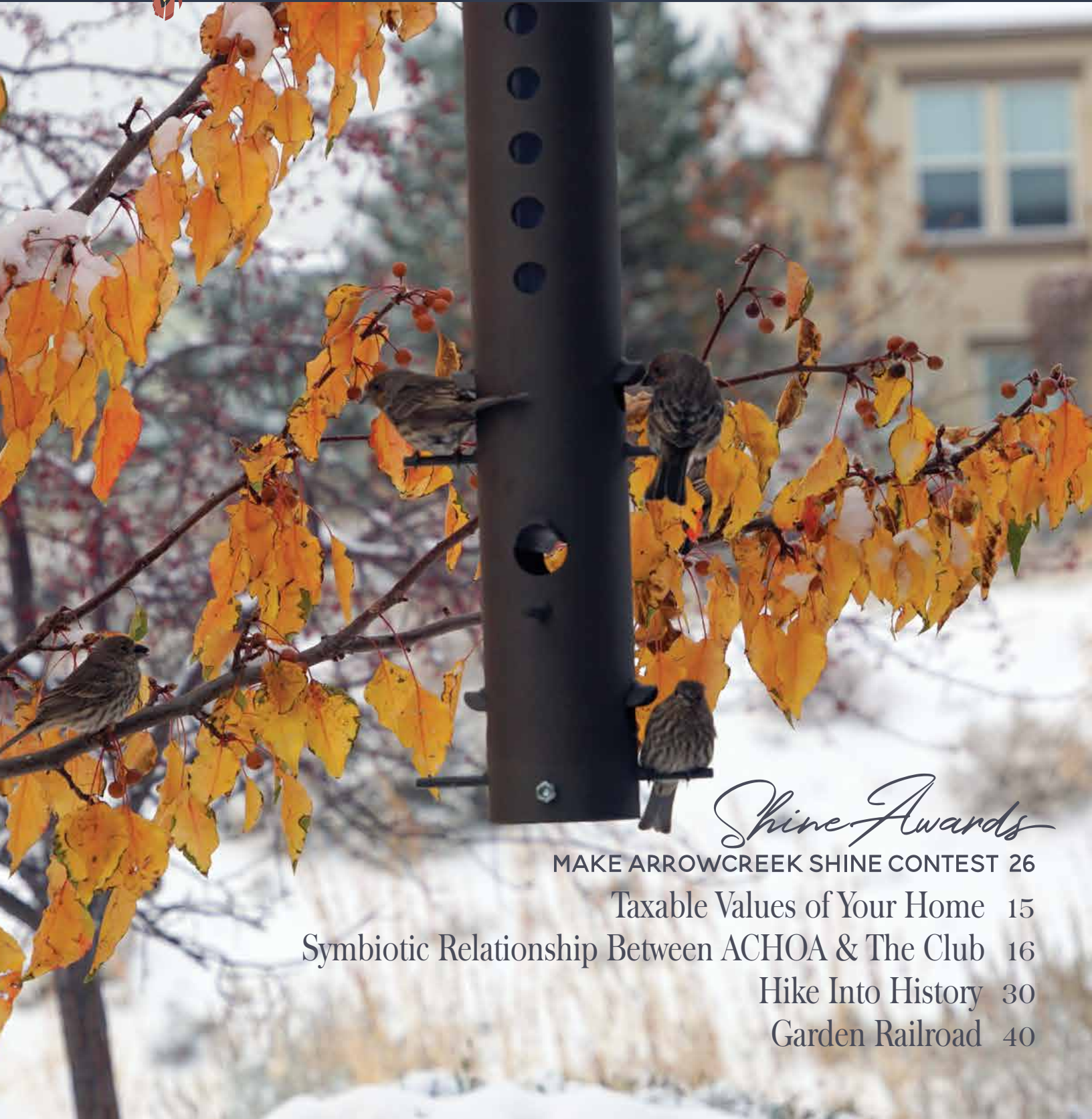


ARROWCREEK VIEW®

THE OFFICIAL NEWS MAGAZINE OF THE ARROWCREEK® HOMEOWNERS ASSOCIATION

JANUARY 2021

VOLUME 16, ISSUE 1



Shine Awards

MAKE ARROWCREEK SHINE CONTEST 26

Taxable Values of Your Home 15

Symbiotic Relationship Between ACHOA & The Club 16

Hike Into History 30

Garden Railroad 40



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ARROWCREEK VIEW MAGAZINE ADVERTISING DISCLOSURE STATEMENT

The *ArrowCreek View* is the official Magazine of the ArrowCreek ACHOA. It contains important information for all residents. Additional hard copies of the magazine are available at the Residents' Center and the magazine is posted on the www.ArrowCreek.com website.

Listing of services, vendors, individuals and/or groups is not an endorsement by ArrowCreek ACHOA.

ON THE COVER

Photo by Morgan White

FEATURES



ARROWCREEK SHINE CONTEST

ArrowCreek is SHINING this year, in spite of the pandemic!



HIKE INTO HISTORY

Fairly easy hike, relatively flat and about 8 miles round trip, with some interesting points of interest, namely Hole-In-The-Wall on Steamboat Ditch Trail and an Air Mail Arrow.



TOY, CLOTHING & FOOD DRIVE

Residents of ArrowCreek showed their generosity as a part of the 5th annual Toy, Clothing and Food drive Sunday, December 6 at the Residents' Center.



GARDEN RAILROAD

Have you ever wondered what those signs are that you see from time to time on Arrowcreek Parkway that say, "Alpine & Western Pacific Railroad trains running today?"

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MISSION The Board is charged with setting broad policy and giving the operations team, supported by its management company, the tools to accomplish both tactical and strategic goals. The ultimate mission of the Board is to protect and enhance the ArrowCreek community's reputation and services so that home values remain strong. **VISION** ArrowCreek offers a premier lifestyle with a robust variety of amenities and activities for families and individuals and a friendly and rewarding team environment for employees that together build a more beautiful, more unified, and safer community – making us simply the best community in Northern Nevada to live, work and play.



ArrowCreek View is the official publication of the ArrowCreek ACHOA published by CCMedia.

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ACHOA CONTACT INFO

Inquiries, concerns, requests to the Board or Committees:

ACservice@associasn.com

Use TownSQ (www.townsq.io) to ask questions or make comments concerning the *ArrowCreek View*, check your account real time, view secured ACHOA documents, and see announcements!

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Associa Sierra North (ASN)
10509 Professional Cr. #200
Reno, NV 89521
775.626.7333 P | 775.626.7374 F

ArrowCreek's

ASN Community Manager

Jeanne Tarantino, CMCA, AMS, PCAM
775.334.7403 Direct

RESIDENTS' CENTER

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Kurt Bickel, Vice President
Joyce Seelen, Secretary
Gary Jacobson, Treasurer
Yvonne Bates, Director
Rick Hsu, Director
Jim Keller, Director

ADRC MEMBERS

John Krisch, Chair
Joyce Seelen, Board Member
Ron Duncan
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Dave Steele
Jess Traver
Don Unruh

The ArrowCreek ACHOA Board, on its behalf and for the Association, disclaims responsibility for the content of any articles not authored by Board members or employees. Articles of general interest on subjects reported or discussed at public Board meetings published in the magazine are the responsibility of the residents submitting them.

The editors reserve the right to edit submitted material for clarity and length.



BOARD OF DIRECTORS' NOTE



The year 2020 is done. We suspect we're all ready to look at the year in the rear view mirror and concentrate on what's ahead.

2020

COVID defined much of the past year. Active ArrowCreek social lives ground to a halt as neighbors began to weave through assorted restrictions to protect themselves and their families.

The exercise equipment in the Residents' Center was expanded into the multi-purpose room and twice daily cleanings were instituted to provide maximum protection for the residents. Even with protections in place across Washoe County, virus spikes caused two closures of the Residents' Center, which disappointed regular users of the fitness facility.

We all learned how to use ZOOM as remote Committee, Board and family meetings replaced in-person gatherings.

Early glitches gave way to a fairly smooth-running procedure.

Through the pandemic, ArrowCreek staff worked hard to keep our community safe. The senior staff researched the latest COVID information, sanitized the Residents' Center twice a day and carefully monitored pool attendance. The Security staff secured the guard house, installing precautions to protect both residents and staff.

Meanwhile, the work of ArrowCreek maintenance, landscaping and security rounds continued virtually un-phased. The landscape crew worked to make Harbottle a beautiful little park.

The bridge reconstruction was completed on time and under budget, in large part, because general manager Scott Peterlin monitored it.

The year 2020 cannot pass into the history books without remembering the

July fire. It was a wake-up call for all of ArrowCreek. We live in a high fire hazard area, and we need to increase precautions. The phrase “we dodged a bullet” garnered new meaning.

2021

The outlook for this year depends in great part on the successful development and distribution of a vaccine. Without it, we expect we will experience more of what we have dealt with during the last nine months. Should a vaccine become readily available, we can look forward to getting our lives back to what may be a new normal.

In terms of our roads, there are no major renovations planned for this year, only normal maintenance. There are also no major capital projects anticipated. We do know that beginning soon, we will have to do a complete renovation of our landscape drip irrigation system. It will

likely be a long-term replacement project paid for from well funded HOA Reserves.

The Fire Fuels Committee, in conjunction with both the owner of The Club at ArrowCreek, Lucky Star Golf, and Washoe County, will likely pursue another grant for fire fuels mitigation. It became clear that one of the things that contributed to the lack of property loss during the Rock Farm fire was the clearing of fire-prone vegetation in some of the areas closest to homes.

The owners of The Club have made spectacular strides in the past year. A once struggling golf course has been transformed into a state of the art golf course with major exterior and dining renovations along with the addition of swimming pools. It is now one of the most beautiful golf courses in the West. Home values throughout ArrowCreek increased as The Club’s changes focused

a positive spotlight on all of ArrowCreek. The dramatic renovations increased membership in the private Club, and the Club advised the ACHOA that the increased Club membership will result in The Club paying an additional monthly assessment pursuant to the community’s revised CC&Rs. The Club’s payment to the ACHOA has doubled in recent years as its membership has increased.

The ACHOA also looks forward to returning to our customary social events—Easter, Halloween and Holiday parties, the annual summer picnic, and other such festivities, many of them shared with The Club.

The Administrative Committee will be conducting a review of our management company (Associa) and will be putting forth RFPs (Request For Proposal) to Associa and others as part of a normal 3-year contract review process.

Continued on page 6

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2021 MEETING CALENDAR

JANUARY

- 1 ASN office closed for New Years
- 6 ADRC Submittal Deadline, 4pm
- 13 ADRC Meeting, 11:30am
- AC Board Member Training/Goals Session, TBD

FEBRUARY

- 3 ADRC Submittal Deadline, 4pm
- 9 Executive Session Board Meeting 4-6pm
- 9 Board Meeting, 2021 Committee Member Confirmations, 6pm
- 10 ADRC Meeting, 11:30am
- AC Committee Training TBD

MARCH

- 3 ADRC Submittal Deadline, 4pm
- 10 ADRC Meeting, 11:30am
- Special Board Meeting TBD

Note: Vendor selection will occur April 13, 2020

Board Meeting

Regular meeting of the board of directors (open to owners. Owner forum at the beginning and end of each meeting)

Executive Session Board Meeting

Meeting of the board of directors to discuss delinquencies, legal issues and CC&R violations (closed meeting). Unless otherwise specified on the calendar, Executive Sessions are typically held prior to each regular board meeting.

Note: The above meeting schedule may be subject to change and may be modified at any time.

All meetings will be held via Zoom until further notice.

Here's to a 2021 where the Chefs Club, the Wine Club, the Yoga Class, card clubs and family celebrations large and small freely gather again in ArrowCreek.

THANK YOU ACHOA COMMITTEE VOLUNTEERS

The ACHOA Board of Directors, Community Manager, General Manager, and the ACHOA employees want to thank all ACHOA Committee volunteers for their time and commitment to making the Association a great place to live and work. Your efforts do not go unnoticed. The huge success of our community does come from your volunteer hours.

As is always the case, the ACHOA Board of directors are always looking for community members that would like to get involved with one of our 11 Board committees. The Committee Charters are located on our website <https://www.arrowcreek.com> if you want more information. If you are interested in applying for a committee, please go to TownSq and sign in and go to the Documents section and request the Committee Interest Form and forward to ACcservice@associasn.com.

We hope to see new committee member faces in 2021. Please have a great 2021 and thank you again for all the hours that these volunteers have given to the Association in 2020.

ArrowCreek HOA

Board of Directors

CANDIDATE'S NIGHT MEETING NOVEMBER 10, 2020

A little over 75 residents out of about 2,000 tuned into a Zoom meeting for candidates' night on Thursday, November 12. The good news was that this was more than attended last year's in-person candidates' night held at the Residents' Center, but not by much. One of the struggles in ArrowCreek is how to get more participation in important events like electing candidates to the ACHOA Board.

Life can be busy. It may be difficult to participate in the governance of ArrowCreek by running for the Board or volunteering for a committee. Did you know that we have eleven committees that support the Board? These include the Safety Committee, the Social Committee, the Fuels Committee, the Communications Committee, and the Reserve and Budget & Finance Committees, to name a few. The way to get involved in the community is to ask Associa Sierra North for an application form you would fill out with your information, and this form





would be submitted to the committee of interest to you. To serve on a committee requires going to a meeting, usually once a month, and contributing your ideas and perhaps some time implementing the committee's mandate. It is your community. We need more residents to get involved.

In case you do not know, Associa Sierra North is the professional organization that operate as our community manager. You can reach them by email at acservice@associasn.com. Associa Sierra North also supports the TownSq website, where you can find proprietary information about ArrowCreek.

ArrowCreek is seen as the premier community to live in in Northern Nevada. We are one of the few to have a 24/7 manned gate, and we have more amenities than most other communities. Even compared to other communities with amenities similar to ours, the cost to an ArrowCreek resident for these are relatively low—for example, compared to a community such as Montreux. Our Board is active in maintaining not only our reputation as a quality community to live in but also in keeping ArrowCreek up to date. It has been 20 years since the inception of ArrowCreek, and naturally measures must be taken to replace and repair the infrastructure and the amenities we enjoy. This means, of course, that periodically our monthly assessment must be increased. The Board studies these issues continuously and is careful to balance costs of maintaining ArrowCreek and raising assessments.

Please consider volunteering for one of our committees or running for the ACHOA Board. You will meet great people and get satisfaction from participating. If you find you are not up for any of that yet, be sure to pay attention to information on the doings of the community and when called on, be sure to vote.

ACHOA BOARD OF DIRECTORS ELECTION & OFFICER RESULTS

The ArrowCreek Board of Directors sponsored a phenomenally successful “Meet the Candidate’s Night” on November 10, 2020. All eight (8) Board candidates responded to prepared questions and community questions during a Zoom Meeting. The two-hour meeting averaged over 75 community members participating making this one of best attended candidates night for the Association. Yvonne Bates as the moderator kept the meeting moving and maintained a high interest level for all attendees. Positive statements and clear open responses were provided by the candidates. Community members were reminded to send in their secret ballots for the counting on December 8, 2020.

There were four (4) open board positions. The candidates were Mark Aston, Kurt Bickel, Steve Buntin, Kathleen Dowell, Rick Hsu, Gary Jacobson, John Krisch, and Joyce Seelen. Morgan White, Yvonne Bate, and Jim Keller are the current Board members where positions will be up for election in 2021.

The election ballots were counted Tuesday morning and afternoon December 8, 2020 by the Association’s Independent Auditor, McClintock Accountancy. The following community volunteers were voted to serve: (1) Kurt Bickel with 278 votes, (2) Joyce Seelen with 267 votes, (3) Gary Jacobson with 239 votes, and (4) Rick Hsu with 236 votes. The other three Directors continue to serve the last year of their term – Morgan White, Yvonne Bates, and Jim Keller. The Community thanks the other candidates that were not successful and hope that they will continue as a volunteer in some other capacity for the Association.

Continued on page 9

Getting around the neighborhood



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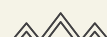


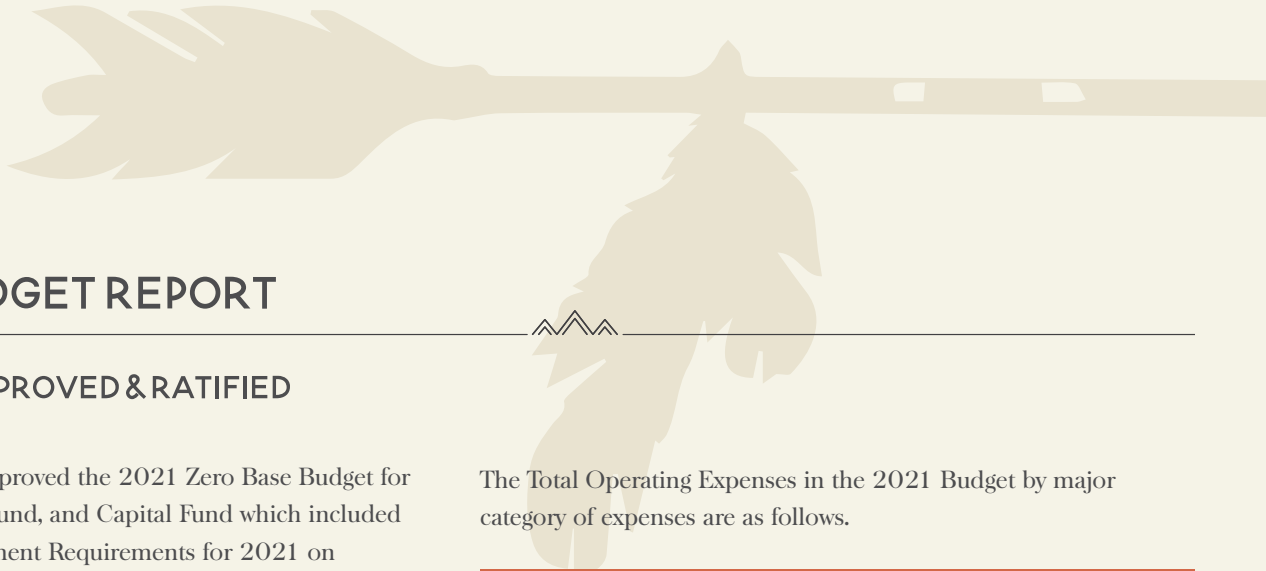
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ANNUAL BUDGET REPORT

ARROWCREEK APPROVED & RATIFIED 2021 BUDGET

The ArrowCreek Board Approved the 2021 Zero Base Budget for Reserve Fund, Operating Fund, and Capital Fund which included the recommended Assessment Requirements for 2021 on November 10, 2020. The Association ratified the 2020 Budget at the Annual Meeting on December 8, 2020.

- » ACHOA Follows Zero Base Budgeting as required by NRS 116: Zero-based budgeting (ZBB) is a method of budgeting in which all expenses must be justified for each new period.
- » Key Factors – Inflation impacting labor, materials, and vendor contracts.
- » Budget Designed to respond to Association’s 2021 to 2026 Strategic Plan.

The Association Approved and Ratified Monthly Assessments for 2021 as follows:

Operating Budget 58% of Monthly Assessment	\$161.00 per month
Reserve Budget 40% of Monthly Assessment	\$110.00 per month
Capital Projects Fund 2% of Monthly Assessments	\$5.00 per month
Basic Assessment	\$276.00 per month
Sub-gate Assessment	\$5.00 per month
Sub-gate Members	\$281.00 per month
Snippets Certain Lots Additional	\$37.00 per month

These monthly assessments along with other revenue streams will create a Total Revenue of \$2,221,954 for 2021 compared to \$2,199,110 for 2020. This increase will offset the increased costs for employee wages, employee health insurance, material costs, and vendor inflation costs that create an Operating Budget Deficit of \$332,123 that will be offset with the application of surplus funds within the 2020 Operating and Capital Projects Funds. The current surplus projection for the rainy-day fund as of September 30, 2020 is estimated to be \$443,655.

The Total Operating Expenses in the 2021 Budget by major category of expenses are as follows.

EXPENSE CATEGORIES	2021 BUDGET	2020 BUDGET
Administrative	\$69,737	\$72,645
Communications	\$29,879	\$32,300
Payroll & Benefits	\$1,421,072	\$1,431,368
Insurance	\$102,705	\$94,525
Utilities	\$211,020	\$204,400
Landscaping	\$38,700	\$40,200
Operations	\$35,062	\$36,018
Contracted Services	\$43,299	\$30,800
Repair and Maintenance	\$259,625	\$279,085
Professional Services	\$302,940	\$314,908
Taxes	\$1,600	\$1,200
Total Operating Expenses	\$2,554,077	\$2,557,131
Net Revenues over/(under) Expenses	(\$ 332,123)	(\$ 358,021)

The Capital Project Fund planned projects for 2020 are extremely limited to only \$5,830 to allow for the accumulation of funds for future amenity projects approved by the Board of Directors. This budget will generate a planned surplus of \$59,150 for 2021.

The Net Revenues Over All Expenses Surplus or Deficit with no Surplus applied planned for 2021 will be (\$272,973) compared to (\$304,101) for 2020 Approved Budget. This surplus will be confirmed by the McClintock Accountancy Audit for December 31, 2020 that will be published in early 2021.

The Board of Directors will control and review all expenditures during 2021 and this surplus projection may change. The Budget and Finance Committee thanks the community and the Board of Directors for their support in developing this final approved Budget as per the Nevada Revised Statute.



The newly elected Board had a short meeting after the Annual Meeting to vote upon the 2021 Leadership for the Community. The following will be our 2021 Elected Officers for the Association:

- » Morgan White, President
- » Kurt Bickel, Vice President
- » Gary Jacobson, Treasurer
- » Joyce Seelen, Secretary
- » Jim Keller, Rick Hsu, and Yvonne Bates, Directors

Thank you for your commitment to our community for 2021 and we all should give this new board and officers our support during 2021. They are running one of the best communities in Northern Nevada with great staff and great support from our Community Manager, Associa Sierra North.

COME FOR THE VIEWS, STAY FOR THE LIFESTYLE

OUR MISSION

The Board is charged with setting broad policy and giving the operations team, supported by its management company, the tools to accomplish both tactical and strategic goals. The ultimate mission of the Board is to protect and enhance the ArrowCreek community's reputation and services so that home values remain strong.

OUR VISION

ArrowCreek offers a premier lifestyle with a robust variety of amenities and activities for families and individuals and a friendly and rewarding team environment for employees that together build a more beautiful, more unified, and safer community – making us simply the best community in Northern Nevada to live, work and play.



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HAVE A QUESTION FOR JEANNE TARANTINO?

Do you have a question about the ACHOA, the Board, or the Management Company? If so, odds are your neighbors are wondering, too! Send questions to: ACservice@associasn.com. Top questions will be published in the *ArrowCreek View*.

Thanks for staying informed!

ASK THE MANAGER



WHAT SHOULD I KNOW ABOUT BEING ON A COMMITTEE OR THE BOARD?

Owners who volunteer to serve their community in some capacity for some period of time are always encouraged. As we have talked about many times, ArrowCreek is lucky to have numerous Owners who volunteer. In addition to the 7 board members, who also serve on committees, there are 11 committees with at least 45 volunteers.

Much like any other volunteer job, ACHOA committees and the board require a certain commitment of time, not only to attend meetings but to learn the processes and procedures of how the HOA works, including laws pertaining to Common Interest Communities (like ArrowCreek). As your Management Company, Associa strives to give ACHOA volunteers as much support and education as possible to help everyone successfully serve the community.

In January after the annual elections, Associa provides a training for the new board. The training covers the fundamentals of how to be a board member, how the HOA industry operates and how Nevada Statutes and the Governing Documents direct the Board. We also try to provide specific information on the nuances of

ArrowCreek and how it operates. It is not realistic to expect a new board member to come in and know the history of HOA business decisions. That is where your Community Manager comes in. Information is continually being logged and filed for continuity and reference so that it can be shared when needed.

Annually in February Associa also provides a training to all committee members. The training and the committee charters are posted on the ArrowCreek.com website and on TownSq. This training provides the nuts and bolts and do's and don'ts for committees to follow. Learning the process of how things operate is not hard but is vital to the successful operation of the ACHOA. Volunteering for a committee is a great way to learn more about the ACHOA before possibly volunteering for the board.

Many people work together, both paid and volunteer, to keep the HOA running smoothly to make ArrowCreek simply the best community in Northern Nevada to live, work and play. We are grateful and thankful to all of you!

Jeanne Tarantino, Community Manager

Jeanne Tarantino
CMCA, AMS, PCAM



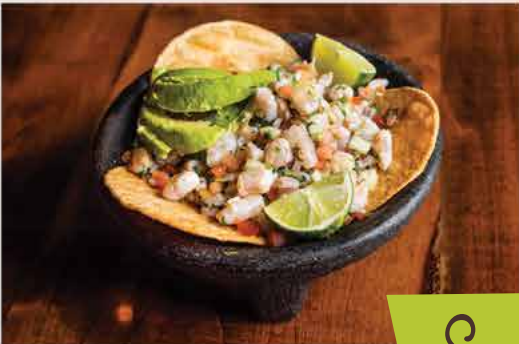
APOLOGY FOR LEAVING OUT THE PEO WOMEN'S GROUP PHOTO

The Communications Committee apologizes to the great women in the attached photo concerning their article in the November 2020 ArrowCreek View. Space for all the contributed articles for the November issue was in high demand, and we failed to get your picture in that edition.

The Communications Committee appreciates all the great work that these women contribute to the Reno area. We honor their commitment to make Reno and ArrowCreek a better community.

Left to right: Sue Burton, Sue Boon, Janet Ouren, Valerie Coughlin, Judy Flamer not pictured.





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GOVERNING COMMITTEES

RESERVE FUND ADEQUATE FUNDING LEVELS

How much do we need to maintain in the Reserve Fund?

While imperfect, Percent Funded is the benchmark used by the State of Nevada and realtors as means to determine adequate funding. Our committee is working to keep it above 40% in the short term. (Long term 50%)

Using Actual Balance, our committee would like it to be maintained between \$5,000,000 and \$6,000,000 for a Fair Rating.

We continue to work to get the Fund to meet these standards. We are confident this will meet adequate funding requirements.

The committee will continue to review the long-term standards.

ASSOCIATION RESERVE COMMITTEE REPORT

The Association Reserve Committee had a busy schedule in 2020. They worked on many Major projects which included:

- » Front Gate and Winding Ridge bridges repairs.
- » Road repair/replacement work.
- » Five Year Browning Reserve Study

The Five-Year Browning Reserve Study as required by NRS-116 was accomplished to forecast the Association’s ability to repair or replace major components as they wear out in future years. This study was accomplished using the “Cash Flow Method.” This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Based upon the

thirty (30) year cash flow projection, the Association’s reserves appear adequately funded as the reserve fund ending balances remains positive throughout the replacement of all major components during the next thirty (30) years.

Several items will be added to the 2021 Reserve Study including:

- » Cost of Landscaping from the Residents Center to Cross Bow Court
- » Drainage Ditch improvements between the Residents Center and the Front Gate
- » Irrigation system replacement

A properly funded reserve fund is vital to the long-term health of ACHOA. A fair level was proposed by the Reserve Committee and adopted by the Board of Directors.

5 YEAR RESERVE STUDY FUNDING PLAN CASH FLOW (APPROVED)

DESCRIPTION	2020	2021	2022	2023	2024	2025
Beginning Balance	\$4,785,584	\$4,265,394	\$4,828,333	\$4,757,400	\$5,437,758	\$4,420,334
2.5% Inflated Expenditures	\$1,776,927	\$930,237	\$1,578,031	\$831,502	\$2,626,650	\$760,553
Reserve Contributions	\$1,176,096	\$1,432,200	\$1,432,200	\$1,432,200	\$1,432,200	\$1,432,200
Lots/Month 1,083	\$90	\$110	\$110	\$110	\$110	\$110
% Increase	0%	21.8%	0%	0%	0%	0%
Net Interest @ 1.58%	\$70,641	\$70,975	\$74,898	\$79,660	\$77,026	\$74,909
Ending Balance	\$4,255,398	\$4,929,333	\$4,757,400	\$5,437,758	\$4,420,334	\$5,166,890
Fully Funded Balance	\$10,373,770	\$10,291,371	\$11,131,902	\$11,361,586	\$12,384,623	\$11,683,574
Funded %	41.0%	46.9%	42.7%	47.9%	35.7%	44.2%

ALL-NEW



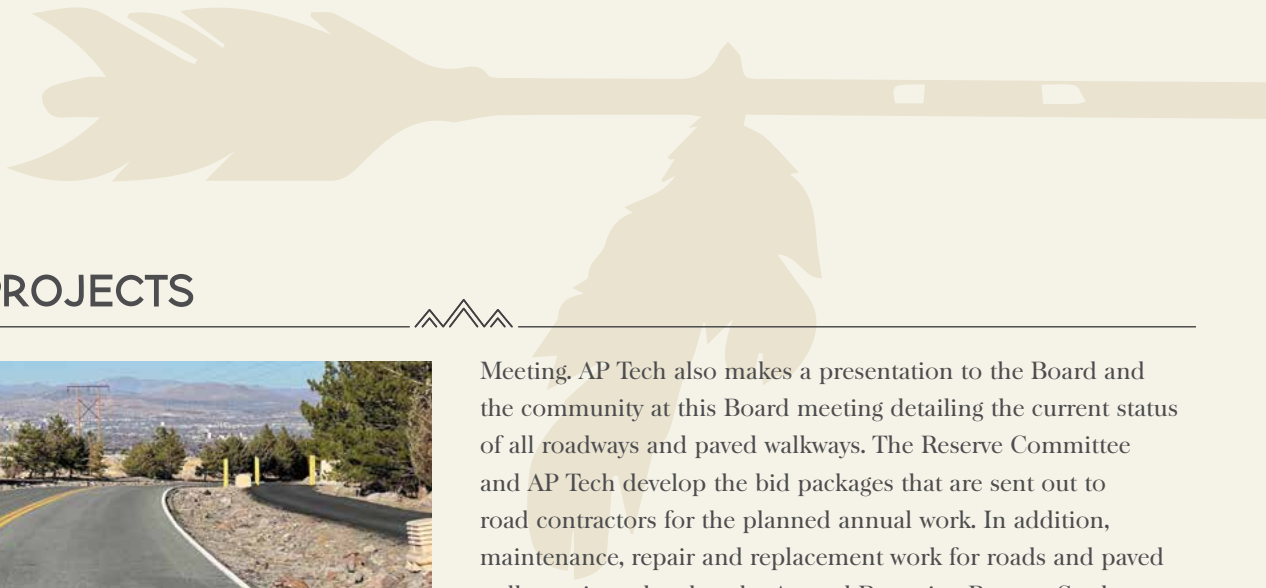
Red Bloom Asian Kitchen at Atlantis, a modern twist on authentic Asian dishes inspired by the Far East. Expect the unexpected from Dim Sum prepared before you, Cantonese-style Pork and Shrimp Siu Mai, Korean Short Rib Bowl, Soft Shell Crab Bao Bun to hand-crafted specialty cocktails, famed artisan Umenoyado Brewery Saké to hand-selected Asian beers.

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FACILITIES & PROJECTS



HOW THE ACHOA MANAGES OUR ROADS

It seems that every time you look, some road in ArrowCreek is being worked on. Some residents ask, “Is that really necessary? The road looks fine!”

Keeping our roads in good shape is a duty of the ACHOA Board of Directors, Reserve Committee, the General Manager, and our vendor Applied Pavement Technology (“AP Tech”). They collectively determine the condition of all roads and paved walkways through an annual inspection in early spring and develop a comprehensive plan for maintenance, repair, and replacement of those surfaces.

The consulting firm AP Tech is under contract (which is reviewed and approved annually by the Reserve Committee and the Board of Directors). AP Tech maintains a master spreadsheet that lists every road, court, circle, snippet, and paved walkway and provides detailed information about pavement type and when it was last treated (slurry, fog, paved, or full reconstruction). Historically, when work is needed in the ACHOA, it is spread out over several years to spread out the costs. Whenever wear is slower, work is usually deferred and this is determined annually.

When the roads in ArrowCreek were first installed, the developer used All Light Asphalt, a paving material not suitable for this climate. As a result, there is extensive deep cracking in our roads, and some road bases have been undermined. Most major roads that were treated with All Light have been reconstructed with a few remaining to be replaced or repaired in coming years.

Replacing or repairing roads is expensive. The Reserve Committee and the Board of Directors oversees this budget expense and approves the construction work every April at an open Board

Meeting. AP Tech also makes a presentation to the Board and the community at this Board meeting detailing the current status of all roadways and paved walkways. The Reserve Committee and AP Tech develop the bid packages that are sent out to road contractors for the planned annual work. In addition, maintenance, repair and replacement work for roads and paved walkways is updated to the Annual Browning Reserve Study to determine future costs based upon the bid responses received. The Reserve Committee follows the “science”, or at least, the engineering, in budgeting annual costs paid from our reserve fund.

The ACHOA Board, Reserve Committee, General Manager, and AP Tech take this obligation seriously and strive to keep our community in good repair.

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Taxable Value

OF YOUR HOME

If you own a home in Nevada, you have probably realized your purchase price has little to do with your property tax bill. This is because Nevada has a unique way of determining taxable value. Nevada is the only state in the nation that bases your taxes on replacement cost rather than sale price. The improvements to the land are calculated utilizing Marshall & Swift publications based on the square footage, quality of construction, materials, etc. The replacement cost is depreciated at 1.5% per year of actual age resulting in a total improvement value which is then added to the market value of the land with the sum equating to total taxable value.

Several factors must be taken into consideration when determining the market value of the land. This includes both amenities and detriments. Detriments such as backing a high traffic street or having

steep topography would result in a reduction in value. Amenities have a positive impact on the market value. Examples include views such as city, mountain or lake, or location such as on a golf course or in a gated community.

When an amenity or detriment is present, an analysis of the market must be done to determine the value of the adjustment. As all things are not created equal there can be varying degrees of adjustments. For instance, you may have a fair, average, or excellent view of the lake or the city. Another example would be a golf course location as compared to a golf course influence. A golf course influence adjustment might be made for proximity to the course or a partial golf course view. The adjustment for golf course influence, as dictated by the market, might be half that of a full golf course view. Additionally, an adjustment in Arrowcreek or Somersett might equate to an additional

\$50,000 or \$100,000 in value, while a location in Montreux could add a quarter of a million and the Championship Golf Course in Incline Village could add half a million.

As previously stated, the value added or deducted from the land is not determined by an appraiser. It is determined by the market. When the land value is added to the depreciated replacement cost of the improvements the total of the two cannot exceed the fair market value for the property. If you review your value notice later this month and you believe your taxable value exceeds market value, please contact Washoe County Assessor's Office at 775.328.2233.

Mike Clark,
Washoe County Assessor



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Symbiotic

THE RELATIONSHIP BETWEEN ACHOA & THE CLUB

Does the Club at ArrowCreek pay its fair share? Some community members wonder about the relationship between The Club at ArrowCreek (“The Club”) and the ACHOA. The governance of the residential portion of our sub-division is the sole responsibility of the ACHOA. The Club at ArrowCreek, or Non-Residential Area in the CC&Rs, is an independent business enterprise within the boundaries of ArrowCreek. These two separate legal entities exist side-by-side, and it is a symbiotic relationship. Sometimes the ACHOA accommodates The Club, and The Club also accommodates the ACHOA. Most residents do not know that this has been a scratch-each-others’ back relationship over many years.

There are some lot owners who feel that The Club does not pay enough in monthly assessments because of the wear and tear on the roads and the increased workload of the security staff because of club members entering who are not residents. These lot owners rightly point out that The Club members that live outside the front gate pay no assessments to the ACHOA. Actually, the ACHOA has road usage statistics that address this concern. The actual access for the last twelve months through the front gate security system is that The Club traffic is about 6.5% of the total annual traffic through the front gate is attributable to The Club. This traffic total includes non-resident members, guests, tournaments, employees, and construction workers for The Club. The Security Study was conducted for the period October 1, 2019 to October 1, 2020. In addition, most truck traffic entering the ACHOA has been to support landscape work, vendor services, delivery, and new construction for ACHOA community members and to a lesser extent The Club.

Starting December 1, 2020, the Club began paying a monthly assessment to the ACHOA equal to four lots, or \$1,104 per month. The Club recently reported to the ACHOA the increase in membership numbers, hitting 901 members, which in turn triggered the increased monthly assessments per the CC&Rs. The monthly assessment provides funds for the ACHOA operating, capital projects and reserve funds. This relationship as written in the recent revision to the CC&Rs to which the Club is a signatory, along with the Board on behalf of the residents of ArrowCreek. Article VII (Provisions for Nonresidential Area Uses) applies to The Club and this Article can only be altered with the signatures of both owner of The Club and the ACHOA Board President. Article VIII (Other Easements of the CC&Rs) describes the relationship between the two operating legal entities. Please review your copy of the CC&Rs to understand the ongoing relationship of the entities.

The estimated cost balance is weighed by what The Club provides to the ACHOA and vice versa. The ACHOA has a perpetual easement to its maintenance building and land through The Club’s maintenance driveway. This allows access for ACHOA’s snow removal contractor to store their equipment for ease of snow removal. This substantially reduces snow removal costs without the constant loading and unloading of equipment for snow removal. This perpetual easement also allows The Club to have the perpetual use of the ArrowCreek logo. In addition, this perpetual easement has been registered with the State of Nevada and Washoe County.

The Club owns an area called “the pit,” a 10.62-acre water retention zone confirmed by CFA Engineering survey on August 15, 2015. This water retention zone across the street from the ACHOA and The Club maintenance buildings is where the ACHOA facilities staff crews are permitted to dump cuttings from their landscape work. The ACHOA has semi-permanent structures and its own permanent gate to secure the area. The Club has access to their 2-million-gallon South Truckee Meadows Water



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Treatment Facility (“STMWTF”) “Pump House” that is located over a Washoe County easement road over ACHOA Land. The Club and Washoe County have a permanent perpetual easement to the “Pump House” and the STMWTF water holding tank.

The Club also allows access to its fuel supply at its cost so ACHOA security and all maintenance equipment can be refueled on site. This obviates the need to truck in fuel or take the vehicles down the hill for this purpose and saves the ACHOA an estimated \$10,000 in annual costs by paying wholesale gas prices versus retail gas prices and reduced manhours driving down the hill to get gasoline. This was confirmed by the Budget and Finance Committee as a reasonable savings for the ACHOA in original negotiations with FOA and for each annual budget. The Club provides meeting rooms for large ACHOA gatherings, again at no cost. Please note that approximately 50% of ACHOA homeowners are members of The Club as confirmed by management of The Club. The Club has also provided food service for ACHOA events at discounted prices.

The Club spends \$1,200,000 annually to maintain the golf courses, which, as we recently saw, act as an important fire break. Furthermore, The Club is in the process of spending another two million to update the irrigation system on the golf courses. During the recent fire that threatened ArrowCreek, The Club turned

the sprinklers on full force to aid the fire abatement effort. In addition, The Club allows lot owners access to golf courses for the purpose of reducing fire fuels adjacent to their homes.

The ACHOA provides snow plowing for The Club at ArrowCreek clubhouse driveway in exchange for allowing the ACHOA to use the maintenance driveway to move snow removal equipment stored on ACHOA maintenance property.

The ACHOA provides full access for all golf course equipment to golf course entry points using ACHOA roads, walkways, and paths including the four dirt paths on ArrowCreek property.

Does The Club pay its fair share? The answer is that both The Club and the ACHOA benefit from a relationship that enhances our community. Both the ACHOA and The Club want ArrowCreek to be the premier gated community in Northern Nevada with two exceptional golf courses running through the community. The ACHOA and The Club though their joint efforts support that vision.

Note: Sources for this article included Rick Reyome, Director of Security at ArrowCreek; Scott Peterlin, General Manager of ArrowCreek; and Gary Pestello representing The Club.



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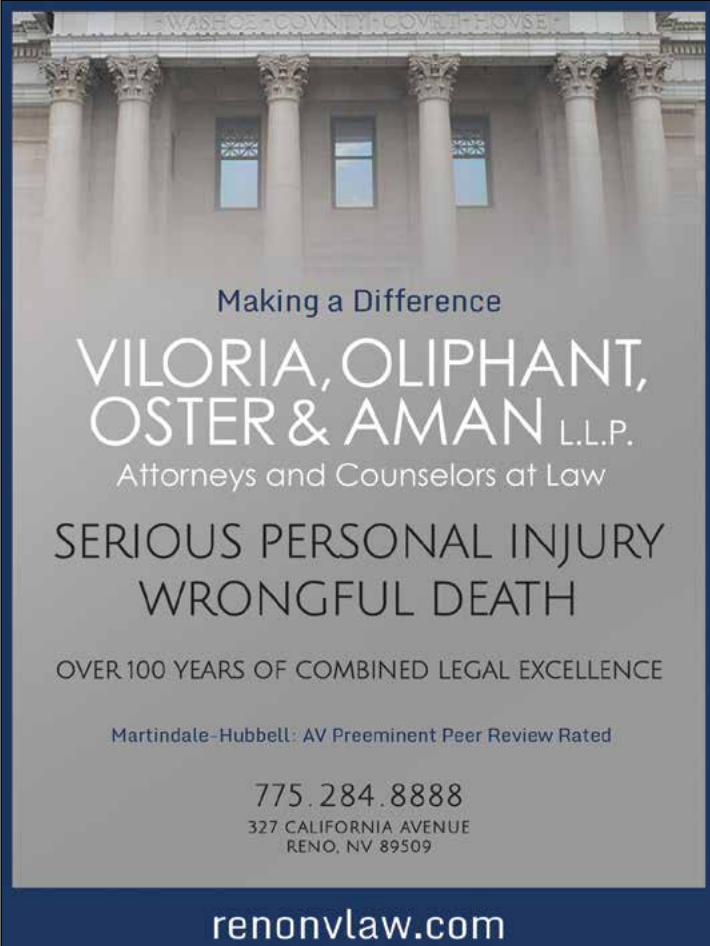
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SECURITY & SAFETY

MEETINGS WITH THE SHERIFF'S DEPARTMENT

Security's meetings with Captain Gill of the Washoe County Sheriff Department were cancelled this whole year. Even though we weren't able to meet in person we spoke over the phone. We've been assured that there have been no new issues inside of ArrowCreek and said they are impressed with ArrowCreek.

We discussed the large amount of crimes in the surrounding areas outside ArrowCreek. We're staying in contact several times a month to discuss any needs and the trends that are happening; For example, vehicle break-ins, packages stolen from front porches, domestic violence to name a few. ArrowCreek Security has stepped up patrols to deter any of the above crimes from happening inside ArrowCreek.

Director of Security,

Rick Reysome

WHAT HAPPENED IN 2020

Coronavirus and Arrowcreek

Still taking precautions. Due to the outbreak of COVID-19, changes have been happening everywhere. We have been taking every precaution to keep our residents and staff safe.

- › All of our staff have been trained and are practicing social distancing techniques.
- › Extra steps in sanitizing gatehouse and patrol vehicles have been implemented.
- › To avoid further contact Security has locked the gatehouse and will continue using a drop box on rear door for documents.

Homes Sold / Tenants

68 Homes sold in ArrowCreek, 16 New Tenants

Homes & Lots for Sale / Pending

7 Homes for Sale/Pending (in December)

21 Lots for Sale/Pending (in December)

Transponders Sold: 745 (2020)

Incident Reports Written: 223

Violations Written and Type: 515 (2020; see chart)

TYPE OF VIOLATION	VIOLATIONS '19 NUMBERS	VIOLATIONS '20 NUMBERS
SPEED LIMIT	38	147
STOP SIGN — DID NOT STOP	97	88
STOP SIGN — SCHOOL BUS	7	1
RECKLESS DRIVING	2	4
GUEST SPEED LIMIT 1ST NOTICE	27	71
GUEST SPEED LIMIT 2ND NOTICE	1	4
GUEST STOP SIGN — DID NOT STOP	6	7
MAINTENANCE OF LOTS	33	24
STORAGE OF ITEMS IN PUBLIC VIEW	18	13
STORAGE OF VEHICLE IN DRIVEWAY	6	4
TRASH CONTAINER IN PUBLIC VIEW	82	95
VEHICLE PARKED IN STREET	N/A	21
RESIDENT USE OF GUEST PARKING	N/A	9
RV / BOAT / TRAILER PARKING	N/A	24
PET BARKING	4	3
PET LOOSE / UNLEASHED / PET WASTE	15	5

Vehicles Entering ArrowCreek

January	2028	July	3581
February	3006	August	3917
March	2734	September	2629
April	2165	October	3030
May	2258	November	1757
June	2932	December	1576
		Total (2020)	30,377

YOUR QUICKPASS SYSTEM & SECURITY

Security would like to remind the Residents who are using their QuickPass account to continue to add permanent as well as temporary guests, and would ask the Residents who do not update their QuickPass account to please call Security so we can get your guests added before they arrive at the front gate. Please keep in mind that a large number of calls are coming into Security every day, (Residents calling in guests as well as all other Security issues), as well as a large number of calls going out, (Security verifying guest access if they are not on the homeowners list). If you get a busy signal, please try again so we can assure your guest(s) can gain entry without incident. Please note that if you leave a voicemail, there is no guarantee that it will be checked in time of your guest's arrival. A large number of visitors and contractors are entering ArrowCreek so having them on your list before they get here will cut the wait time at the gate tremendously. (We have had over 1 Million vehicles pass through the front gate.) When your guest(s) arrive, if they are not on your list, Security has to call to verify entry. This can cause a line to form and some guests have to wait unnecessarily. If you have any questions about your account or how to add your guests, please call Leda at the front gate. If any resident is interested in getting a better working knowledge of QuickPass, feel free to contact Leda and schedule a time to go over the website.

SNOW & WATER EVENTS

Reminder -- Contact ArrowCreek Security at 775.850.4450 with all snow removal and drainage flooding concerns.

Snow Removal -- Residents are asked to be PATIENT with the Snow Removal Program. It can take 18+ hours to clear and sand all roads within ArrowCreek depending on the type and amount of snowfall. Scott Peterlin, General Manager and Rick Reyome, Security Director, have met with Q&D (the snow removal vendor) to discuss the snow removal process; what has been working well, and what can be done better. Q&D is working with the ACHOA to address what can be done better as we move forward. Please take note of the following:

- » Q&D will make single passes to open up road ways for emergency vehicles. They will come back later to clear the rest of the road.
- » When the snow falls fast and hard, Q&D may not be able to get back to your property for additional clearing as timely as usual. Please be patient and stay home if you can.
- » Snow berms come with the territory and are the resident's responsibility to remove at the bottom of the driveway. Q&D will attempt to minimize snow berms in front of driveways when they can. Please note that there are no guarantees that once a resident clears their driveway that a snow berm will not appear due to snow

Continued on page 20

New Year. New Beginning.

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SECURITY CONTACT INFO

Please don't hesitate to contact us at the Gatehouse if you need assistance or notice any suspicious circumstances. If you have not logged onto the QuickPass system and need your username and password, please contact Leda at the gatehouse or email her at acsecured@outlook.com for this information. If you need assistance with your QuickPass account and need a walkthrough or have questions, our contact information is:

Gatehouse telephone 775.850.4450
Gatehouse fax 775.850.4451
Security Gatehouse Email
acsecure@msn.com
www.quickpass.us



WILDLIFE ISSUES

ArrowCreek is one of many communities located in "Wilderness Urban Interface" area and, as such, residents may more frequently experience problems with animals, reptiles, and insects in or near their homes or property. **Residents are responsible for any issue regarding wild animal/snakes etc., on their property.** Security staff will assist by giving residents the correct phone number of the agency that may be able to assist them.

WILDLIFE INFO & RESOURCES

ArrowCreek Security 775.850.4450
Washoe County Regional
Animal Services:
Office 775.353.8900
Dispatch 775.322.3647
NV Department 775.688.1331
of Wildlife:
Reno Snake Rescue: 775.750.5537
(www.snakebusters.com)
Exterminators that have been used and are recommended by AC Residents:
State Wide Pest Control 775.425.4343
Nash Pest Control 775.852.3444

SECURITY & SAFETY CONT. FROM PAGE 19



fall and snow removal priorities within the community. And, when the snow is falling fast and hard, Q&D may not be able to get back to clear as timely as usual.

» Q&D is sanding the roads. But, when the snow comes down fast, it covers the sand very quickly, and the roads may remain icy and slippery. **SLOW DOWN** and use caution. Don't be out driving if you can avoid it.

SNOW REMOVAL EASEMENT & ROAD WORK

The security gate shall act as a clearing house for all concerns regarding snow removal or road work. Please contact the gate house directly at 775-850-4450. Per the CCRS, Article VIII, Section 1(e) there is a ten (10) foot easement of any street or other Common Area upon all Subdivision Lots for the placement of snow plowed from the street. This easement is owner's responsibility to maintain.

WINTER CONDITIONS IN ARROWCREEK

Be Cautious -- This is the time to remind everyone to be cautious when driving and to slow down. There are many microclimates and shaded areas in ArrowCreek that can be icy. The ACHOA tries to be diligent to get sand down where and when needed, but be on alert and remember to: (1) slow down, (2) down-shift to lower gears on steep or curved AC roads, (3) be vigilant for ice in shaded areas and on curves and (4) keep watch for snow plowing equipment and sanding trucks during and after storms. Remember, The ACHOA has over 26 miles of road which need to be plowed so please be patient as it takes 15 to 18 hours depending on the amount and rate of snow fall to plow every street within the community.

Who to call with your snow and ice concerns -- ArrowCreek Security is the snow removal headquarters to which all communications should be routed? If you

need help or have questions or concerns about ice and/or snow, please call Security at 775.850.4450 24/7. Security can then coordinate as needed.

HOLIDAY SEASON IS UPON US

Below are a few important things to think about during the Holidays:

- » The holidays bring visitors to the ArrowCreek community. Please remember to add your guests to your QuickPass account or call them in to Security before they arrive so they don't have to wait in line. **PLEASE REMEMBER**, if Security cannot contact you and your guest is not on the list, they will be denied entry.
- » If you live behind the secondary gate and require the gate to be held open, you need to contact Security 48 hours in advance.

RADAR CAMERAS & STOPS

Security would like to thank the Residents for their cooperation in continuing to lower the overall speed and reduce stop sign runs throughout the community. Security continues to remind visitors that the speed limit is 25 mph, which seems to be helping reduce speeding violations amongst guests. You may have noticed Security parked at Stop Signs throughout our community several times a day. We have seen a dramatic decrease in Stop Sign Violations and we are able to reduce Security's patrols for the time being. If you notice a violator, please take note of their license plate, and which Stop Sign. Under no circumstance do we condone you taking matters into your own hands, report to security only. Thank you for all your help with this matter.

MEDICAL CONCERNS

Residents with any medical issues or concerns should notify Security so they may be put on a priority list. PLEASE LET SECURITY KNOW IF YOU HAVE ANY CURRENT MEDICAL CONCERNS!



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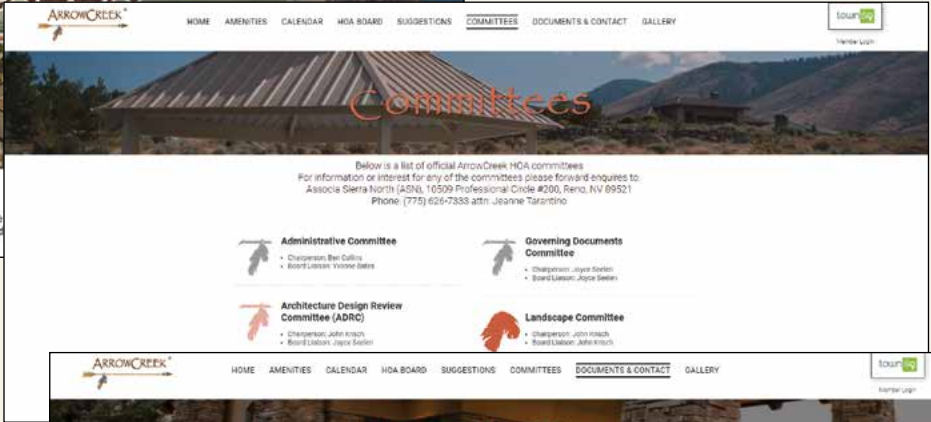
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WEBSITE SPOTLIGHT



ARROWCREEK WEBSITE

Did you know that you can find local trails, a list of fire and drought safe plants, and weather local to ArrowCreek all in one place? It is ArrowCreek.com and we have not even left the home page.

ArrowCreek.com has endless resources that are at your fingertips. From ACHOA documents to information about the Board of Directors they await your discovery with this extensive collection of information.

If you would like to begin the ADRC submittal process, there is now a clear path laid out on the website from a new build to just updating the paint on your home. When we can socialize in person once again, the events calendar will keep you informed on the social events and official business meetings in the community each month.

If you have a particular interest whether it is cooking or pickleball, the Committees page is filled with information and contacts for each chartered committee in the community as well as a list of interest groups filled with your neighbors.

Looking for a specific document like the full CCR's or Disaster and Fire Emergency Plan for ArrowCreek? The Documents and contact page is another resource at your fingertips. While you are there you can update your contacts with the HOA management, community management, or update your QuickPass visitor list for the front gate.

Have friends or family interested in moving to ArrowCreek? The Amenities page is a good reminder of what makes ArrowCreek so unique to Northern Nevada. The Gallery page is filled with photos of wildlife,

unusual events, and the beauty of the area with an updated slide show year-round.

And if you have something you would like seen changed inside the gates, the Suggestions page is a great way to get started having your voice heard. Your suggestion will go directly to the HOA management and will be forwarded to the committee leaders for consideration.

In the end, ArrowCreek is an excellent resource for anyone living in the area. And if you are out of town, check in on the local time lapse on the home page for all of the weather you might have missed.



The Club

AT ARROWCREEK

MOVING INTO 2021

What a year 2020 has been for The Club. We started with our annual Holiday Party knowing it would be the last in the clubhouse as we had known it for 20 years. But that was just the start.

Almost as soon as we could plan an eventful year, knowing many adjustments needed to be made, we had to shut down. But our team worked together to help one another as well as our community. We kept cooking and served hundreds meals-to-go from the front door in the spring and we counted the days until we could reopen our door and open the first phase of the renovations being done at the club, The Backyard.

With the opening of The Backyard we had a new space at the pool where we could serve great food from our new kitchen outside during this challenging year. It included the popular new “Grab and Go” window as well. We also added the Pavilion or members’ patio where we hosted some memorable events all with the city as the backdrop above our three new practice greens framed by an amazing water feature.

While 2020 came with endless challenges, it did have a list of rewards. The pool with outdoor service was a hit with our members and their families. New ways to serve our members included pool yoga and expanded kids clubs. But just because the weather got cold doesn’t mean our membership couldn’t continue to take advantage of the club.

The Performance Center was a quiet addition to the backyard on the edge of the all-new driving range. Here, our members can take a lesson in a controlled heated environment using the latest technology in ball tracking and swing analysis. This will be a great way to keep your game in shape during the winter months or get fitted for new clubs and be ready for next season.

But the club isn’t close to being done. You’ll notice that our new event space is coming together and on schedule. Located on the north edge of the clubhouse this area will be an elegant venue starting early next summer. Complete with a separate entry and prep areas, our members’ will no longer have to worry about a wedding party getting ready in the locker rooms.

Along with that work will be our new members’ dining room and casual dining and bar. Both of those projects will come together with our new state-of-the-art kitchen. This spring we will reveal the new names for each of these venues.

On the southwest edge of the building will be our new fitness center. This project just got under way and will create a new

challenge for our pro shop staff. In the mean time we will return to our roots and move the pro shop back into the cart barn bag hold area starting the first of January. The cart barn acted in the same capacity when the club first opened in the spring of 1999 waiting for the clubhouse to finish.

The entire Club team wants to thank the membership and the ArrowCreek community for their support during our construction operations. The Club hopes that you and your family had a fantastic Holiday Season and looks forward to your next visit in person, virtually, or otherwise. The Club is working hard with the ACHOA to make ArrowCreek the premier gated golf community in Northern Nevada.

Garry Cramer






Garry Cramer, General Manager
At The Club At ArrowCreek

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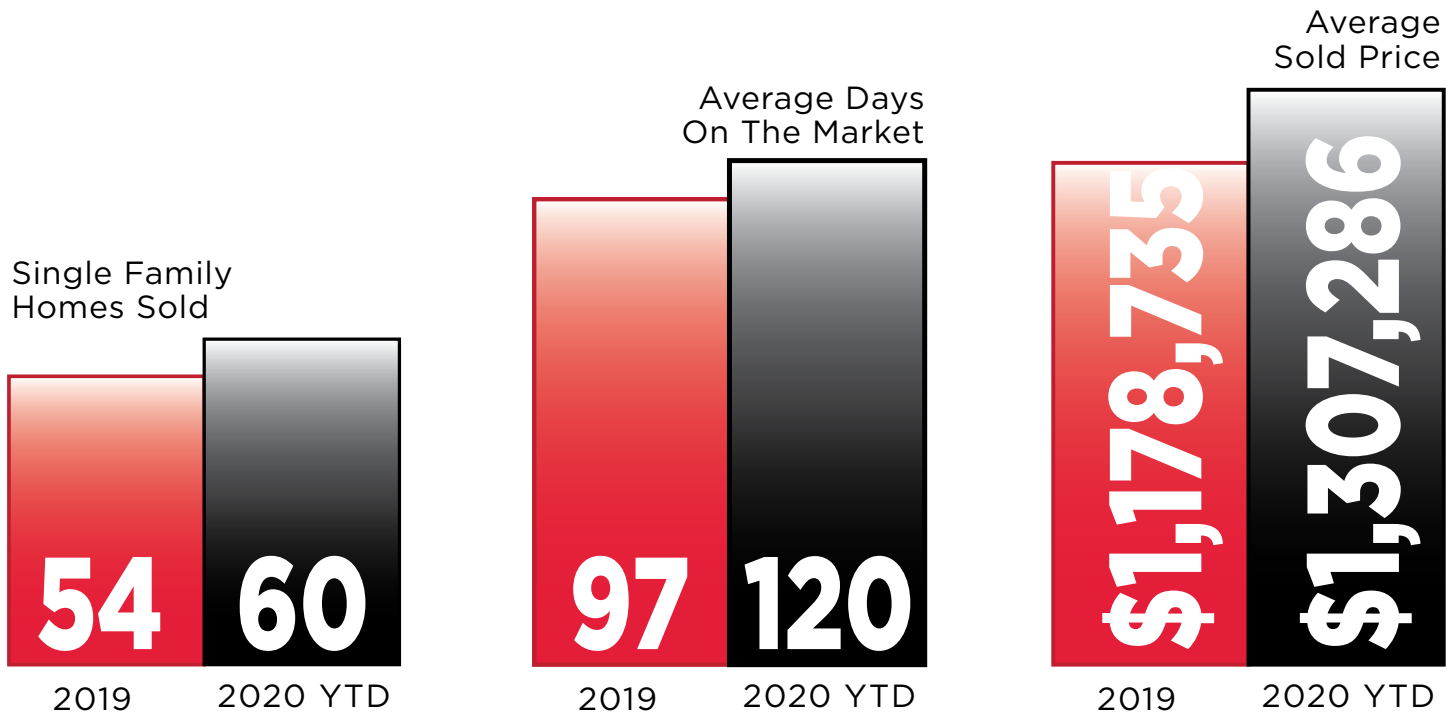


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Average
List Price

Average Sold Price
Per Square Foot

Average List Price
Per Square Foot



2019

2020 YTD

2019

2020 YTD

2019

2020 YTD

YTD covers 1/1/20 - 12/1/20



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Top: Most Traditional 10268 Via Verona. Bottom: Best at Monochromatic Lighting 4140 Spotted Eagle

Best Lights

MAKE ARROWCREEK SHINE AWARDS

ArrowCreek is SHINING this year, in spite of the pandemic! Our list of award-worthy houses is longer than ever. If you need a holiday activity to fill a night, or two, drive around the neighborhood and enjoy the many colorful displays. The following houses are not to be missed! Enjoy!

THE 2020 WINNERS ARE:

The best at monochromatic lighting:

- 4140 Spotted Eagle
- 1391 Amado Court

The most whimsical:

- 2964 Stonebridge Trail

The most traditional:

- 10268 Via Verona

The most elegant:

- 5800 Flowering Sage Trail

The most innovative:

- 10025 W. Desert Canyon

For the first time, this year, we have created a Hall of Fame for homes that perennially deserve to win. **The first houses in the Hall of Fame are:**

- 3408 White Mountain
- 3438 Nambe
- 3090 Marble Ridge
- All of Eagle Rock Court

As you drive around ArrowCreek there are many homes that deserve an honorable mention. **The following are some of those displays:**

- 5545 Rue St. Tropez
- 5745 Rue St. Tropez
- 1014 Desert Jewel

- 5920 Crescent Moon
- 5771 River Birch
- 6372 Mormon Tea
- 5900 Sunset Ridge Ct.
- 6265 Elk Ivory
- 6255 Coyote Point
- 624 Rabbit Ridge
- 3414 White Mountain
- 3420 White Mountain
- 3430 Forest View
- 3090 Marble Ridge
- 3047 Palmer Pointe Ct
- 2740 Spirit Rock Trail
- 449 Socorro Ct

A big thank you to everyone who decorated! Your efforts are much appreciated by the whole community! Happy Holidays from the ArrowCreek Social Committee.





*Left: Most Whimsical
2964 Stonebride Trail*

*Below: Most Elegant
5800 Flowering Sage*



*Below: Best at Monochromatic
Lighting 1391 Amondo Court*



*Right:
Most Innovative
10025 W. Desert
Canyon*





New Gate

AT HIGH VISTA BY SOPHIA KIRSCHENMAN

It was brought to the attention of the ACHOA Board of Directors, Community Manager, and the General Manager that Truckee Meadows Water Authority (TMWA) and Washoe County installed a gate on the access road to the water tower at the top of High Vista. The gate is designed to control access to this area by authorized motor vehicles only. The Association understands that foot track will be allowed for those wanting to hike or mountain bike, but vehicular traffic will be limited for liability reasons.

An email blast was sent out to the community providing information concerning the new gate. The gate was not installed on ACHOA property. The ACHOA Board of Directors and the Safety Committee were not involved with nor were they asked permission to install the gate. The ACHOA Board of Directors and the Safety Committee did not request TMWA install the gate and no ACHOA Capital Project funds were used for this new gate. The heavy gate was installed and paid for by an ACHOA Community Member.

The Board of Directors, Community Manager, and General Manager are aware

that many community members have strong feelings regarding the gate both for and against. Going forward, this area will be limited access with no parking since a limited turn around area exists. In addition, six additional no trespassing signs will be installed at other off-road exits and entrances to the Association.

Additional information concerning the TMWA/Washoe County Access Road Gate was provided by Washoe County and that email was read into the record at the ACHOA Annual Meeting on December 8, 2020. The actual email is provided below for your review.

*"Hi All,
I wanted to weigh in on this as well from the county's perspective. It seems as though there is some confusion about authorized uses in the Arrowcreek Open Space area. Per Washoe County Code Chapter 95.350, no person may "drive, tow, ride or park any type of motor vehicle on any walk, path, trail, bike path, service road or other area under the control of the [Parks] department, except where such areas have been officially designated for use by motor vehicles."*

The Truckee Meadows Water Authority (TMWA) has been granted an easement through this small segment of Arrowcreek Open Space to access their water tank property, but the vast majority of Arrowcreek Open Space has not been officially designated for motorized vehicle use. Thus, it is illegal for the public to drive along the alignment shown in the video. Obviously, this is difficult to enforce given the amount of open space Washoe County maintains in the community and the proximity of those open space areas to development, which is why we appreciate it when local community members attempt to help us curb illegal activities. We also realize that many may not have been aware of these regulations, so we are working to install additional signage to help inform the public.

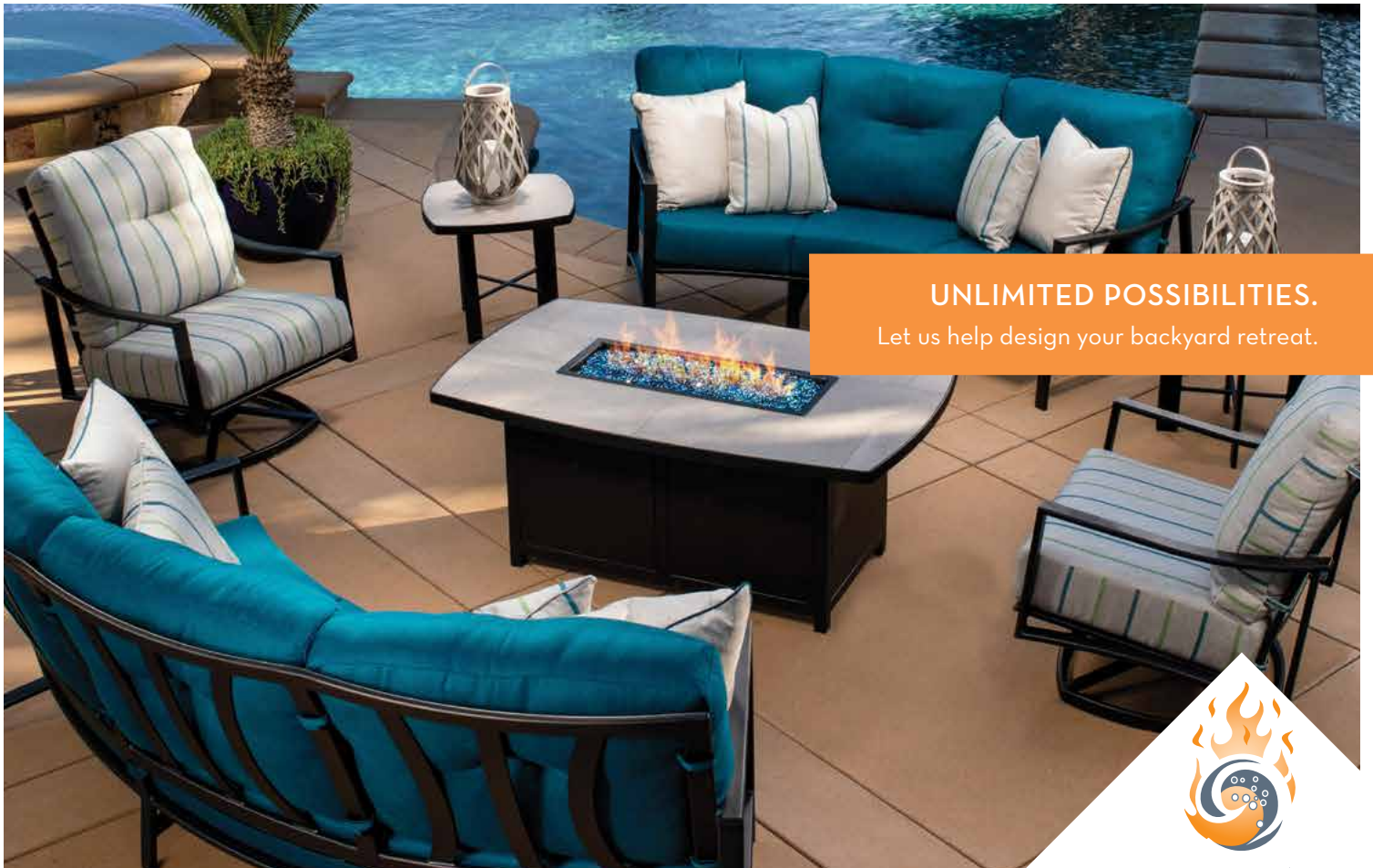
The purpose of Arrowcreek Open Space is to provide recreational opportunities (hiking, biking, etc.), to preserve scenic resources for the benefit of the public, and to conserve native plant communities and wildlife habitat. Additionally, Thomas Creek is an important perennial stream and driving through it degrades water quality. When Washoe County was approached by TMWA about potentially installing a gate in this location, we were supportive as it is consistent with our rules and regulations, as well as the goals of the Washoe County Regional Parks and Open Space Program.

If there are any remaining questions for Washoe County, please let me know. I'd be happy to further discuss via phone."



Sophia Kirschenman
Park Planner
Community Services Department
775.328.3623
1001 E. 9th Street, Reno, NV 89512





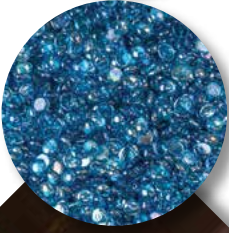
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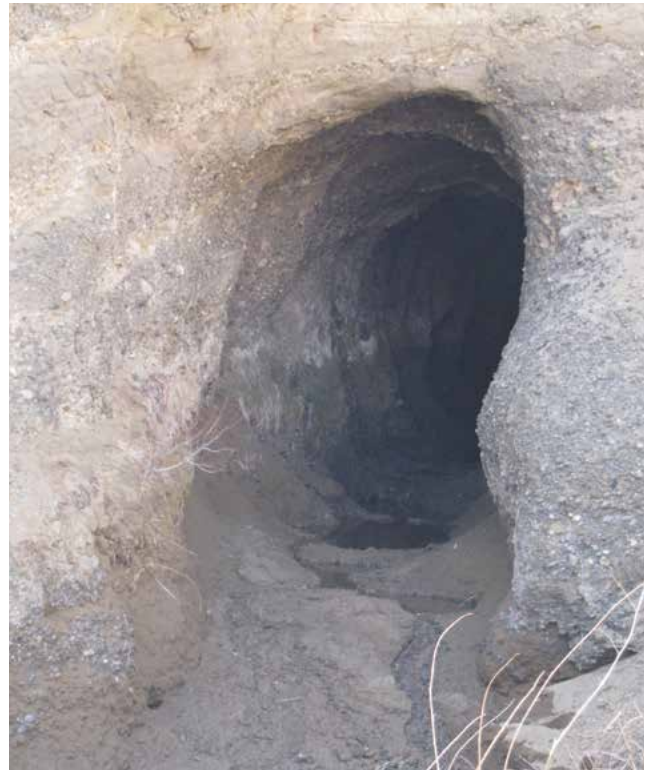
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Hike

INTO HISTORY BY DONALD DELEGAL

Like many people here in the Reno area, I like to hike. With all our open space and wonderful history, it's fun to get out and explore this beautiful state. This article is about one hike in particular that Hal Albright, who also lives here in ArrowCreek, and I took recently. It combines a fairly easy hike, relatively flat and about 8 miles round trip, with some interesting points of interest, namely Hole-In-The-Wall on Steamboat Ditch Trail and an Air Mail Arrow.

STEAMBOAT DITCH TRAIL AND HOLE - IN - THE - WALL

To find this Trail, take Highway 80 to the West McCarran Boulevard exit. Head South on McCarran until you reach the stoplight at Mayberry Drive. Make a right on Mayberry to Plateau Road. Go left on Plateau Road and follow it to Woodchuck Drive. Turn right on Woodchuck and you will immediately see a parking area on your right. The trailhead is just behind the parking area. Head north on Steamboat Ditch Trail. After about 2.5 miles you'll

see a sign for Tom Cooke Trail on the right. If you go that way, you'll end up down by the Truckee River near the Patagonia Outlet. It's a nice hike but not the one I'm referring to.

Continue on for about another 1.5 miles along Steamboat Ditch and you will see where the water comes out through a hole in the mountain. This is referred to as "Hole-In-The-Wall". Our hike took us along the Ditch to one end of the tunnel that was built through the hill to allow water to flow from the Truckee River. It's a long dark tunnel, estimated to be approximately .25 miles in length and you can just see light at the other end. The tunnel was necessary to allow water to continue to flow through the Steamboat Ditch to farms in the South and East.

But before I tell you more about our hike, let me take you back in history:

STEAMBOAT DITCH

Towards the end of the nineteenth century, farmers in the area around Reno needed water to irrigate their crops, particularly in the dry summer months. As a result they commissioned Chinese laborers to dig a ditch from the Truckee River



to their farms. This became known as Steamboat Ditch. It starts near the border of California and Nevada near Interstate 80. Water is taken out of the Truckee River and is carried by flumes and canals to an area south of Reno. These flumes can still be seen today while driving West on Highway 80.

There are actually 15 irrigation ditches in the Truckee Meadows area and ten remain in active use today. Of these, Steamboat Ditch is one of the longest at 32 miles and carries by far the most volume of irrigation water, averaging 17,500 acre feet per year.

As the Reno area was first being settled in the second half of the nineteenth century, most ranches got their water by buying



shares in a ditch company. About 130 miles of ditches were dug in and around Reno. The last ditch company, the Truckee & Steamboat Irrigating Canal Company, was formed in 1877, and they opened the Steamboat Ditch on July 1, 1880. It took two years and \$40,000 to build.

AIR MAIL ARROWS

Continuing our hike about 200 yards farther, along the Steamboat Ditch, we came to a hillside. Climbing up the hill and bearing to the right we reached a plateau. At the end of this level field is the remnants of a large, concrete slab in the shape of an arrow, along with a survey marker from the U.S. Department of the Interior. These arrows are relics of the transcontinental delivery of mail for the U.S. Air Mail Service in the 1920s and '30s. As part of the effort to help pilots successfully navigate the route between New York and San Francisco, the arrows (usually painted yellow) and an accompanying tower equipped with a gas-powered beacon were installed at roughly 10-mile intervals across the country. The lights and the bright yellow arrows were to help the air mail pilots who flew open cockpit biplanes on the route and ensure they were on the correct path. Aviation buffs compared these fearless fliers to the famous Pony Express riders of the 19th century.

“These guys were flying in all kinds of weather,” said Ben Scott, a retired Reno auto executive and pilot who has twice made airmail commemoration flights across the country in his 1930 Stearman 4E Speedmail biplane. “Going through the canyons, they were practically running their toes down the river. So the arrows were there to help them navigate the route.”

In addition to New York and San Francisco, the transcontinental route included 13 intermediate stops where mails were exchanged and aircrew relieved. In Nevada, the stops were in Elko and Reno. Others included Bellefonte,

Penn.; Cleveland; Bryan, Ohio; Chicago; Iowa City, Iowa; Omaha, Neb.; North Platte, Neb.; Rawlins, Wyo.; Rock Springs, Wyo.; and Salt Lake City. The concrete arrows were generally placed in remote areas, some of which remain today, like the Steamboat Ditch arrow.

Most of the towers were torn down and the metal scrapped for use in World War II. Unlike the Pony Express Trail, which has a number of historical markers across Nevada, the Air Mail arrows were unmarked and largely forgotten. Those that are still remaining in Nevada have piqued the curiosity of people who have come across them in their explorations of the state. From the area of Patrick outside of Reno to Lovelock, to Golconda Summit to Battle Mountain, a number of other arrows or remnants have been reported.

“Eight years ago, I stumbled across information concerning the airmail route while trying to figure out what an old airway beacon near Fernley was used for,” said Fernley’s Ed Rajki. “Since that time, my curiosity has fueled a fascination with the history of the route, and I’ve identified 23 sites associated with the transcontinental route across Northern Nevada. I’ve visited and photographed 18 of those sites and know of at least six more concrete arrows besides the one near Mogul.” Rajki said he has found some lights still intact and one beacon from the air mail days still in operation at Lovelock. But he has also seen sites on the verge of disappearing forever. “Something should be done to preserve the historical aspects of these sites,” he said. “I’ve seen at least one of these locations vandalized to the point that I am concerned about its future.”

THE END OF THE ROAD

It was a fun hike; not too difficult and a great way to spend a summer afternoon. The Reno area and in fact all of Northern Nevada have some wonderful places to explore. I urge you to get out and discover what a wonderful state we live in.

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WOMEN'S TENNIS

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SOCIALS & EVENTS



2020 Make Arrow Creek Shine contest winner for "Most Traditional Display."

ARROWCREEK SOCIAL COMMITTEE 2020 REDUCED ACTIVITIES

On January 25, 2020, the Social Committee held the community's first event of the new year, a Meet & Greet at the Residents' Center. Twenty-six people attended and had the opportunity to meet some ACHOA Board Members along with our Committee members. It was a success.

The Spring Meet & Greet, scheduled for May 7, 2020, was cancelled due to the Coronavirus, along with our Easter Egg Hunt, Employee Appreciation luncheon, Summer Picnic, Halloween Children's Party and Annual Christmas Event at The Club at Arrowcreek. It has been a disappointing year for community events, but necessary for the safety of everyone in our community.

The Good news is that we were able to share our appreciation for our neighbors by having a "Santa's Holiday Giveaway"

at the Residents' Center on December 6th. Santa passed out a box of chocolates from the Chocolate Nugget Candy Factory in Washoe Valley to all who come by. The Social Committee also collected toys, clothes, and food for the Security Team's drive to support Toys for Tots and the Food Bank during December 2020. All donors were given a raffle ticket for a holiday basket from the Social Committee. The Raffle Winner was Victoria Klasch.

The Social Committee was also able to conduct the community's annual "Make Arrowcreek Shine Contest." Please see the pictures and article in this edition.

The Social Committee is looking forward to 2021 and planning more get togethers for our community. There are quite a few new neighbors in ArrowCreek and we want to get to know you! Let us all continue to follow the CDC's guidelines and work to defeat this virus! See you during 2021.

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5th Annual TOY, CLOTHING & FOOD DRIVE

Residents of ArrowCreek showed their generosity as a part of the 5th annual Toy, Clothing and Food drive Sunday, December 6 at the Residents' Center.

Greeted by Santa, and his helpers from the ArrowCreek Social Committee, a constant stream of cars came and went with clothing donations ranging from jackets to hand crocheted blankets and hats. There were also food donations that will fill the stomachs of those less fortunate this holiday season.

Toy donations were just as much a part of the day, as neighbors played Santa themselves dropping off balls and bikes, toy guns and dolls for kids to have under the tree this season.

This event was a culmination of the food and clothing drives that started at the gatehouse the first of the month topping off hundreds of pounds of food to be delivered to the local Food Bank. The toys will be donated to the local Toys for Tots and handed out over the next few weeks.

As thanks for each donation the social committee handed out a box of chocolate from the Chocolate Nugget Candy Factory in Washoe Valley.

The Raffle Prize winner was community member Victoria Klasch. She was heard saying at the Santa giveaway "Oh, I never win anything". Well congratulations and enjoy 2021.





Marce Herz

SCHOOL UPDATE

It goes without saying that this year has presented some unique challenges. One challenge that isn't new is engaging middle school students in work that they find interesting and meaningful. The current restrictions we are dealing with have added some complexities to the problem, but the problem has been with us for decades if not more. Across the country levels of student engagement drop significantly in middle school. Within WCSD student climate surveys indicated 68% of elementary school students find their school work engaging. That number drops to 57% in middle school.

From the time I was named as the principal of Marce Herz Middle School, this has been a problem I wanted to tackle. Much of the work to address this has focused on new techniques to make instruction more engaging and relevant. We have also sought to develop rigorous and interesting elective opportunities. That work is important and we continue to do it; however, it hasn't really moved the needle on overall student engagement enough. I believe there is more we can do. I spent time reflecting on my own educational experience, the educational experiences of my children, the work I have seen done in schools as well as research in education and in other areas. A few common themes appeared. People are more engaged in school or work when they have more choice or autonomy. Task completion improves when the work is seen as meaningful. Innovation and learning thrive when they are part of the culture of the organization.

To not only engage students more productively in school but also better prepare them to thrive in today's economy, we need to do some things differently. This work led me to start something at MHMS that we call Passion Projects. It is modeled after a concept used at Google and other companies often referred to as 20% time. The basic idea is that employees have 20% of their time to work on projects of their choice. In education this is sometimes called "20 Time" or "Genius Hour". It is a concept that is used in some schools but generally just one teacher or a small group of teachers take on the concept. We are trying to implement this idea across our entire school and to my knowledge we are the only school taking on this kind of challenge.

So how is it going? Well, like any new concept, the first year of implementation is rough. Given all the extra challenges 2020 has brought us, we considered putting Passion Projects on hold and waiting for another year. Our staff believes in the concept and decided to push forward and implement it to the extent possible. We have one class period a week dedicated to Passion Projects and students are working on all kinds of amazing ideas. Most of them are just finishing pitching their ideas to their classmates, getting

feedback and moving forward with creating or implementing their ideas. Student topics are as varied as their interests. Some topics include: magnetic trains, how music impacts mood and health, procuring supplies for animal shelters, improving your golf swing, redesigning mountain bikes and much more.

A.J. Juliani, one of the leaders in applying this concept to education has said, "We need to shift our mindset from compliance (students must follow our rules) and engagement (getting kids excited about our chosen content, curriculum, and activities) to empowerment." He goes on to say "When students feel empowered, they begin to own their learning in a way unimaginable before." 2020 has certainly altered our implementation and Passion Projects are not yet what we hope they will become but we are very excited about the progress we have seen so far. We have seen students excited about their projects and really applying their skills in ways that struggle to get in traditional school assignments. Our hope is that students leave MHMS knowing that they can apply knowledge and skills learned in school to their areas of passion and through that they have the power to change the world in their own way.

Brandon Bringham

Brandon Bringham, Principal
Marce Herz Middle School



OPEN HOUSE

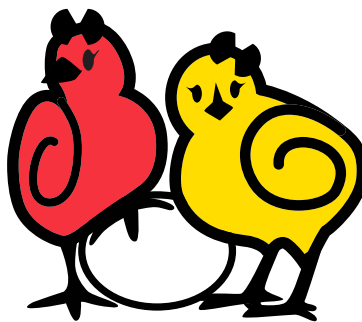
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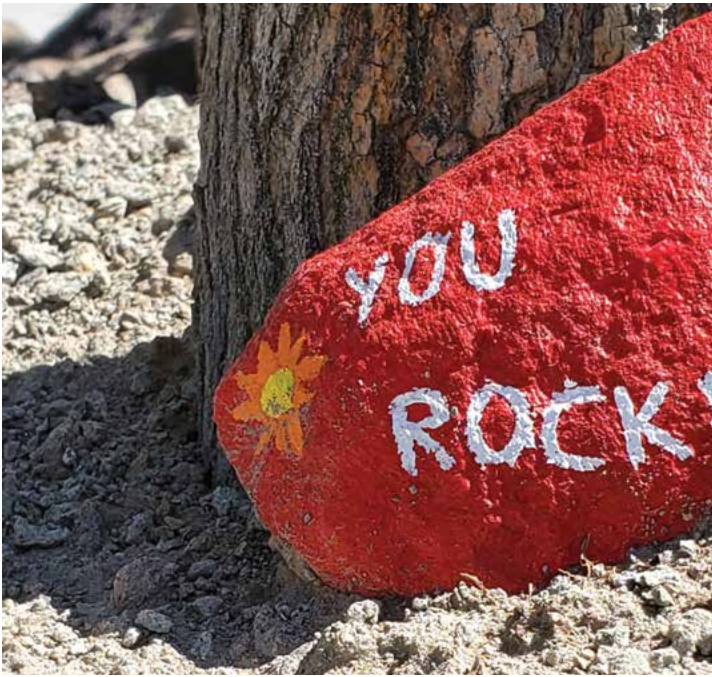
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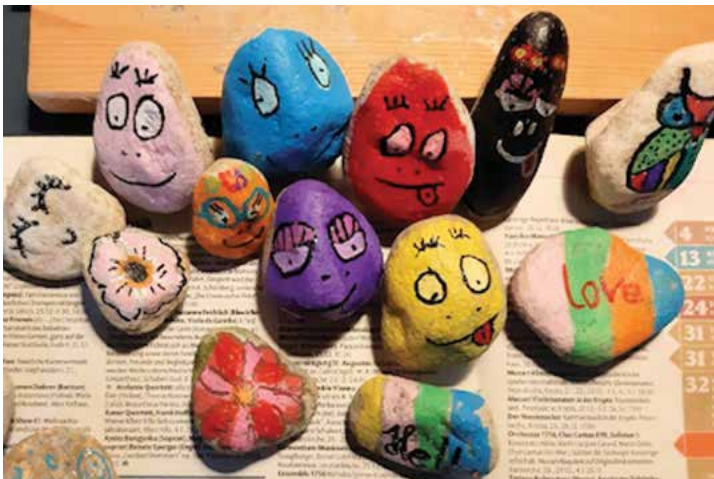
BY SUSAN DUNCAN

Similar to the Macenski grandchildren's rock painting activity, Emily Haustein also painted and hid 15 (at least so far found) rocks around Ron and Susan Duncan's gardens as a farewell gift. Emily stayed with the Duncans for four months as part of her Rotary Club Youth Exchange Program this past school year.

After Susan showed Emily the rocks her Viennese friend's grandchildren had painted to leave around their neighborhood in Vienna, Austria, on FaceBook, Emily made Susan the most creative

going-away present Susan could have ever imagined – Emily painted rocks and scattered them around in special places in the garden where Emily and Susan had spent many hours weeding and chatting. Susan said, "It is so much fun to see them when I am out and about in the yard! In Vienna, it is called 'stoaroas' (that's Viennese dialect for 'Steinreise' in German, or 'stone traveling' in English), for hiding the stones that then get picked up and hidden somewhere else. It is a world-wide fun activity." Here are rocks painted by the Magg grandchildren in Vienna, Austria.





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Garden Railroad

ALPINE & WESTERN PACIFIC RAILROAD

Have you ever wondered what those signs are that you see from time to time on ArrowCreek Parkway that say, "Alpine & Western Pacific Railroad trains running today?" The Hawley MacLean's signs mean, come and visit Northern Nevada's largest and most spectacular Garden Railroad!

ArrowCreek community member, Hawley MacLean, grew up around steam trains. His father was friends with Walt Disney. In the late 1950s, Gordon and Walt built a live steam engine together that ran around the MacLean family house in Los Angeles. During the summer months they would run the steam engine every Sunday and people from all over the San Fernando Valley would come and ride the train.

Hawley got started in the garden railroad hobby about 20 years ago. The first railroad he built was the Sierra & Kettle Valley Railroad at his old house in Field Creek. It took about 10 years to build and it



was a single loop that went around their yard. When they moved to ArrowCreek 10 years ago, it only took two guys about four hours to rip out the old railroad to move.

Hawley and his crew have been working on the Alpine & Western Pacific railroad for the last 10 years. The Alpine & Western Pacific Railroad is modeled after a Swiss mountain railroad. The railroad has two main divisions: The Alpine division and the new Tahoe Junction division.

The railroad has several thousand feet of track, over 30 tunnels, ponds, waterfalls, and multiple bridges. Almost all the buildings are handmade and are replicas of real places that Hawley and his family have visited around the world. It even runs through the house!

The railroad is G gauge and is 1/124th scale. It runs on DCC, which means an unlimited number of trains can run on the track. They run the trains almost year around if there is not too much snow.





Due to the virus this summer, they spent a lot of time outside in the yard working on the railroad. Hawley says “It is extremely rewarding to still have dozens of people walk by every week. They stop and ask questions about the railroad and are extremely excited to see it on their daily walks. Often, they ask if they can come back with their kids, grandkids, friends or family members to show them the railroad.”

Hawley and his partner Jill often host open houses and they will put the signs out and post on Next Door Arrowcreek. You can see videos of the railroad on Hawley’s YouTube channel Alpine & Western Pacific Railroad.

They have hosted numerous charity events over the years and have raised over half a million dollars for local charities. Next time you are in the neighborhood and see the signs, stop by, say ‘hi’ and watch the trains.

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Choosing the *Right* Plants

FOR NORTHERN NEVADA'S HIGH FIRE HAZARD AREAS



University of Nevada
Cooperative Extension

FRONT

High Fire Hazard Area. One copy for each household is available at the Residents' Center on the counter between the restrooms.

This full-color publication details the plants to avoid – the plants that firefighters refer to as “gasoline plants.” It also describes those plants that can more safely be planted near homes. The detailed photographs depict the plants in their native high desert surroundings so homeowners can get a sense of what the less flammable plants would look like in ArrowCreek, rather than sitting in a nursery.

The booklet describes the amount of watering a plant requires. Some of the less flammable plants actually require little water. Information on whether a plant is bothered by rabbits, squirrels or deer is also included. This booklet is the best and most user-friendly assistance that the ACHOA could find to help ArrowCreek residents plan either a complete overall landscape or make minor landscape changes.

Two years ago the ACHOA, Washoe County and the owners of The Club At ArrowCreek (“The Club”) applied for and received a joint \$300,000 grant to reduce fire fuels on our lands. All three entities continue to maintain the treated properties. In addition, The Club has authorized homeowners who want to take additional defensible space measures to access Club-owned native land to

Firewise

LANDSCAPE BOOKLET AVAILABLE

Living here in ArrowCreek, we are all able to enjoy the incredible beauty of the high desert. Along with that beauty, however, comes the realization that we face the ongoing possibility of wildfire due to the weather, vegetation, and topography of the area. According to data analysis of the destructive Oakland Hills fire, the presence of ornamental vegetation was the second highest cause of structure loss. While ArrowCreek residents cannot prevent another fire, we can work to prepare our homes to survive a wildfire.

The ArrowCreek HOA (ACHOA) has been working for years to reduce the risk of wildfire through ongoing fuels reduction, which included mastication and maintenance, along with education and drills. A home-by-home fire risk and defensible space analysis that began in 2015 should be completed soon. The Fuels Reduction and Fire Safety and Architectural Design and Review Committees have been working to give more information to homeowners. As a result of their combined efforts and with full support of the ACHOA Board, the ACHOA purchased an outstanding booklet from the University of Nevada Cooperative Extension, *Living with Fire Program: Choosing the Right Plants for Northern Nevada's*

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clear brush, dead limbs and fire fuel plants within 100 feet from the homeowner's property. The access authority is more fully described at page 19 of the Revised CC&RS, fully set out at www.arrowcreek.com.

Again, the booklet *Choosing the Right Plants for Northern Nevada's High Fire Hazard Area* is at the Residents' Center, and one copy is free to each ArrowCreek Resident. It is an easy read and one that might make a big difference in helping your home survive a wildfire!

Lastly, Chief Moore from Truckee Meadows Fire Protection District shared in an email his concerns about fire evacuation in ArrowCreek during the Rock Farm Fire. This email was sent to the ACHOA Fire Fuels Committee members Kathi Delegal and Janet Ouren and subsequently the ACHOA Board of Directors. The email provided startling information about ACHOA community members behavior during the fire event. His e-mail should be carefully reviewed by every community member and further work on fire evacuation will occur during 2021.

"Dear Kathi and Janet,

Thank you for taking the time to meet with my staff and me to discuss the Rock Farm Fire and evacuation issues. As I mentioned

at our meeting, I believe it is essential to have more than one way out of the community.

When there is a fire threatening the community, we will assess where the threat is, how fast the fire is moving, and attempt to provide a recommended travel direction for those who need to evacuate. I want to relay to your community that evacuation orders come with great urgency. The reason is that we want citizens to act quickly, which will minimize conflicts between fire trucks and private vehicles. We do not wish to fight traffic congestion and the fire too. Access and mobility are critical to us. In the case of the Rock Farm Fire, it was most urgent to get homeowners to leave.

As a result of the video, we see evacuation routes clogged with people watching the events unfold rather than moving to a safe area outside of the community boundary.

We can help with some education and presentations if you request, and it would be good to re-visit evacuation plans this winter or early spring.

Please let us know how we can help.

*Charles A. Moore,
Fire Chief / Truckee Meadows Fire & Rescue"*



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Biking

IN ARROWCREEK BY JEFF FOSTER

In a previous issue of the ArrowCreek View, I wrote about the boom in bicycling popularity and bike sales during the COVID-19 pandemic. One facet of this is the electric bike (e-bike) market, with

players even the likes of American motorcycle behemoth Harley-Davidson getting in on the action.

With an e-bike, the rider uses gears and pedals as usual most of the time but has the option for a “pedal assist” boost — thanks to a battery-powered motor that can be set at various levels. E-bike batteries have different capacities, much like different size vehicle fuel tanks. General range is 20-100 miles depending on power modes, terrain, and other riding conditions like load or wind. Cost-wise, they range from about \$1,000 to \$15,000 each, depending on battery life, style, and other factors.

E-bikes make riding a lot easier—seemingly effortless at times, especially when going uphill. But that does not mean riders are not putting in substantial work on their end. It is still a good form of exercise, albeit a usually less vigorous one. One study found that e-bike riders still burned roughly half the number of calories of regular bike riders by comparison. And lowering the pedal-assist setting on an e-bike increases calorie burning.

The demand for e-bikes is at an all-time high. According to the NPD Group, a marketing research firm, in April e-bike sales in the U.S. rose 92 percent over sales in April 2019. Adults over 50 are particularly interested, and other target markets include people who want to commute to work safely or those planning a group excursion with members who have a range of riding abilities.

E-bikes are “fondly referred to as ‘the great equalizer,’” says Bob Greeneisen, Global Operations Manager for Backroads, because they empower riders of almost any ability and fitness level to keep pace with a more advanced group. People who have arthritis, those recovering from injuries, or those with other fitness concerns are able to ride more confidently for greater distances and through more challenging terrain.

A study published last year in Transportation Research Interdisciplinary Perspectives found that e-bike riders tend to ride both longer and farther than regular bike riders. Their true beauty is that they allow people to get out and spin down new roads and trails they otherwise might be unable to take on.

E-BIKE FACTS

What are they?

Similar to regular bikes but with a battery-powered motor available when riders need a boost (up to 20-28 mph, depending on e-bike model).

Benefit

They make longer rides and going uphill easier for a range of fitness levels.

Styles

Commuter, mountain, road, cargo and more.

Cost

Approximately \$1,000 to \$15,000

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Washoe County

SCHOOL DISTRICT

When Brandon Bringhurst was named principal of the new Marce Herz Middle School in 2019, the actual opening of the school was still more than a year away. Whenever the Washoe County School District (WCSD) prepares to open a new school, principals are identified about a year in advance so they can prepare to welcome students, staff, and families.

There was much to do in those months before the school opened its doors, and Bringhurst was determined to be ready.

“The Washoe County School District (WCSD) gives principals of new schools the space they need to work with staff and prepare the school for students, staff, and families,” said Bringhurst. “But it isn’t just arranging for hiring staff and purchasing what we will need to carry out our educational mission; it’s also about creating a vision for the school, and getting the time we need to be innovative and thoughtful about what the school experience will be like.”

“This is a crucial part of opening new schools in WCSD,” said Deputy Superintendent Debra Biersdorff. “Our

principals play a critical role in ensuring that new schools are ready in every way, and that every possible challenge has been anticipated and overcome before students and staff step through the door on that first day. They work so hard during that year before a new school opens, and we appreciate all of their efforts to support and welcome our students, staff members, and families.”

During those first few months, as construction continues on the school site, principals are working with WCSD Capital Projects staff members to familiarize themselves with every aspect of the facility and grounds. At this point, principals also survey staff and families to select school colors, mascots, and mottos. Other tasks also have long-range impacts on the school and its future students:

- » Bringhurst was given the latitude to choose elective courses based upon the “flexible spaces” built at Marce Herz Middle School.
- » He worked with families and staff members to identify unique courses for students including Coding and Robotics,

Flight and Space, and Energy and the Environment, which are all part of a program called Project Lead the Way.

- » This is the same program Galena High School students participate in, which provides important continuity for Marce Herz students who go on to attend high school there.

In addition, as enrollment increases, Marce Herz Middle School is planning to open a film and theatre program, which will be housed in another of its flexible spaces.

“These courses will serve our students well as they make decisions about their future goals, and I believe it’s never too early to pique their interests,” said Bringhurst. “Our students really enjoy these classes, and it’s wonderful to see them develop their talents and explore the curriculum to learn more about their skills. We want our students to look to the future, even as early as middle school, and I’m proud of our staff members and families who are working so hard to help them succeed.”



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