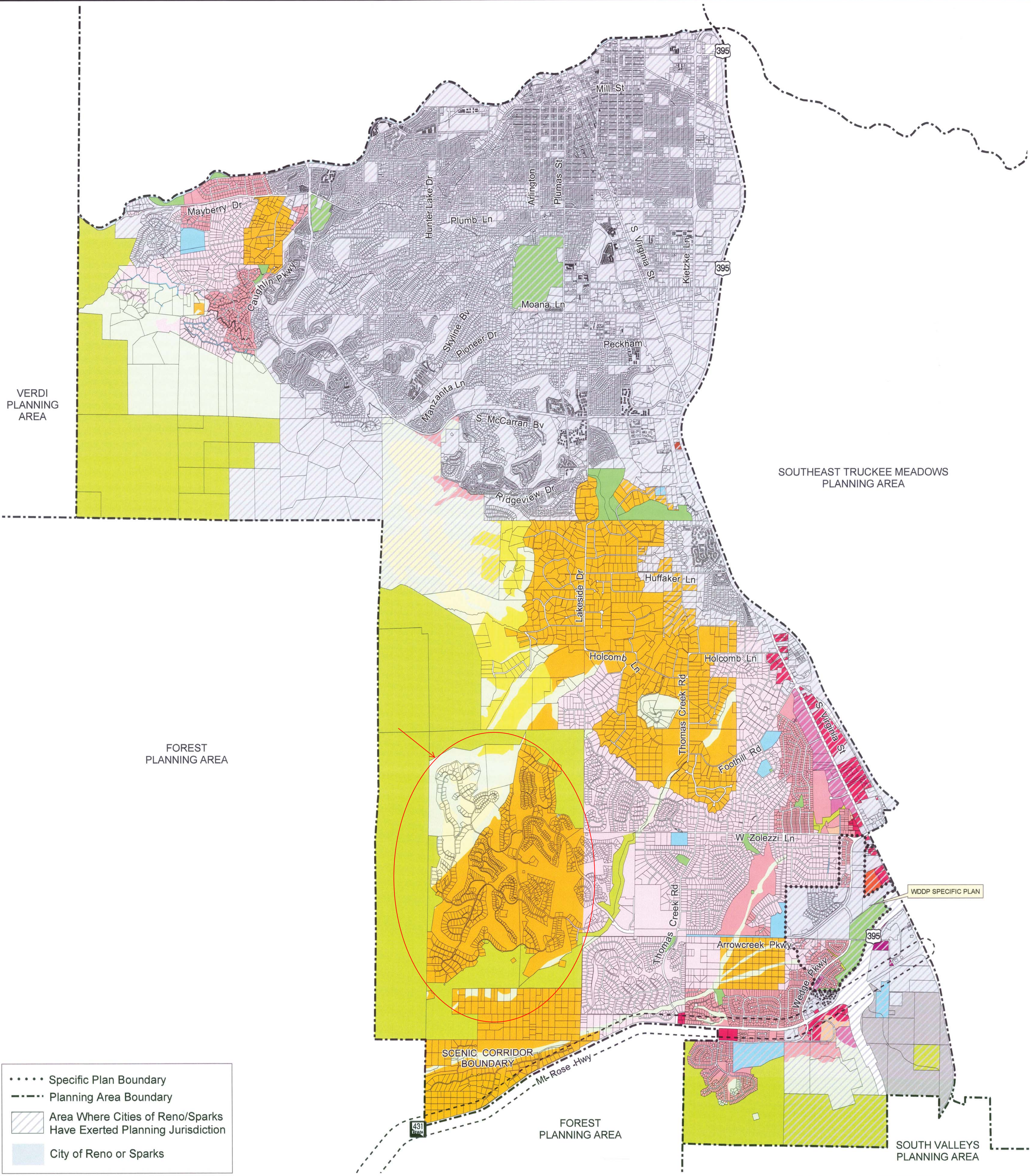
Key: -- = Not allowed; A = Allowed; AR = Administrative Review pursuant to 110.306.25(i); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	P	--	--	--	--	--	--	A
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--	--	--	--	--	P	S ₂
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	--	S ₂	--
Community Center	--	--	--	--	--	--	P	P	P	A	S ₂	A	--	A	A	--	--	--
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	--	A	A	--	A	S ₂
Education	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	S ₂	--	S ₂	S ₂
Group Care	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	--	--	--	--	--	S ₂	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	A	--	--	--	S ₂
Major Services and Utilities																		
Utility Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--
Major Public Facilities	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	S ₂	--	S ₂	--
Nature Center	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	S ₂	--	S ₂	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR	S ₂
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	--	--	--	--
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	S ₂	A
Religious Assembly	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	--	S ₂	A
Safety Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit



SOUTHWEST REGULATORY ZONE MAP

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|--|---|---|
| <ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 | <ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/OFFICE TOURIST COMMERCIAL | <ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL RESIDENTIAL DRY LAKE/WATER BODY |
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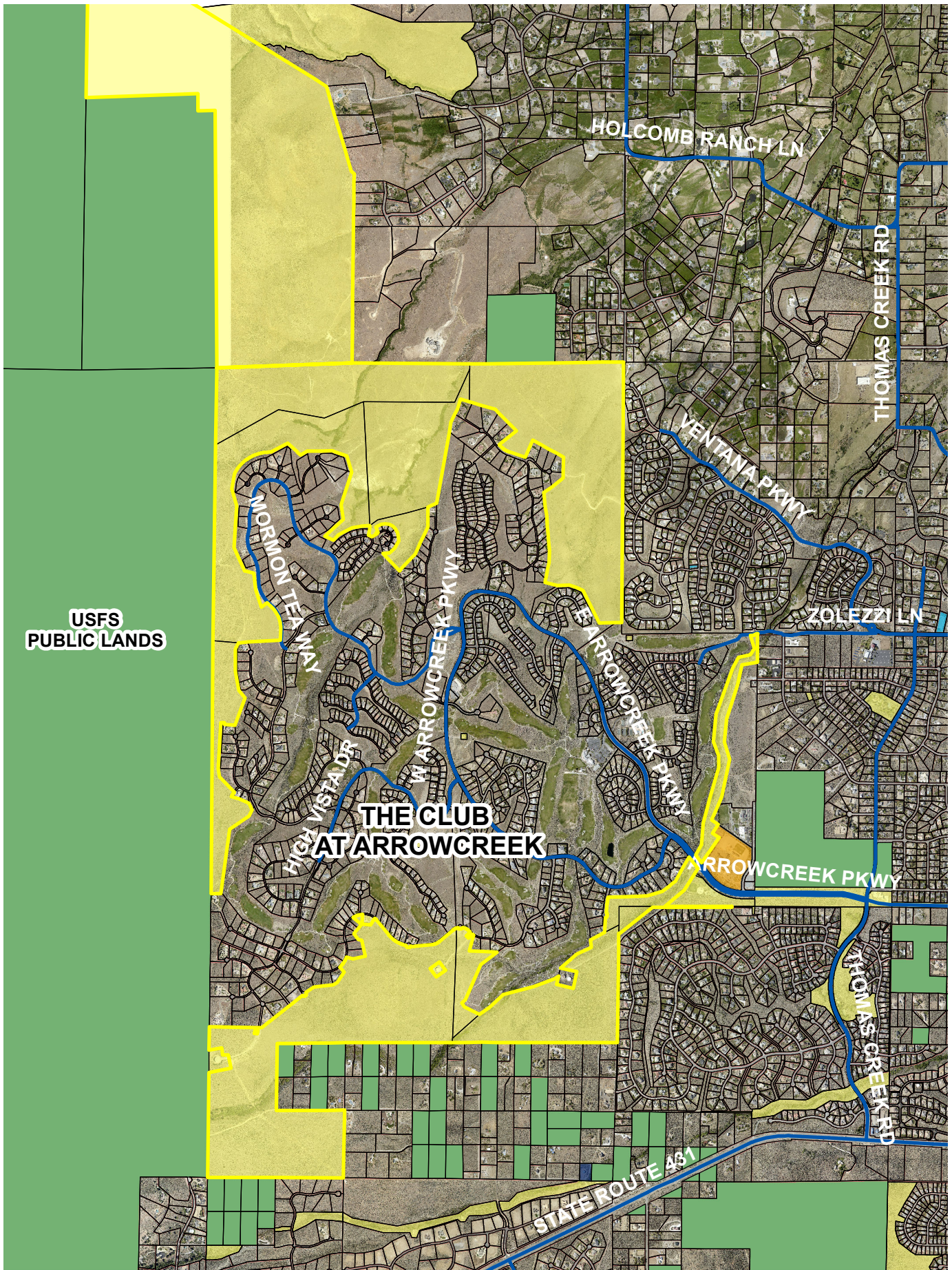
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CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

DATE 12/28/2010 DIRECTOR

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**



ARROWCREEK OPEN SPACE - WASHOE COUNTY