

# ARROWCREEK VIEW®

THE OFFICIAL NEWS MAGAZINE OF THE ARROWCREEK® HOMEOWNERS ASSOCIATION

MARCH 2021

VOLUME 16, ISSUE 2

## *Flammable Plants*

AROUND YOUR HOME, CONSIDER OPTIONS 32

Let It Snow, Let It Snow, Let It Snow! 28

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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](http://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



**LET IT SNOW, LET IT SNOW, LET IT SNOW**  
Well, the last week of January was a snow event that we have not seen for at least three to five years here in ArrowCreek.



**FLAMMABLE PLANTS, CONSIDER OPTIONS**  
Soon Springtime will be upon us. It's a good opportunity to walk around your home, look at your landscaping, trees and shrubs and compare what you have to what is highlighted in this article.



**MARCE HERZ GRANDDAUGHTER SPEAKS OUT**  
Marce's caring heart for children, passion for sports and educational background created a powerful combination of heart, soul, and true grit.



**DAFFODIL DISPLAY GARDEN IN ARROWCREEK**  
The American Daffodil Society (ADS) approved Display Garden status to an ArrowCreek garden during its Fall Board Meeting last September.

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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.



## ACHOA CONTACT INFO

Inquiries, concerns, requests to the Board or Committees:  
ACservice@associasn.com

Use TownSQ ([www.townsq.io](http://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!

### Management Company

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

### Ombudsman for Owners in CICCH/HOAs

<http://.red.nv.gov/content/CIC/Main/CICombudsman@red.nv.gov>  
702.486.4480

### ASN Community Manager

Jeanne Tarantino, CMCA, AMS, PCAM  
775.334.7403 Direct

## RESIDENTS' CENTER

775.850.4620  
Hours: 5am - 10pm Daily

## ARROWCREEK SECURITY

775.850.4450 Gatehouse

## ARROWCREEK BOARD

Morgan White, President  
Kurt Bickel, Vice President  
Joyce Seelen, Secretary  
Gary Jacobson, Treasurer  
Mark Aston, Director  
Rick Hsu, Director  
Jim Keller, Director

## ADRC MEMBERS

John Krisch, Chair  
Joyce Seelen, Board Member  
Morgan White, Board Member  
Ron Duncan  
Jeff Jones  
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

As is our custom, your Board of Directors met in late January to identify our goals for this year and formalized the information to present at the February Board meeting. As a guideline, we relied on the Strategic Plan, developed several years ago and which has guided our actions since its adoption. We identified the following major goals for 2021 (this is not a complete list):

1. Successfully complete the RFP process for our management company. If other than Associa is chosen, successfully complete transition to new company by 12/31/21.
2. Successfully complete all projected 2021 road work.
3. Develop High Vista trailhead parking.
4. Develop a plan to engage more members in community events and activities, incl. voting, attending meetings, volunteering to serve on ACHOA committees, etc. As part of this effort, investigate methods to improve Board and Committee communications with members.

One of our usual goals involves fuels management. Thanks to great work by our Fuels Management Committee, funds are being made available from NV Energy and the state to pay for the Truckee Meadows Fire Department to implement a major fuels reduction effort both in and around our community at no cost to the HOA. In the past, we relied on grant money for this effort, and as part of the arrangement, the

HOA had to spend matching funds. We expect this work to begin sometime this spring.

Given COVID restrictions, the Social Committee will be substituting an "Easter Bunny drive-by" for our usual Easter egg hunt, similar to what we did for our holiday toy and food drive with a "drive-by Santa." Hopefully, the vaccination roll-out will accelerate so we can get back to our normal social calendar before year-end.

In addition to its work on the RFP, the Administrative Committee is working to create applications for Board and Committee membership that are more informative than the current versions and which will be fillable on-line. Per regulation, they will still need to be printed and signed. The hope is that this effort will encourage more members to participate in HOA governance.

The Board is always looking for your input about issues within the community. Please let us know about your concerns. We have a suggestion section on the Association website (under Documents and Contact) which you can access and send us a quick note. You can also contact our community manager, Associa Sierra North, who will ensure that your comments or questions reach the right person or group. In addition, the Board would love to see you at the April Board meeting, even if it's virtual!

ArrowCreek HOA

*Board of Directors*

## ACHOA BOARD TRANSPARENCY

Transparency in business or governance involves honesty, openness, and efforts to inform those who need the information based upon the business judgment rule. The ACHOA Board of Director volunteers act on an informed basis, in good faith, with due care, and with an honest belief that their actions for the Association are in the best interest of the ACHOA lot owners.

In general, transparency is the quality of being easily seen through or providing clarity concerning a specific subject. To address this perception, the ACHOA Board today and in the past has done the following to communicate with the Association lot owners.

1. The Board maintains the ArrowCreek website at [www.arrowcreek.com](http://www.arrowcreek.com). A review of usage of this website in all of 2020 found that the site garnered 10,817 individual visits, which

generated 24,610 page views. There were also 44 “clicks to call” and 53 form submissions.

2. The Board publishes the bimonthly magazine, The ArrowCreek View, that provides pertinent information relevant to all residents. The “Board of Directors Note,” usually found on page 4 of the magazine, gives an up-to-date overview of the Board’s decisions. The magazine was first published two and half years ago and continues to be created by the Communications Committee with input from community members and organizations outside the ArrowCreek community.
3. In addition to the mailers and notices required by Nevada Law, the Board periodically asks that Associa send out a “blast email” when there is urgent information that residents need. One such example occurred during the Rock Farm Fire, when Associa

sent out an email blast regarding evacuations. In addition, the email blasts incorporate social events, safety notices, Board meetings with agendas, and significant maintenance or road activities within the community. **Note, a typical HOA sends out 5-6 communications a year. ArrowCreek HOA strives to share as much information with owners as possible. There were approximately 49 communications sent either via email and/or US Mail in 2019 and approximately 48 sent in 2020.**

4. The Board provides pertinent information to residents on the signage at the front gate that can be seen by all who enter ArrowCreek by that gate. Additionally, QuickPass and VOLO Village messages are used to provide timely and accurate safety information to community residents.
5. The eleven ACHOA Board advisory committees that consist of community

*Continued on page 6*



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## HOW TO CONTACT THE HOA? IT'S EASY!

Below are the official HOA contact avenues to get HOA information.

### WEBSITE

[WWW.ARROWCREEK.COM](http://WWW.ARROWCREEK.COM)

Click “*Documents & Contact*” at the top of the page. It will bring to a list of contact information. You can click on an email address or submit an inquiry. There is also a TownSq button link provided.

### EMAIL

[ACSERVICE@ASSOCIASN.COM](mailto:ACSERVICE@ASSOCIASN.COM)

Use this email address for any inquiry and to reach management, staff, board and/or committee members.

### TOWNSQ

[WWW.TOWNSQ.IO](http://WWW.TOWNSQ.IO)

24-7 access to your personal account information and HOA documents and announcements.

### OR CALL

Associa Sierra North,  
Jeanne Tarantino Manager  
775.334.7403

ACHOA Security

775.850.4450

Residents Club

775.850.4620

volunteers, provide a lot of work that is needed to maintain ArrowCreek operations and social activities. These committees regularly hold published scheduled meetings as per their respective Charters, and meetings dates and times are posted at [www.arrowcreek.com](http://www.arrowcreek.com) in the Calendar section. Any Lot Owner or resident can attend these meetings, including those of the Board of Directors, by contacting Associa for the time, date, location, and agenda of that meeting. During the pandemic, most of the meetings have been on Zoom, and attendance has been made extremely easy for interested parties. Likewise, minutes from such meetings are provided upon request.

6. The Advisory Committees provide written and oral reports to the Board of Directors at each Board meeting. These reports indicate current and future activities that may occur and the potential impact to community residents. These written reports are attached to the Board minutes as exhibits.
7. The Governing Documents, Articles, Bylaws, CC&Rs, and Community Rules and Regulations are available to all residents. A copy can be easily obtained by going to [www.arrowcreek.com](http://www.arrowcreek.com) in the Documents section for download.

8. The Architectural Design Review Committee Guidelines and Applications are readily available for download <https://www.arrowcreek.com> website Documents section.
9. The Board developed and approved the Strategic Plan for 2021 to 2026, and it has been forwarded to every Lot Owner by email and mail. The Strategic Plan is also available for download from <https://www.arrowcreek.com> website Documents section.
10. ACHOA Board meeting agendas are forwarded to Lot Owners by email and mail a minimum of ten (10) days before the scheduled meeting as per NRS 116. The preliminary and approved Board meeting minutes are available along with ACHOA monthly financials on the secured TownSq website. The ACHOA Lot owner can make comments at the Board meetings as per the requirements under NRS 116 but there will be no action taken on the comments during that meeting.
11. At the ACHOA Board’s direction, a revised Welcome Packet be developed and provided to new Lot Owners by mail. Existing Lot Owners could pick up at the Residents’ Center or go to [www.arrowcreek.com](http://www.arrowcreek.com) in the Home section to download a copy.



## OUTGOING BOARD MEMBER

Yvonne and her husband Tom have sold their home and are moving down the hill for another phase in their life. The entire ArrowCreek Community thanks Yvonne for her service and wish her and her family all the best in their next adventure. Yvonne and her husband Tom have lived in ArrowCreek for seven plus years.

Prior to moving to ArrowCreek, they lived in California on the peninsula in Saratoga. The Bates family consists of Yvonne, her husband Tom, their four sons, multiple daughters-in-law, and their amazing ten grandchildren. They will be seeing more of their grandchildren in this next life phase. Yvonne was a great Board member and she believed that ArrowCreek is an amazing

community. Yvonne genuinely enjoyed being able to participate in all that the Board and Advisory Committees had accomplished. Yvonne would not trade the time and experience of being on the Board and working with such remarkable and talented Board Members. Yvonne you will be missed. Thank you for your past service.



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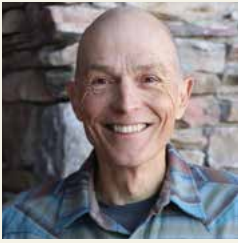
12. Video of our community and the gallery of photos at [www.arrowcreek.com](http://www.arrowcreek.com) provides a great introduction to our community for those outside the front gate.
13. Candidates who want to apply for a position on the ACHOA Board are required to complete the application form available on [www.arrowcreek.com](http://www.arrowcreek.com) or can be obtained from Associa. Candidates may attach additional information such as education, prior board experience, service on ArrowCreek committees, etc., to their application form. The Board applications and additional material is forwarded to all Lot Owners for their vote for the open board positions. All Board candidates are invited to attend a scheduled Candidates Night where a moderator and the community ask the candidates specific questions about the community and issues, they believe that the Board candidates should address. In addition to the Candidates Night, candidates may provide additional election materials to the Lot Owners, at their own expense, concerning their candidacy. The election process is clearly explained in the Governing Documents of the Association, specifically in the CC&Rs and By-Laws. This information is available at [www.arrowcreek.com](http://www.arrowcreek.com) in the Documents section.
14. Vacancies on the Board are filled according to the terms of Nevada statute (NRS 116), the ACHOA CC&Rs, and By-Laws of the Association. Residents wishing to apply should follow the same steps as described in item 13 above. The Board will then review the applications submitted and select a replacement based on a combination of factors such as education, work

experience, prior board experience, community involvement, etc.

15. Workshops and Town Hall meetings are scheduled by the Board of Directors to discuss specific issues such as the Annual Budget, Reserve Study Results, Road Maintenance and Reconstruction, Fire Protection, Evacuation Plans, Fuels Management, and review of potential new community amenities.
16. General Management or the General Manager will provide operation reports at every Board meeting. The report includes Security, Facilities, and Residents' Center completed and future activities that impact the community.
17. Surveys are developed and Community input requested to help guide the Board in its decision making on how to best serve the ACHOA

Any lot owner or resident who feels that he or she are not being kept informed should check out any of the sources listed above. To communicate with the Board, please send your comments or questions to Associa, who will forward them to the Board. We request that you do not use the NextDoor.com ArrowCreek forum for such communications since it is a public site, and it is not an official channel for ACHOA communications. In addition, it is accessible by individuals who are not ArrowCreek residents.

The ACHOA Board and Advisory Committees do their best to provide open communication to all residents. It is up to residents to take advantage of the information being provided. If anything is not clear to you, just ask a member of the Board or Committee for clarification through our Community Manager at 775.334.7403, or through [ACservice@associasn.com](mailto:ACservice@associasn.com) or at [www.arrowcreek.com](http://www.arrowcreek.com) in the Suggestions section.



## NEW BOARD MEMBER

### WELCOME MARK ASTON

On February 9, 2021, Mark Aston was appointed to the ACHOA Board to fill the seat vacated by Yvonne Bates. Mark Aston has served the ArrowCreek community for the past two years as the Co-chair of the Admin Committee. He is also an active member of the Reserve Committee. Drawn by the mountains and the opportunities for skiing, tennis, and hiking, he and his wife Nancy moved to Reno from Southern California in 2016. In May 2019 they moved into a new house they built in ArrowCreek.

Mark and Nancy met in Saudi Arabia in 1982 when a friend brought Nancy to Mark's 26th birthday party. Nancy was a petroleum geologist for Aramco and Mark was employed by a construction materials firm. Together they later entered and won the only mixed doubles tennis tournament ever held in Saudi Arabia, and they won a pair of Pan Am airline tickets for traveling around the world. Settling in Los Angeles, the family had two children—Emily, now 30, and Michael, now 29.

For years, the Astons had been active in puppy raising for Guide Dogs for the Blind. Five of their seven puppies graduated to be guide dogs. These days one of the guide dogs they raised named Burton retired and came back to live with them. He is now nearly 15 years old.

Mark's interest in alpine mountaineering has led him to climb many high peaks in and outside of the U.S.A. He is also a distance hiker. His favorite hike is from Mt. Rose trailhead over the tops of Rose, Church, Snowflower, and down Thomas Creek to home. He and Nancy play tennis and love to ski downhill and in the backcountry. They are now learning to play golf and pickleball.

Retiring from his primary work five years ago, Mark is now a mentor to Reno startups at the Reno-based StartUpNV. In addition, he is now a partner and CEO helping to launch the Nevada app, that assists contractors in purchasing materials.

According to Mark, "Running a Community is like running a business." As a founder and owner of multiple businesses, he plans to bring what he has learned in these endeavors to the ACHOA Board. He expects to provide benefit to the community by continuing his work with the Reserve and Admin Committees. He also hopes to find ways to raise the engagement of residents in affairs of the Community. Only by the involvement of residents with their governance can ArrowCreek continue and improve its standing as an outstanding and premier gated community.



## NEW BOARD MEMBER

### WELCOME RICK HSU

Rick Hsu and his wife, Nancy Alvarez, have lived in ArrowCreek for 17 years. Rick has lived in Reno since he was a toddler. He met Nancy in Carson City when she was working as an environmental engineer for the Nevada Division of Environmental Protection and Rick was doing an internship for the Nevada Attorney General enforcing environmental laws. As an attorney, Rick is in his 27th year with the law firm of Maupin, Cox, & LeGoy.

When their family was expanding, they found that ArrowCreek was a compromise location between their two workplaces and moved into this community two weeks before the birth of their first child. They have two children: Lance, age 16, and Sierra, age 14, who attend Galena High School and Pine Middle School, respectively. The family dotes on their cat Paisley, who has ruined their leather furniture. Rick and Nancy joke to guests that the ruined furniture is the "distressed look" and quite fashionable.

Rick enjoys playing pickleball and has joined the ArrowCreek Pickleball Club, but he is not yet willing to give up competitive tennis. He enjoys other forms of outdoor recreation as well, including hiking, back packing, skiing, and taking long walks with Nancy. To stay in shape during the COVID-19 lockdown, he does 100 burpees a day. He also stays active keeping up with Sierra and Lance's sport activities, which unfortunately have been curtailed due to COVID-19.

Rick receives inspiration from his father, who grew up on the Japanese-occupied island of Taiwan. His father was offered the opportunity to study for a doctorate at UCLA but had to leave his wife and two children behind. In America, his father overcame the language barrier and limited resources and eventually was able to bring the family to America. After his father was offered a tenure-track position at UNR, Rick's family settled in Reno.

Before being elected to the ACHOA Board, Rick provided input and legal perspectives on various Board proposals, one of which contemplated fining motorists for driving one mile over the 25-mph speed limit. As a new Board member, Rick hopes to increase homeowner participation in affairs of ArrowCreek and increase transparency of the decision-making process of the Board. He wants to refocus the Board on the core missions stated in its governing documents—owning and maintaining the common areas and amenities specifically listed in the Articles of Incorporation, snow removal, and security. He also wants to avoid unnecessary increases in homeowner dues. Rick envisions a vibrant and stable community guided by its core missions.



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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](mailto:ACservice@associasn.com).

Top questions will be published in the *ArrowCreek View*.  
Thanks for staying informed!

## ASK THE MANAGER



### HOW DO I SUBMIT FOR APPROVAL FROM THE ADRC?

With warmer weather coming it is that time that many are thinking about improvements to their home or building a custom home. There are always questions about how to submit to the ADRC. Over the last year or so the ADRC has worked to make the process more user friendly.

The ArrowCreek HOA requires that any modifications to the exterior of a home or property (structure or landscaping) be submitted to the ADRC (Architectural Design Review Committee) for prior written approval before proceeding. The ADRC meets on the 2nd Wednesday of each month. The deadline to submit is the first Wednesday of each month, though we recommend getting your submittal in as soon as you can as that extra time helps us process your request more efficiently.

The ADRC Guidelines and Applications are posted on the ArrowCreek.com website. Log on to the website. Just click the "ADRC Applications" button on the right of the home page. This will take you direct to detailed instructions and the 3 available applications. The Guidelines and applications are also listed under

#### *Documents & Contact:*

- 1) Remodel/Addition & Landscaping (most commonly used application)
- 2) New Custom Homes and/or Major Remodels (valuation \$100,000 or greater)
- 3) Exterior Paint Change, (an exterior paint only change does not require any fees and can be submitted online. It can generally be approved outside of the regularly scheduled meetings).

We want to make this process easy for you! For any questions about the ADRC process, please do not hesitate to contact the Associa Sierra North ACHOA team for assistance. The way to reach the team is by email at [ACservice@associasn.com](mailto:ACservice@associasn.com) or call 775.334.7403.

Jeanne Tarantino, Community Manager

*Jeanne Tarantino*  
CMCA, AMS, PCAM

## 2021 MEETING CALENDAR

(Subject to change).

All Board Meetings are on Tuesdays at 6pm via Zoom

- April 6 - Special Board Meeting to open vendor bids
- April 13 - Board Meeting
- June 15 - Board Meeting
- August 17 - Board Meeting
- September 14, 6:30 PM - Owner Budget Workshop
- Board Candidate Nomination request to be sent mid-September. Deadline to submit nomination forms for the board election approximately October 22

- November 9 - Board Meeting (approve 2022 budget)
- November 11, 6-7:30 PM - Meet the Candidate Night
- December 7 - Annual Members Meeting, Election & Budget Ratification

**NOTE:** ADRC meetings are the 2nd Wednesday of each month. The deadline to submit a plan for the meeting is the 1st Wednesday of each month by 4:00 PM. ADRC are closed meetings.





2015 and during this time he was the Chairperson for the Communications Committee. The Judge was also a member of The Club At ArrowCreek and he loved to golf.

Steve Elliott was born on April 22, 1948 in Hawthorne, California, to Ben and Helen Elliott and grew up in Mammoth Lakes, CA. The Judge began his education attending Choate Rosemary Hall prep school in Connecticut. He was a 1971 graduate of Stanford University and received his law degree from the University of Denver, Sturm College of Law in 1975. Familiarity with Reno and affection for the city brought him here after law school graduation. He worked for the firm Echeverria and Osborne. He started working for the City of Sparks as the City Prosecutor in 1977. He was elected as the Sparks City Attorney in 1979 and held that office for 17 years. In 1996, he was elected a Judge of the Second Judicial District Court of Washoe County where he would preside over Department 10 of the Court until March 2013.

Judge Elliott was the founding director of the Washoe County Domestic Violence Task Force and served on the Nevada Statewide Court Security Task Force to improve the security for judges and the public at courthouses throughout Nevada. The Judge also served on the Board of Directors for the Boys and Girls Club of Truckee Meadows and was the President of the Sparks Traffic Survival School. The Judge was active with the Reno Rotary Club, Sparks Sertoma, and the Reno Ski and Recreational Club.

Judge Elliott is survived by his wife Mendy, and his sons Ben, Derek (Cara) and Nick Vander Poel (Christi Quatro) and four grandchildren Ben, Jr., Ethan, Emily, and Mason plus his furry friend Rosie.

Judge Elliott will be missed by the community. We appreciate his contribution to the building of the Communications Committee that today provides us with the ArrowCreek View news magazine.

## Honorarium FOR JUDGE ELLIOTT

The Honorable Steven P. Elliott, 72, died January 5, 2021 in Reno, Nevada after a brief battle with cancer. Judge Elliott was known to family and friends simply as "The Judge." The Judge was elected as a community volunteer to the serve on the ArrowCreek HOA Board of Directors. He served a two-year term from 2013 until

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RECREATION MANAGEMENT AREA

The advertisement features a large central image of three people in go-karts racing on an indoor track. The track has a checkered flag pattern on the wall. The text is overlaid on the image. On the right side, there are four smaller images: a person in a go-kart, a person in a red go-kart, a person wearing a VR headset, and a person playing mini-golf in a dark environment. The overall design is dynamic and colorful.



# MONEY MATTERS

## A STRONG RESERVE FUND PROTECTS THE ACHOA'S LONG TERM FINANCIAL HEALTH

One of the primary responsibilities of the ACHOA Board of Directors is to manage the financial health of the Association. This financial management includes managing foreseeable expenses under the Operating and Capital Projects Funds. Solid financial management includes managing the Reserve Fund for planned and unplanned expenses so that there are sufficient funds when required. Reserve Fund management requires comprehensive evaluation of current and future expenses to repair and replace common area components such as our roads, paved walkways, bridges, Residents' Center, amenities, parks, playgrounds, landscaping, irrigation systems, and other infrastructure. Not only is a reserve fund a good business practice, but it is required by law under NRS 116.31151, NRS 116.31152, and NAC 116.415-430, which states that ACHOA must maintain "adequate replacement reserves." A stable contribution rate over the years into an adequately funded Reserve Fund avoids the need for special assessments. This becomes one less issue the lender or the buyer must be concerned about when closing the purchase of an ArrowCreek home.

What "adequate replacement reserves" mean? The National Reserve Study Standards defines this as:

*"A Replacement Reserve Fund with a stable and equitable multi-year Funding Plan that together provides for the timely execution of the association's major repair and replacement expenses without requiring a special assessment."*

Determining the reserve fund balance and contribution rate is done using one of two reserve fund industry methods. The first is the Straight Line or Component Funding Method & the second is the Cash Flow Method. The ACHOA uses the Cash Flow Method - the method of developing a reserve funding plan where contributions to the Reserve Fund are designed to offset the variable annual expenditures from the Reserve Fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

There are four nationally accepted strategies for managing a Reserve Fund. The ACHOA uses the Percent Funded/Threshold Funding Strategy which establishes a reserve funding goal of keeping the reserve balance above a specified dollar or

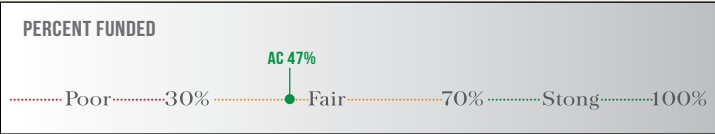
percent funded amount. Depending on the threshold, this is conservatively less than the Fully Funding method.

Every five years the ACHOA receives a "top to bottom" report from our chosen Professional Reserve Study company, which explains where the Association stands both on a Cash Flow Method and as a Percent Funded/Threshold Funding Strategy for current and future needs. The Professional Reserve Company does not use or recommend the Baseline Funding Strategy which is a high-risk funding plan that usually requires debt to be acquired or special assessments to fund shortfall and unexpected replacement costs. The ACHOA Board and the Reserve Committee have chosen to follow both the Cash Flow Method and Percent Funded/Threshold Funding Strategy for current and future needs.

Every year the study is updated by the Professional Reserve Study company. For 2021 the ACHOA will be at approximately \$5,000,000 in reserve capital using the Cash Flow Method and at approximately 47% using the Percent Funded Strategy. The chart below tells us where we fall in comparison with national percentages for the Percent Funded Strategy, and the ACHOA is in the Fair Range by purpose. The ACHOA Board of Directors and Reserve Committee purposefully manage liquidity for unexpected cost increases for asset replacement along with stable funding to pay for future planned replacement and repair expenses. Therefore, maintaining cash reserve in the \$5,000,000 to \$6,000,000 range and operating in a 45% to 70% Percent Funded are the management goals for the Association.

### WHY FUNDING LEVELS MATTER

If an Association deliberately funds only in the 0-30% range of their Reserve Fund and if a sudden amount of money is



Source: Browning Group, Inc.

needed, then there is a high likelihood of special assessments and depressed property values since potential buyers do not want to assume additional liabilities above their mortgage and monthly association assessments. Any board seeking a special assessment generally indicates that repair or replacement projects

Continued on page 14

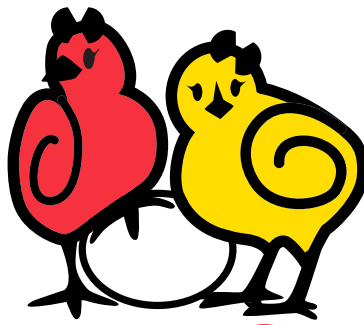
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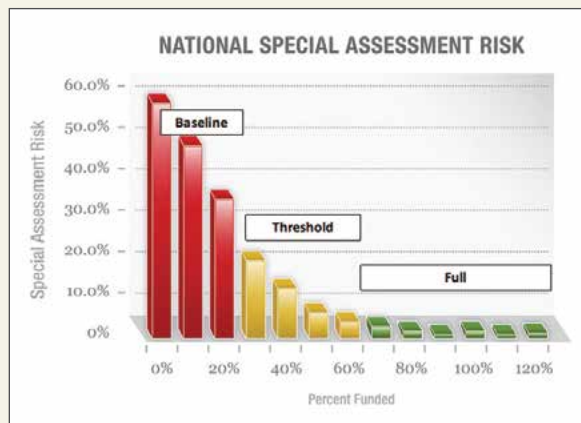


were delayed but unexpectedly need to be done. Any board considering a special assessment demonstrates that current repair and replacement projects have increased in cost because of labor and material inflation that are beyond the current available funds in the reserve account. The pursuit of a special assessment also could mean that partially completed projects need more funds. The pursuit of a special assessment could mean that existing amenities were shut down and now require repair, replacement or upgrading to open back up. Rather than spreading costs to residents over the lifetime of a common element, current homeowners are hit with a large special assessment bill, hardly fair if you just moved in or are planning on moving out. This potential special assessment makes selling a home more difficult within any association.

The following chart demonstrates that as the funding percentage of the Reserve Fund is higher, the less likely the association will need to impose a special assessment.

## HOME ON THE RANGE OR BACK AT ARROWCREEK

Fund balances will fluctuate due to actual planned spending using both the Cash Flow Method and the Percent Funded/Threshold



Source: Association Reserves 2017

Funding Strategy. For the ACHOA, a large road project might drop that percentage to 20% to 25% in a given year, so it is important to find a range that will provide strong funding, a hedge against inflation, and a buffer against unforeseen repairs or replacements. For example, in 2020, ACHOA needed to replace the two entry bridge decks decades earlier than predicted in our Reserve Study at a cost near \$400,000. The ACHOA was underfunded in the Reserve Fund in 2007 and the Reserve Fund Fees were increased, and a lawsuit was filed against the developer to recover over \$1,800,000 in funds. Subsequently, the ACHOA Board and the Reserve Committee established a policy to seek incremental, stable increases to maintain adequate reserve funds.

To help define this range, the ACHOA Board of Directors and the Reserve Committee with the Reserve Fund Professional have

implemented a multi-year funding plan to:

- » Maintain sufficient cash
- » Maintain a stable contribution rate
- » Be evenly distributed
- » Be fiscally responsible
- » Stay on top of preventive maintenance to keep assets in good working condition from either the Reserve Fund or Operating Fund
- » Direct staff to continuously monitoring wear and tear on assets and amenities to anticipate repairs and replacements

The ArrowCreek Board of Directors, at the recommendation of the Reserve Committee, has continued the use of the Cash Flow Method and Percent Funded/Threshold Funding Strategy of keeping Reserve Funding within \$5,000,000 to \$6,000,000 and “Percent Funded/Threshold Funding Strategy Method” Goal of 45% to 70% for 2021 and into the future to avoid any special assessments for the Reserve Fund. Therefore, the ACHOA Board fulfills their fiduciary duty by acting in good faith by maintaining the Association’s best interest through establishing Reserve funding goals that support the long-term financial health of the community.





There have been no stand-alone studies concerning associations like the ACHOA that address the impact of adequate reserve funding on home prices or values. Constant special assessments question the competency and adequacy of an Association's management. An appropriate dollar balance in the ACHOA Reserve Fund for all major components avoids a scenario where special assessments must be considered. We do know that the average sold home has increased in price in ArrowCreek year over year. We do know that the average sold price per square foot has increased year over year. An adequately funded Reserve Fund may be one of many factors considered by future buyers thinking about ArrowCreek. It should not be a deterrent to a successful sale of a home or lot in the Association.

For a long time, you have heard that adequate Reserve contributions are "the right thing to do." Now you know they are also a smart investment!

### CONCLUSION

When the ACHOA Reserve Fund is strong, projects get done, they get done right, and they get done on time. An Association with smooth and inviting roads and sidewalks, well maintained trails, entryways and landscaping, and beautifully renovated structures

will maximize curb appeal and that translates to properties that command a higher price.

A strong ACHOA Reserve Fund indicates that our Board of Directors and Reserve Committee members are operating the association in a responsible, businesslike manner, with transparency and full disclosure. They are working to maintain the long-term financial health of the Association.

For our current homeowners and a prospective buyer, it shows that the ACHOA is willing to invest in the future, that it cares about maintaining and improving the ArrowCreek community. In other words, ArrowCreek is a peaceful, productive, and financially strong community that is a nice place to call home.

*Written by the ACHOA Reserve Committee*



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## FACILITIES & PROJECTS



### GRANITE POINTE I SURVEY RESULTS

A longtime resident and other residents of Granite Pointe I were concerned about walking safely in their neighborhood. They brought up the fact that there are no sidewalks in their neighborhood at a Board Meeting in 2020. The comments did not fall on deaf ears. The ACHOA Board started an investigation concerning easements, approved community plans, walkway design requirements, and legal issues concerning the request for a potential 48-inch paved sidewalk along the south side of Granite Pointe Drive.

Once the initial information was collected, the Community Manager, General Manger, the Communications Committee, and members of the Board of Directors created a survey that targeted the residents of Granite Pointe I. The survey was designed to determine community interest in the sidewalk capital project.

### HISTORY

The original construction drawings illustrated decomposed granite (DG) paths along all the streets and courts in Granite Pointe I. Some work appears to have been performed, but not all DG paths were built. The ACHOA did not receive paths to maintain when the Developer transitioned over to the ACHOA approximately 19 years ago. The DG paths were never part of the ACHOA Reserve Study for repair and replacement.

### METHODOLOGY

The survey was built on the ArrowCreek website platform as a private page with invitations emailed to residents of that specific neighborhood. The list of 79 households was gathered by Associa Management team and emailed and mailed via USPS to any resident without a registered email address on file. The survey was open from January 7th until January 18th, 2021.

### RESULTS

This survey that was looking for a preliminary interest by the neighborhood had only four questions:

#### **QUESTION 1: Are you a Granite Pointe I Homeowner?**

Out of the 79 households 67 residents answered with all giving a positive response to this question. Duplicate responses were removed using unique IP addresses.

Of the 67 responses, they answered the following three questions accordingly:

#### **QUESTION 2: Do you feel a need for a sidewalk on south side of Granite Pointe Drive? (ArrowCreek Parkway to Shale Creek Ct.)**

Of the 67 replies: 57 “No” votes; 10 “Yes” votes

#### **QUESTION 3: If you are interested in having this improvement done, would you be willing to pay through a special assessment for the improvement?**

Of the 67 replies: 62 “No” votes; 5 “Yes” votes

#### **QUESTION 4: If your home is on the south side of Granite Pointe Drive would you be willing to have this work added, would you be willing to remove landscaping and the items noted above?**

Of the 47 replies: 46 “No” votes; 1 “Yes” vote

### COMMUNITY REPLIES

As a part of the survey, residents were asked if they had comments to go with their vote. A sample of responses follow.

“This proposal is a total waste of money and I am vehemently opposed to it.” Another response was: “Walking on the street is safe if cars travel at a safe speed through the neighborhood. I would suggest lowering the speed limit to 15 mph and enforcing it aggressively.” And finally, “I have lived in this neighborhood for 17 years and raised two children, both of whom safely walked to the bus stop at the top of Granite Pointe each morning for school...”

One neighbor who was in favor of the capital project had the following comment: “...Visibility when driving up Granite Pointe Drive in the afternoon when the sun is low and there are children getting off the bus is extremely limited. Since the developer intended paths in the beginning, it was a serious neglect of duty to not complete those paths...”

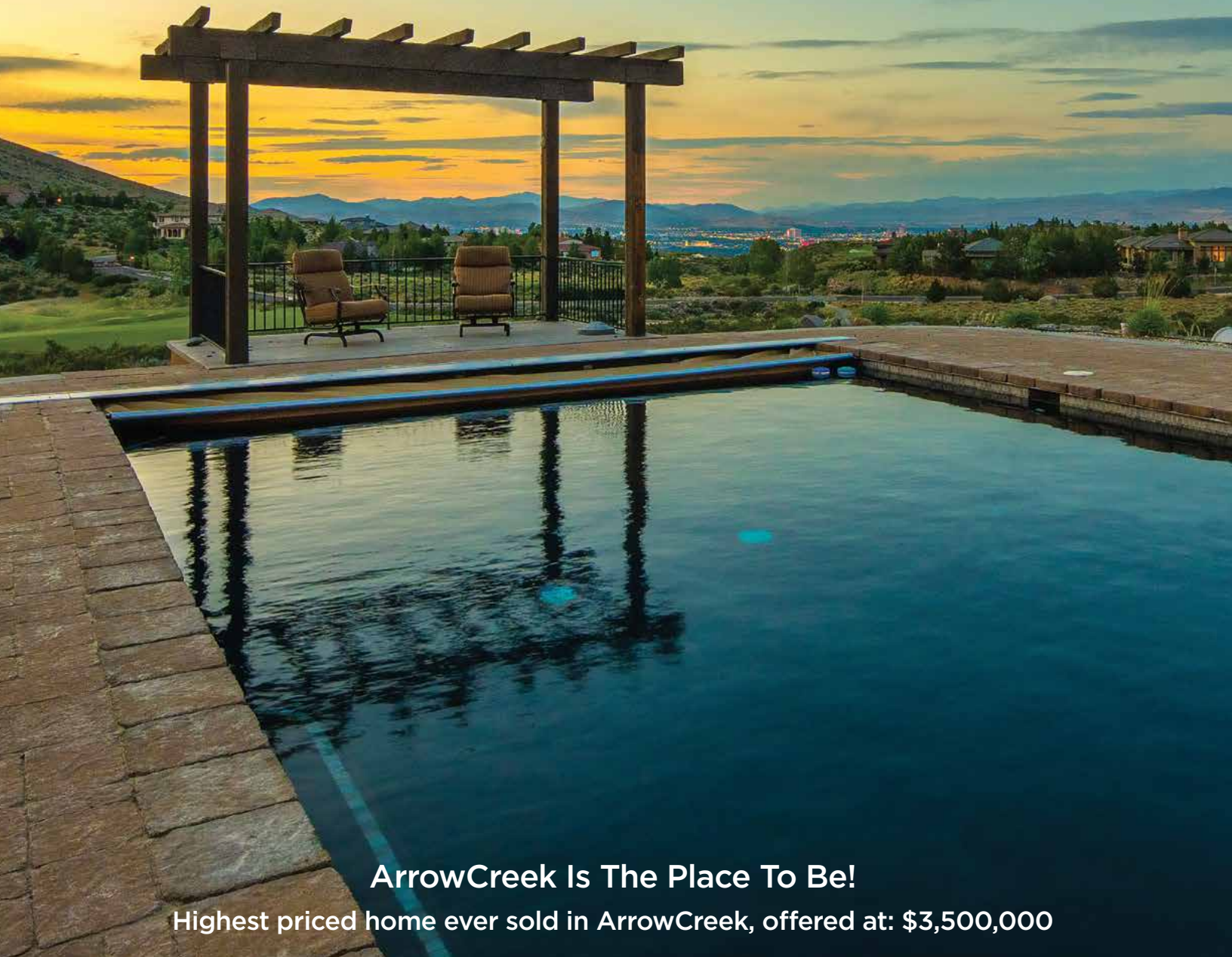
A final determination was made by the ArrowCreek Board of Directors concerning this proposed capital project at the February 9, 2021 Board Meeting. Based upon the results of the survey, the Board of Directors stopped any further investigation and action concerning this potential capital project.

*Continued on page 18*





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### NEW "STOP SIGN" AT ARROWCREEK PARKWAY INTERSECTION

A new stop sign has been added at the ArrowCreek West and ArrowCreek East Parkway intersection just inside the front gate entrance. This busy intersection now conforms with standard intersection controls providing for an all direction stop to control traffic and allow for pedestrian crossing in the marked crosswalk.

Due to increased pedestrian traffic from the new middle school and a concern for traffic safety, the Board of Directors had the stop signs installed based upon the recommendation of the ACHOA Safety Committee. The Safety Committee sought the advice of Headway Transportation, a traffic engineering consultant, to determine the safety of ArrowCreek's main intersection.

The traffic engineer recommended that a stop sign be added at the northbound entrance of ArrowCreek Parkway to create a 3-way stop for all directions. It was noted that three lanes of traffic approaching a crosswalk causes multiple threats to pedestrians. With the northbound entrance lane not required to stop, it could create confusion to drivers and pedestrians alike. One driver may stop, but when the adjacent driver does not stop, serious crashes could occur.

In addition, poor sight distance and sight lines were also observed for those vehicles turning left from West ArrowCreek. For these reasons, the majority of the Board voted to follow the advice of the traffic engineer and add the additional stop signs and markings on the roadway.

The traffic engineer also considered traffic volume to ensure that the Association would not be creating unacceptable traffic queuing at the entrance. The all-way stop has been in place for

approximately two (2) months, and Security has not encountered any traffic back up at this intersection.

The ACHOA Board and Management would like to thank everyone for complying with the all-way stop, and for making this intersection safer for drivers and pedestrians alike.

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## SOCIALS & EVENTS

### ARROWCREEK SOCIAL COMMITTEE UPDATE

During 2021, the Social Committee will be planning events based upon the COVID-19 restrictions and the impact of community families receiving the COVID-19 Vaccine. This will be a transition year with numerous options to be pursued.

First however, the Community thanks the Social Committee volunteers and the Security Team for the great results during their efforts during the 5th annual Toys, Clothing and Food Drive Sunday, December 6 at the Residents' Center. The success of the Drive was remarkable and thanks to the entire community.

Toy donations, food, and clothing were collected and handed over to Toy for Tots and the local charities. This was a remarkable event during the COVID-19 restrictions. Kudos to all involved.

### SAVE THE DATE FOR INTERACTION WITH THE EASTER BUNNY

On Saturday, April 3rd come by the Residents' Center and say hello to the Easter Bunny, who will have a special treat for all the children in our community and you!

See the below Easter Egg Drive By advertisement below and come out to this fun event. Many more events will be planned in 2021. Watch for the details.



*Easter Egg*  
DRIVE-BY AT ARROWCREEK

**SAVE THE DATE!**  
EASTER EGG DRIVE-BY AT ARROWCREEK  
SATURDAY, APRIL 3, 2021  
11AM TO 1PM  
ARROWCREEK RESIDENTS' CENTER

IN LIEU OF OUR ANNUAL EASTER EGG HUNT, THE EASTER DRIVE-BY WILL BE COVID-19 FRIENDLY FOR THE CHILDREN. EACH CHILD WILL BE GIVEN A FUN EASTER TAKE HOME ACTIVITY.

OUR VERY OWN ARROWCREEK EASTER BUNNY WILL BE THERE PROVIDING TREATS.

PLEASE RSVP ON THE ARROWCREEK.COM WEBSITE FOR THE EVENT. THIS WILL HELP US PREPARE ENOUGH SUPPLIES FOR EVERYONE!

WE'LL BRING BACK THE ANNUAL EASTER EGG HUNT AND BOUNCE HOUSES IN 2022.

## ARROWCREEK INTEREST GROUPS

### ART GUILD

Connie Ghysels [lulughysels@gmail.com](mailto:lulughysels@gmail.com)  
[www.ArrowCreekart.wordpress.com](http://www.ArrowCreekart.wordpress.com)

### BRIDGE CLUB

Dick Eddy [eddytrp@charter.net](mailto:eddytrp@charter.net)

### CHEFS CLUB

Carol Steingard [sedona1927@gmail.com](mailto:sedona1927@gmail.com)  
[www.ac-chefs.club](http://www.ac-chefs.club)

### CRAFTERS

Mary Steele [marysteele6239@att.net](mailto:marysteele6239@att.net)

### CYCLING CLUB

Jeff Foster [jeff-foster@sbcglobal.net](mailto:jeff-foster@sbcglobal.net)

### FORMER INCLINE RESIDENTS

Gabrielle Rubsam-Judd  
[gamaveru1962@gmail.com](mailto:gamaveru1962@gmail.com)

### HIKING CLUB

Mark Steingard [sedona1927@gmail.com](mailto:sedona1927@gmail.com)

### MAH JONGG

Patty Erickson [erickspm@gmail.com](mailto:erickspm@gmail.com)

### MEN'S TENNIS

Don McConnell  
[dfmccconnell67@gmail.com](mailto:dfmccconnell67@gmail.com)

### MUSIC LOVERS

Angela Havewala  
[angelahavewala@yahoo.com](mailto:angelahavewala@yahoo.com)

### PICKLEBALL

Mary Ann Gaebe [lulughysels@gmail.com](mailto:lulughysels@gmail.com)  
[www.acpc.clubexpress.com](http://www.acpc.clubexpress.com)

### ROAD TO SUCCESS

Paula Macenski [pmacenski@gmail.com](mailto:pmacenski@gmail.com)  
Mary Katz [marymfk77@gmail.com](mailto:marymfk77@gmail.com)

### SCALE MODELS

Hawley MacLean [hawley@hmaclean.com](mailto:hawley@hmaclean.com)

### SINGLES SKIING

Stan Jaeger [stanjaeger@gmail.com](mailto:stanjaeger@gmail.com)

### SNOW SHOESING

Mark Steingard [sedona1927@gmail.com](mailto:sedona1927@gmail.com)

### TENNIS (SINGLES)

Jeff Fisher [jefffisher@gmail.com](mailto:jefffisher@gmail.com)

### WINE LOVERS

Terry Brodt [terrybrodt@comcast.net](mailto:terrybrodt@comcast.net)

### WOMEN'S TENNIS

Dayna Kaltman [teachdk71@yahoo.com](mailto:teachdk71@yahoo.com)



## SECURITY & SAFETY

| TYPE OF VIOLATION                 | VIOLATIONS '20 NUMBERS | VIOLATIONS '21 NUMBERS |
|-----------------------------------|------------------------|------------------------|
| SPEED LIMIT                       | 147                    | 5                      |
| STOP SIGN — DID NOT STOP          | 88                     | 20                     |
| STOP SIGN — SCHOOL BUS            | 1                      | 0                      |
| RECKLESS DRIVING                  | 4                      | 0                      |
| GUEST SPEED LIMIT 1ST NOTICE      | 71                     | 2                      |
| GUEST SPEED LIMIT 2ND NOTICE      | 4                      | 0                      |
| GUEST STOP SIGN — DID NOT STOP    | 7                      | 6                      |
| MAINTENANCE OF LOTS               | 24                     | 0                      |
| STORAGE OF ITEMS IN PUBLIC VIEW   | 13                     | 0                      |
| STORAGE OF VEHICLE IN DRIVEWAY    | 4                      | 1                      |
| TRASH CONTAINER IN PUBLIC VIEW    | 95                     | 11                     |
| VEHICLE PARKED IN STREET          | 21                     | 1                      |
| RESIDENT USE OF GUEST PARKING     | 9                      | 1                      |
| RV / BOAT / TRAILER PARKING       | 24                     | 0                      |
| PET BARKING                       | 3                      | 1                      |
| PET LOOSE / UNLEASHED / PET WASTE | 5                      | 0                      |

Stats as of February, 2021

### NEW STOP SIGNS, DRIVER ALERT

Have you noticed the new stop signs at the entrance gate coming into ArrowCreek? If not, maybe you just buzzed through them. Some people have sped through.

Be sure to stop before turning left up West ArrowCreek Parkway or proceeding straight in the direction of The Club and Residents' Center. The ACHOA Board was alerted to a possible hazard for walkers trying to cross ArrowCreek Parkway, and they had a traffic engineer evaluate the situation. Based on his assessment, new stop signs were installed.

The Board considered stop signs with small, flashing red lights, but were told these were not necessary. The previous configuration that did not include stop signs allowed drivers to speed through the area, so another reason for installing the new stop signs, in addition to safety, was for speed control. You can read the traffic engineers report by going to TownSq.io. Please take notice of the new stop signs, markings on the roadway, and stop after passing through the main gate.

You should also note that the Board has just purchased new, two-way traffic cameras that can take a picture of your car as you approach one and as you depart. That means that infractions are likely to be recorded and fines assessed. These cameras will be installed by the time you read this update. Be sure to watch your speed on our roads. The speed limit is 25 MPH.

### RADAR CAMERAS & STOP SIGN CHECKS

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.

*Continued on page 22*



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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](mailto: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](mailto:acsecure@msn.com)  
[www.quickpass.us](http://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](http://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 20



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.

### BUS STOPS IN ARROWCREEK

Security would like to remind all residents that school is back in session and we have a lot of children using the walking paths and crossing streets. Please be very aware and use extreme caution when the kids are out and about. Please remember, there can be children late to the bus stop and running to catch the bus. When this happens, and it does happen, the children only have one thing in mind, don't miss the bus. They are not necessarily looking for vehicles, so .....please look out for them. There are several bus stops along ArrowCreek Parkway and a few of them have a median. If you see the bus stopped with their "STOP SIGN" out, even if there is a median, PLEASE stop regardless which way you are traveling. We have children crossing the road, sometimes in a hurry, and they may not look for vehicles. Security had to stop several vehicles last year that were attempting to pass the school bus when they had their stop sign out and were loading children. Last year we had 37 incidents where cars tried to pass the bus when their stop signs were out. We did get all the vehicles stopped but would always like to remind everyone to please be very mindful of your surroundings. This school session Security will be following the bus throughout ArrowCreek in the attempt to keep all children safe.

### CROSSWALKS IN ARROWCREEK

Security would like to remind everyone when you approach a crosswalk, and there is a pedestrian, you must stop. This is the law. These are our children & residents.

Everyday Security sees vehicles approaching crosswalks and completely ignoring pedestrians waiting to cross. If you see a pedestrian at the crosswalk, stop and let them cross. There are many crosswalks inside ArrowCreek. Let's all please observe them, watch for pedestrians and drive responsibly.

### ROAD WORK INSIDE ARROWCREEK

Reminder - Contact ArrowCreek Security at 775.850.4450 with any road construction concerns.

We ask that you stay alert and be aware of your surroundings. Please take the extra time needed to account for possible delays. We will be using multiple flaggers when needed to help regulate and reroute traffic during the construction. Flaggers are there for your safety so please be considerate, slow down, and let's keep them safe also. Even after construction and asphalt phases are complete, there will still be crews working on the walking paths, raising utilities and striping all roads.

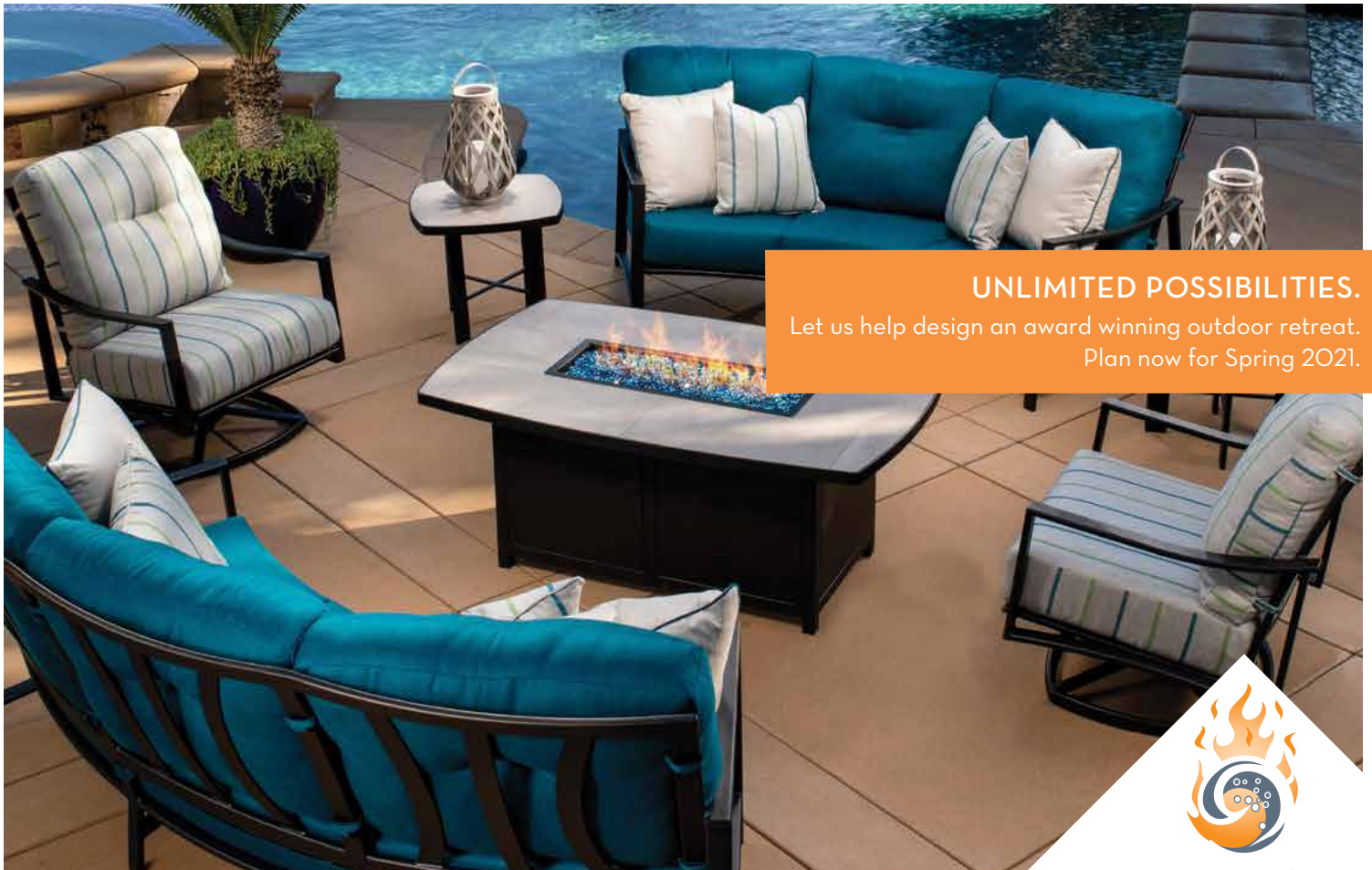
### PET ETIQUETTE

Please remember your dogs must be "walked on a leash" and you must clean up after your pets. Pet Mitt stations and trash cans have been placed around ArrowCreek Parkway. The park at Harbottle and the Resident Center need special attention with cleaning up after your dogs. Complaints have been filed concerning residents not picking up after their dogs.

### DOG BOOK PHOTOGRAPHS

Security has a dog book at the gatehouse. If you bring your dog down, we will take a picture as well as get the owners information. This way, if your dog gets loose, Security can bring them to the gatehouse and look through our dog book. We can find his/her picture and contact the owner letting them know their dog is safe and they can come pick them up.





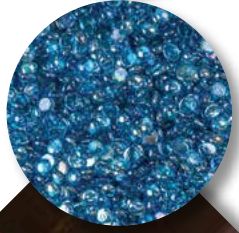
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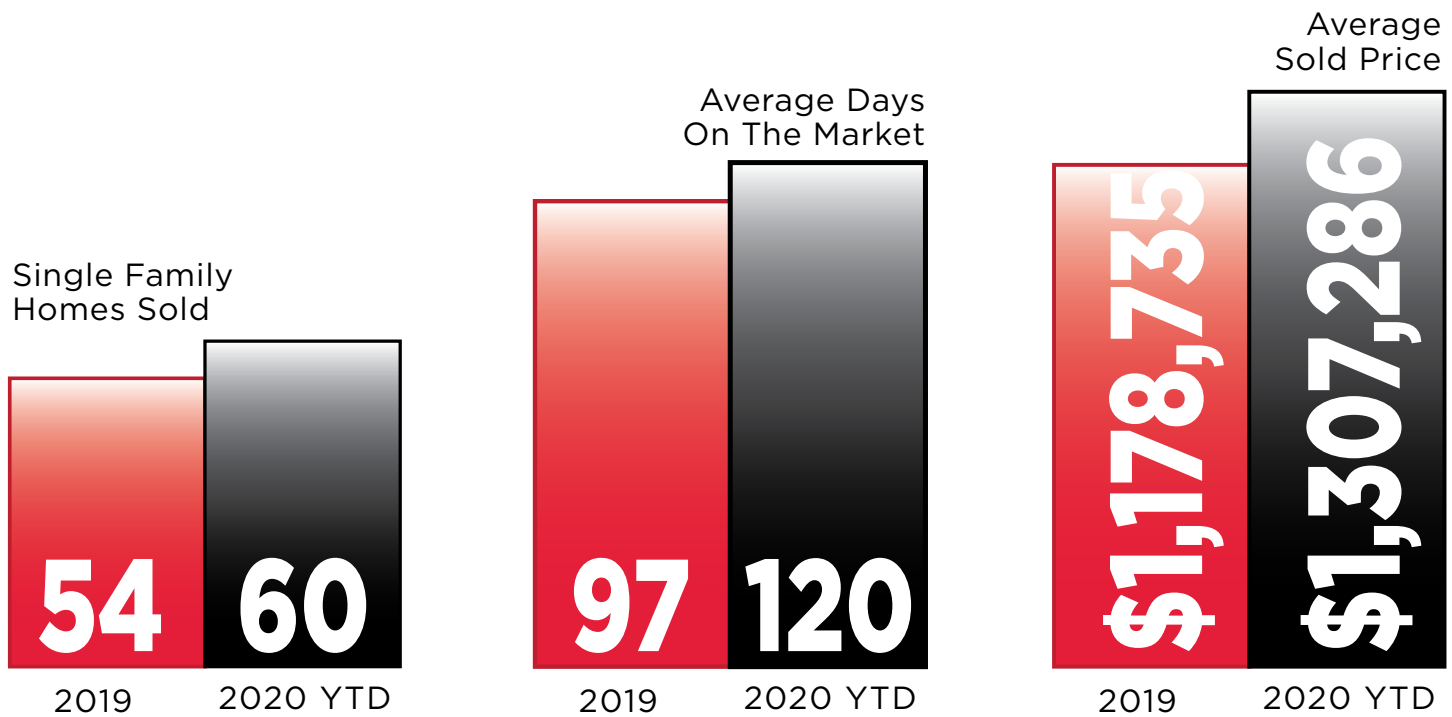


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# EXPERIENCE WHERE IT MATTERS!

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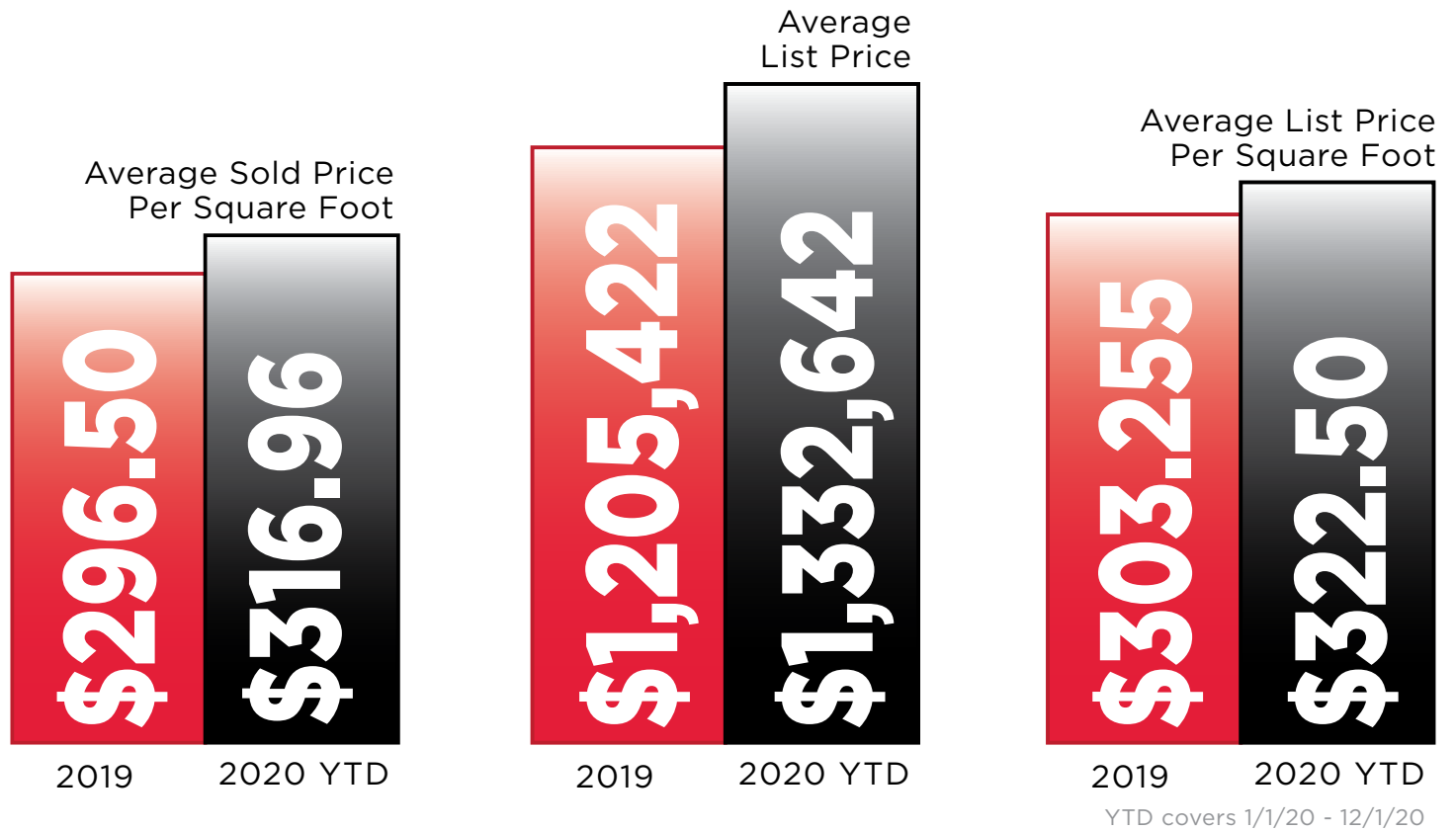
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Bill and Patrea Wagner's grandchildren, Lake and Eleanor, were having fun sledding while parents and grandparents watched.

# Let it Snow

## LET IT SNOW, LET IT SNOW!

Well, the last week of January was a snow event that we have not seen for at least three to five years here in ArrowCreek. Children had snow days from school. Snowmen, snowball fights, snow forts, cross country skiing, sledding, snow shoeing, snowmobiling, downhill skiing, snowboarding, and other outdoor activities became the normal throughout the ArrowCreek community and nearby recreational facilities. It was great fun for all. It was also great to get water for our plants as well.

But it was not all fun and play for our great Association Staff. The General Manager, Security Department and Facilities Department managed the impact of unofficial snow fall amounts ranging from 24 inches to 40 inches within the community. Where to put all that snow once the roads are cleared and part of the ArrowCreek Parkway walking paths. Several of the attached photos attest to the amount of snow that was received. Q&D Construction, the Association snow removal contractor, was quickly in the community starting the snow removal and sanding where necessary. Security Staff relayed road

condition issues, as did the Facilities staff, to Q&D to clear the roads.

The 2020-2021 snowfall is 40% higher than historical average this far into the winter. According to usclimatedata.com, the average snowfall for a Reno winter is 22 inches. Many ArrowCreek homes measured that much in the three days of this storm alone. According to the Reno Gazette Journal, the snowiest winter on record for Reno is 1951-1952 with 59.3 inches of snow. 2004-2005 was the third snowiest with 49.7 inches. 2016-2017 was the wettest year with 15.95 inches of precipitation. The Sierra Sun reported that 1937-1938, the snowiest ever winter in the Truckee-Tahoe area, started out wet and mild until the end of January when 12 feet of snow fell in less than a week. Extreme weather followed for 21 consecutive days. Hopefully 2020-2021 does not follow that path. This will be published by then. We will know if it did.

### THE ASSOCIATION HAS A WELL THOUGHT OUT SNOW REMOVAL PROTOCOL THAT IS FOLLOWED

The security gatehouse acts as the clearing house for all concerns regarding snow removal. Please contact the gatehouse

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 lot owner's responsibility to maintain. In addition, the lot owner is responsible for removing snow from their driveway and their private walkways. Many were out shoveling or snow blowing during the week of January.

### 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 residents clear their driveways that a snow berm will not appear due to snow fall and snow removal priorities within the community. Also remember that when the snow is falling fast and hard, Q&D may not be able to get back to clear as timely as usual.

Thank you, Q&D, General Manager, Security Department, and Facilities Department for a great job in managing the first major snowstorm in ArrowCreek in a long period of time.





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# The Club

## AT ARROWCREEK

We are all off and running into 2021, and although the New Year did not bring all of the immediate vaccine impact relief we were hoping for, it has led us toward the final push for the completion of our renovation and clubhouse expansion projects at The Club at ArrowCreek (“The Club”).

Our final phase includes a renovation of our locker rooms and golf shop, as well as a full redesign of our old kitchen and exciting new dining outlets, the addition of a fitness center with state-of-the-art bio-feedback cardio and strength equipment, and designated kid and teen areas. The buzz and excitement from our Members, and those in the community, is contagious and keeps us motivated.

As our building footprint expands, so does our leadership team. I am happy to announce that we have brought on Nathaniel Brethold as Assistant General Manager. Nathaniel and his family will relocate from Chicago, and he will be overseeing all of our Food & Beverage service and outlets. Nathaniel has an incredible background, and we are excited to have someone so creative on our team.

Nathaniel has already hired a new Director of Culinary Operations, Chef Leon Teow. Chef Leon will relocate from Orlando and will be on property the first week of March. Both Nathaniel and Chef Leon have years of experience working at The Ritz-Carlton Hotel Company as well as other high-end hotels and restaurants around the country and the world. We are in exceptionally good hands as we plan menus and train our staff to operate and serve in our beautifully designed new restaurant, bar and café outlets as well as incredible new banquet space (and lots of excellent outdoor dining options).

The Club opened the new “Pop-Up” Dining experience, Drift + Dwell, at the end of January utilizing the pool deck dining with temporary wall enclosures, additional heaters, and warming décor elements. We have already received terrific Member feedback on the food offerings on the new menu. It is a fun menu and concept – and it gives our Members a nice environment to get out again with their family and friends at The Club.

We are working on initiating a new Social Membership category which would allow a limited number of new Members access to the new dining venues to be opened at The Club sometime this summer. Our

Membership Director, Walsh Trujillo, will announce more as we finalize the plans, but this might be a great time for Association members to consider joining The Club if you enjoy outstanding food and beverage opportunities close to home.

With the late arrival of snow, our golf courses were closed to play and practice for the end of January and first of February. A reminder that the courses and cart paths remain off-limits to snow sport activities that include cross-country skiing and sledding. However, our brand-new indoor Golf Performance Center has been getting a lot of use. We have two designated hitting bays to practice in, as well as virtual golf play and even virtual golf leagues! Our team of PGA Professionals can help you get fitted for new clubs as well.

As always, we appreciate the community’s patience, this has been a long process. Now we are on to the final phase of creating the finest resort-style family club in Nevada. It is just another reason why ArrowCreek is the Premier Gated Golf Community in Northern Nevada.

*Rich Hohman*

Rich Hohman, Interim General Manager  
The Club at ArrowCreek

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# Flammable Plants

## AROUND YOUR HOME, CONSIDER OPTIONS

BY THE ARROWCREEK HOA FUELS MANAGEMENT AND FIRE SAFETY COMMITTEE AIDED BY DAVE DINGMAN, HOA ARBORIST

Soon Springtime will be upon us. It's a good opportunity to walk around your home, look at your landscaping, trees and shrubs and compare what you have to what is highlighted in this article. Much of what you have planted around your home may be fine but some of it may be very flammable.

We all know that wildfires are inevitable in Northern Nevada. It's important to remember that firefighters first priority is to protect lives of both fire victims and firefighters. With limited resources to protect structures, firefighters try to save as many homes as possible but will not engage with a hopeless cause. Homes with defensible space can be saved with fewer resources and provide firefighters with a safer place to fight the fire.

But how do we define defensible space? Defensible space is the area between your house and a wildfire where the vegetation has been managed to reduce the wildfire threat. Homeowners should consider the types of plants they use within 30 feet or more of their home. It includes not only the types and placement of plants you choose to have close to and around your home but also the distance between plants throughout your yard.

The purpose of this article is to show pictures of some of the most common and most flammable shrubs and trees used around homes in the ArrowCreek community. We're also providing pictures of what are considered "ladder fuels", plants/trees which are too close together and spread flames fast, as well as pictures of cheatgrass at various stages. Remember, embers can be transported from more than a mile away and are more likely to start a fire in landscaping than direct flames.

You can help create defensible space and limit the risk of fire through the plants you choose. The HOA Board is providing one booklet per household at the Residents' Center that encourages "Choosing the Right Plants for Northern Nevada's High Fire Hazard Area". This publication is part of the Living with Fire Program through the University of Nevada Cooperative Extension.

We hope this information is helpful. Every effort to create defensible space along with improved shrub and tree selection can make a big difference.

*Photos continued on page 34*

## FLAMMABLE ORNAMENTALS

The most common shrubs used as ornament landscaping are Mugo Pine, Scotch Broom, Russian Sage, Spreading Juniper and Feather Reed Grass.



*Mugo Pine in Spring*



*Mugo Pine in Summer*

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Scotch Broom in Spring/summer



Russian Sage



Feather Reed Grass



Scotch Broom in winter



Juniper Shrub (Spreading Juniper)

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**EVERGREENS**

A simple definition of an evergreen is any plant that remains green for more than one growing season. Evergreens do lose their leaves but not all at once—slowly over two to three years. This includes trees and shrubs. In ArrowCreek, evergreens include the following trees: Arborvitae, Pine, Blue Spruce, and Juniper. Planting these trees close to you home should be avoided due to high fire hazard.



*Juniper Trees*

**LADDER FUELS:  
PLANTS TOO CLOSE  
TOGETHER**



*In the foreground is Scotch Broom with lots of flammable material in the shrub. If the broom is ignited by an ember, it will ignite the Blue Spruces, the Weeping Evergreen and the Juniper in the back endangering the home.*

**PLANTS TOO CLOSE  
TO HOUSE**



*The area within 30' of the house should emphasize landscape plants that are difficult to ignite by burning embers. If they are ignited, those plants are not going to produce sufficient heat to ignite the house. This Arborvitae was probably planted about three feet from the house. As it grew the foliage expanded making it dangerous to this home.*

**CHEATGRASS**

Cheatgrass can act as an accelerant when embers ignite it.



*A common location for cheatgrass*



*Early Spring Cheatgrass*



*Summer Cheatgrass*



*Dry Autumn Cheatgrass*



*Arborvitae*



*Pine*



*Blue Spruce*

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# Marce Herz

## GRANDDAUGHTER SPEAKS OUT IN AN INTERVIEW WITH VICTORIA CAMPBELL, WASHOE COUNTY SCHOOL DISTRICT

Your grandmother, Marce Herz, for whom the middle school was named, was a great advocate for children across Washoe County. Tell us about the ways in which she provided opportunities for children during her lifetime. Marce's caring heart for children, passion for sports and educational background created a powerful combination of heart, soul, and true grit.

She developed many opportunities for children to learn new things and most notably, participate in activities they may not have been able to otherwise. Marce herself was an aspiring young athlete and ultimately a role model to many. She grew and became an elementary school teacher at Mt. Rose Elementary and a teacher at her private Fennway school. During that time, she helped develop the non-profit Junior Ski Program, still known as the modern-day Sky Tavern. If you are reading this, there is a good chance you also might have learned to ski there. It is extremely rewarding to see how a program that was developed so many years ago is still going strong – and still providing so many opportunities for our youth of today.

**You have felt it is important to continue her legacy with Sky Tavern Junior Ski Program, which provided opportunities to children who otherwise may never have been able to visit the mountains or participate in the sport. In what ways have you continued that program, and why is it so important?**

The Sky Tavern Junior Ski Program is a timeless jewel in our community with so many people having learned to ski and snowboard there; it is truly incredible! Marce felt that sports were important for everyone, but especially children. Sky Tavern, over 70 years later, still holds this same value. As her granddaughter, I feel it is important (and

a great honor) to be a part of this program as we continue to grow. In celebration of the 30+ year lease with the city of Reno, The Marce Herz Foundation has recently merged with Sky Tavern! This is an important step because it will help us support Sky Tavern in its capital improvement campaign for lights and snowmaking. Installing lights and snowmaking will help expand the non-profit program during

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the week to local school programs as well as provide a practice area for high school race teams to train.

**What kind of feedback have you received from children who participate in Sky Tavern Junior Ski Program?**

Feedback from the program comes in many different forms based on

age group and I love to see it! With the Sky Kids, at ages 3-5, if I ask them if they are having fun, it is usually answered with a smiling face and a shriek of glee as they fly down the hill fearlessly. With the older children I see a boost in their confidence once they achieve a new level in their lessons. As a mother with two daughters in the program I can tell you that they love it, and they would ask YOU to come along with them for a day on the slopes because "it's a blast!" Ultimately the best feedback I see as a parent and volunteer in the program is the personal responsibility the youth seem to develop. It goes far beyond just learning skiing and snowboarding technique. When they are on the mountain, they are practicing life skills, patience, self-discipline, and motivation, all while keeping a flexible mindset.

**What do you want people to know about Marce Herz?**

I want people to know that she would have encouraged them to live their best life and to challenge their comfort zone. She would have shown you, by her example, how to embrace adversity and continue to reach your goals and ambitions. She was truly an inspiring force because she was positively relentless. Based on her history we know that she was a role model of courage, integrity, and honesty. Unfortunately, Marce's life was cut short but she touched the lives of many and continues to do so with her impactful legacy that will never cease. If we know one thing about Marce, it was that she knew love was #1 in her beliefs and actions in life.

**You and your family supported naming the school after your grandmother. How did you feel when you learned that the Board of Trustees made the final decision to name the school after her?**

We could not be more thrilled! Having the school named after her was an incredible moment for our family. We are so grateful to the Board of Trustees for their final decisions and everyone that supported the naming effort. It was truly a gift to be a part of it. The beauty of naming the school in her honor is that her legacy, as a teacher, as a skier, as an athlete, as a mother and advocate for youth, having equality and opportunity will stand tall. We know that her life will continue to influence and motivate everyone walking the halls at Marce Herz Middle School, young and old.

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# Covid Slide

## AND MARCE HERZ MIDDLE SCHOOL

BY PRINCIPAL BRANDON BRIGHTHOUSE, MARCE HERZ MIDDLE SCHOOL

In both national and local media there has been a great deal of discussion about the “COVID Slide”. This is a term that is being used to describe the learning loss associated with all the challenges that have come to our educational system as a result of this pandemic. Clearly, schooling is dramatically different than it was pre-COVID and there is justified concern about the negative impacts this is having on students. It will likely take years for us to fully understand the impact but I wanted to give you an update on what we are seeing at MHMS. This article does not allow for a full analysis but my hope is to give an overview of the reality we are seeing with our students.

Much of the “COVID Slide” is very difficult to quantify. For instance, the social and emotional impact is something that we can't really put a number on. As a father of 4 children of my own and as a school principal, I certainly see the negative impacts on the social and emotional well-being of young people. I long for my children and students to be able to once again participate in group activities. These activities are such an important factor in their development and socialization.

On the other hand, I have also seen tremendous growth in self-management skills. Typically, in middle school, much of the work would be completed in class. The teacher would actively monitor and prompt students to do their work. They get reminders regularly to turn their work in and teachers develop routines to assist students in completing these tasks. With full distance learning or hybrid learning teachers cannot provide that same support.

One of the challenges while the whole school was on distance learning was getting students to complete the work. Teachers would assign a task and give time for students to work, but a teacher truly had no way of knowing if they are working on it or not. As a teacher you are just looking at multiple squares on your screen and hoping that in each of those squares there is a student that is working. This has required our students to develop more of their own executive functioning skills such as organization, task completion, prioritization and time management. It has been a struggle for sure, but we are seeing some great success. Our teachers have spent time explicitly teaching these skills, but it is truly up to the students to apply them. We also recognize that parents have played an increased role in supporting students in these tasks. We're grateful for such an amazing parent community that supports our students.

How are we seeing this play out in actual results? Grades are not a perfect measure of progress but they do give us a good look at what is happening. Grade data from the first two quarters show us that students are developing the skills necessary for success. To be placed on the Honor Roll at MHMS, students need a GPA of 3.5 or better.

For the first quarter of the school year, we had 275 of our 700 students earn a place on the Honor Roll. For the second quarter that increased to 396 students. We have also looked at students whose grades have significantly changed between those first two quarters.

We had 33 students whose GPA increased by at least 0.73 from first quarter to second quarter. They may not have made the honor roll, but these students demonstrated significant growth in exceedingly difficult circumstances.

It is not all good news. We had 19 students whose GPA dropped by 1.0 or more. We also have 75 students whose GPA for the second quarter was at 1.5 or below. A broad distribution of GPAs is typical in any school year but the drops and low GPAs we saw in second quarter are an area of focus for us moving forward.

We are pleased with the soft skills and independence that students are developing. We are thrilled to see so many of them do well on their grades. There are certainly academic concerns. We have many very experienced teachers at MHMS. These teachers know how their students are doing academically.

There is no question that classes have not covered the same amount of material this year that they would have covered in a typical year. We are working every day to balance academic, social and emotional needs. Fixing these academic concerns is a long-term process, but I also do not think we should underestimate the skills and resilience our students have developed through all of this. Those are arguable more valuable than specific academic skills and will serve them very well in their futures. I have great confidence that our students, staff and community will continue to do the hard work necessary to navigate this crisis. We will address any learning gaps and we will all come out stronger than we ever imagined.

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# Daffodil

## DISPLAY GARDEN IN ARROWCREEK

The American Daffodil Society (ADS) approved Display Garden status to an ArrowCreek garden during its Fall Board Meeting last September. The Display Garden Program was established to display a wide variety of daffodils to the public. The program's purpose is to educate visitors about how daffodils can be used effectively in the landscape. In an approved ADS Display Garden, visitors may view many daffodil varieties that are labeled and grow in a well-maintained garden setting.

Certain criteria must be met to obtain and retain official display garden status. Display Gardens may be public or private. Display Gardens at large public gardens are strongly encouraged to provide for a display of all winners of the Wister Award (for outstanding garden daffodils) and the Pannill Award (for outstanding exhibition daffodils) as suited to the local climate. Display Gardens should strive for a collection of no less than 100 varieties. Large collections should include as many of the 13 Royal Horticulture Society (RHS) daffodil divisions (classifications) as are easily grown for the climate. (The RHS was originally chartered in 1809 in the United Kingdom and is the guiding light for many world-wide gardening societies. The ADS was founded in 1954.) Display Gardens should ideally provide a balanced display of species (wild daffodils), historic daffodils and commercially available popular garden and show cultivars.

The Owls Roost Private Display Garden here in ArrowCreek is one of only two Private Display Gardens west of the Mississippi River. The other one is in Arkansas. Of the twenty-seven gardens in the ADS Display Garden Program, 7 are west of the Mississippi River, 4 are in the

*Continued on page 42*



*Full Street View in 2020  
There are many more planted for 2021*



*Apricot Whirl and Sunny Girlfriend*



*Historic Daffodil Feu de Joie*



*Henriette Marie*



*Heamoor, Greengarden, Joyce Spirit, Kiss Me, and Precocious are some of the cultivars in the Big Rock Bed near the street*



*Goblet*







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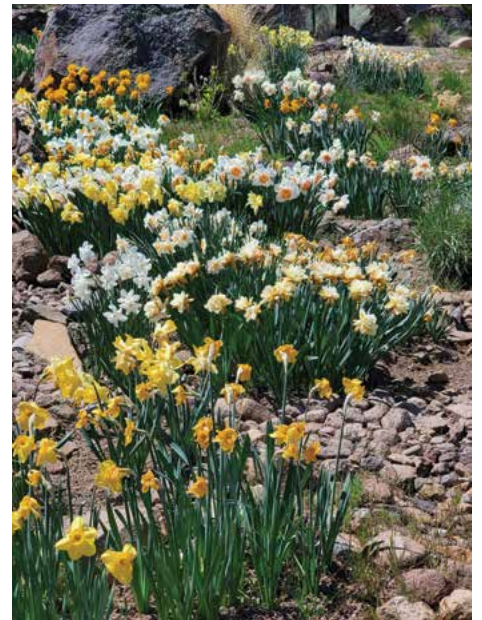
*Spin Doctor*



*The Royalty Bed contains daffodils such as Queen's Day, Roayl Princess, Cornish King, and Peach Prince*



*Street Mound with Brook Ager, White Lion, Thalia and Pride of Lions*



*Street View in late April 2020*



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Pacific Region of the ADS and only 1 is in Nevada – The Owls  
Roost Gardens.

The Owls Roost Private Display Garden here in ArrowCreek is the  
result of years of Susan Duncan's planning and hard work. Ron  
and Susan bought their 2.2-acre lot in 2000 and built their home  
in 2003. In accordance with homeowner association guidelines,  
more than 40% of the acreage remains native high desert. The  
landscaped portion is a combination of desert native plants and  
arid-land tolerant perennial and annual specimens. Fire-resistant  
gardening does not have to be ugly. Susan has planted over 9,000  
daffodil bulbs for a display of 868 unique varieties. Daffodils are  
not only deer and rodent resistant but also only require winter  
and spring snows/rains without any summer irrigation. They are a  
perfect pop of color for a high desert garden.

Even though the Owls Roost is not a large public garden, several  
separate beds display special daffodil groupings together: the  
Wister Bed for the Wister winners, the Pannill Bed for the Pannill  
winners, the Classics Bed for daffodils registered with the RHS  
in England between 1940 and 1969, inclusive, and the Historic  
Bed for daffodils registered with RHS or known to be in gardens  
prior to 1940. Many Species (the wild daffodils) are in a bed  
on the edge between the landscaped and the high-desert native

*Continued on page 44*

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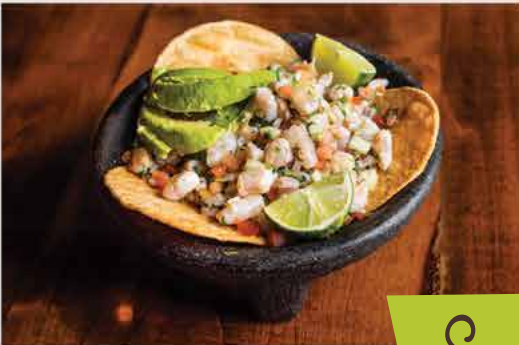
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portions of the property. There is a Division Bed to display all 13 divisions of daffodils next to each other. The samples chosen for this bed show various blooming times and colorings of petals and cups of the daffodil within each division. There are beds to display sizing differences: Intermediates, Miniatures and Tall. Other beds have fun with groupings based on the names of the flowers, such as Love, Spirit Circle, Foreign Travel, and Magical Desert.

Owls Roost Gardens have other flowers as well. Helleborus varieties bloom late winter through mid-spring. Fritillaria, bleeding heart and columbines bloom in shady spots in mid-spring, toward the end of peak daffodil season. Over 540 irises and many daylilies bloom after the daffodils are done. These flowers are deer and rodent resistant. They are

doing fine in our high desert environment. More water-needy roses dominate the summer months - at least as much as they can before the deer eat the blossoms. Lavender, rudbeckia and butterfly bushes are summer blooming as well. Several rose of sharon (hibiscus) varieties bloom late summer to early fall but the ones on the deer trail stay pruned to the size they were when originally planted back

in 2004 thanks to deer and rabbits snacking on them - even though many gardening sources claim they are not tasty.

Drive or walk down to the end cul-de-sac of Nambe Drive to view the Owls Roost Gardens. Best viewing time of year is usually mid-April through June. Go to [daffodilusa.org](http://daffodilusa.org) for more information on the American Daffodil Society or about daffodils.



Garden Display Sign

## ARROWCREEK VIEW CORRECTION JANUARY 2021 EDITION PAGE 28

### NEW GATE AT HIGH VISTA

There was a byline error in the last edition of the ArrowCreek View. The original article did not have a byline and Ms. Sophia Kirscheman was not asked to write the article as implied in the ArrowCreek View. The original article went through initial editing, layout, and final editing prior to publication. Somewhere in the process of editing and layout the byline was added in error and the error was not detected. In addition, the error was not caught in the final edit prior to publication either. This was an unintentional error. The article was a compilation of published public material and the Communications Committee apologizes for the error.

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# Ombudsman

## FOR HOMEOWNERS IN CICCH/ HOAs

Did you know that Common Interest Communities (CIC), which is what the ArrowCreek HOA is (a homeowners association), is regulated per statute by the Nevada Real Estate Division (NRED)? Under NRED is the Ombudsman for Owners in CIC/HOAs. This office was created to assist homeowners and board members in common interest communities.

Every CIC in the state, including ArrowCreek, pays an annual fee of \$4.25 per unit (Lot) to the state for the

Ombudsman. This department provides education and assists owners in common-interest communities to understand their rights and responsibilities as set forth in the Nevada Revised Statutes (NRS) and the governing documents of their associations, including, without limitation, publishing materials related to those rights and responsibilities.

The Ombudsman's office also assists in processing claims submitted to mediation or arbitration pursuant to NRS 38.300 to 38.360, inclusive and they investigate

disputes involving NRS 116, NRS 116B, or the governing documents of an association, and assist in resolving such disputes.

For more information about what the Ombudsman offers, or to file a complaint about the HOA, Board and/or Manager, go to: <http://red.nv.gov/Content/CIC/Main/>,

Email: [CICombudsman@red.nv.gov](mailto:CICombudsman@red.nv.gov) or phone: 702.486.4480



# New!

## THAT WAS THEN, THIS IS NOW

WE'LL BRING YOU ARTICLES IN THE FUTURE THAT REVISIT THE PAST. IF YOU AS A READER WOULD LIKE TO POST AN ARTICLE, PLEASE PROVIDE.

COVID killed our section "Where in the World is ArrowCreek" since our community members do not have the opportunity to travel at the moment, so we thought we would try a section called "That was Then, This is Now" to revisit some of the subjects of articles The ArrowCreek View brought you in past issues.



### NAMBE ROCKS

In the Nov 2020 issue of the ArrowCreek View we introduced you to the huge rocks on Nambe Drive that have smaller rocks balanced on them. The smaller rocks have changed positions several times since last November, but the duck looking one is still sitting tight. They really stand out after the end of January storm that we had. Duck looks more like a rabbit in this photo.





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