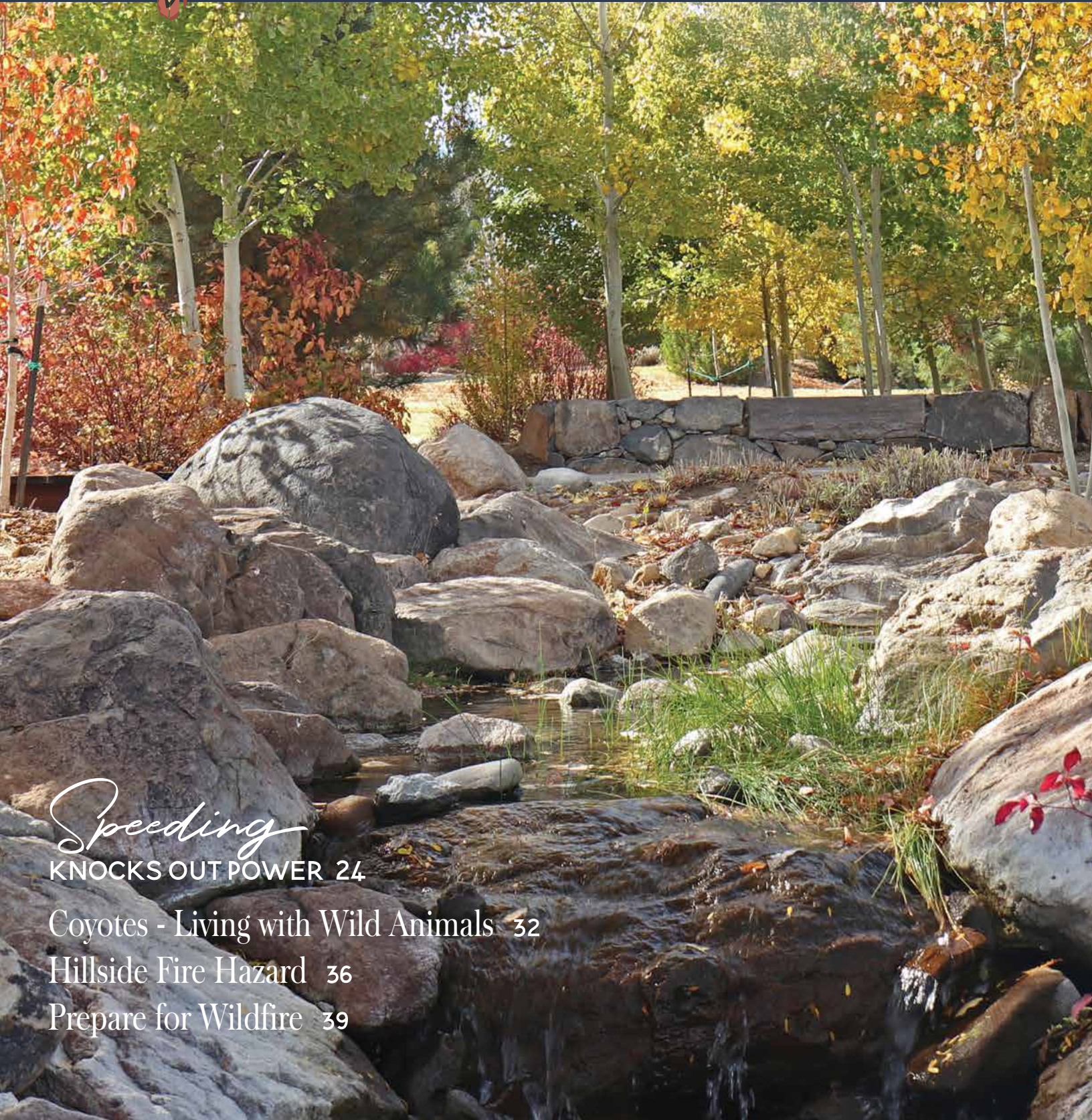


# ARROWCREEK VIEW®

THE OFFICIAL NEWS MAGAZINE OF THE ARROWCREEK® HOMEOWNERS ASSOCIATION

SEPTEMBER 2021

VOLUME 16, ISSUE 5



## *Speeding*

**KNOCKS OUT POWER 24**

**Coyotes - Living with Wild Animals 32**

**Hillside Fire Hazard 36**

**Prepare for Wildfire 39**





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# Contents

## DEPARTMENTS

- 04 Board of Directors' Note
- 08 Ask The Manager
- 10 Volunteer Spotlight
- 12 Governing Committees
- 14 Art & Culture
- 17 Socials & Events
- 22 Facilities & Projects
- 26 Security & Safety  
Employee Spotlight
- 30 Residents' Center
- 41 Photo Contest
- 42 Then & Now

## 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 Greg Newman

## FEATURES



### SPEEDING KNOCKS OUT POWER

On July 25th of this year, at a bit after 12 AM, an SUV heading east on Arrowcreek Parkway just after the stop sign at Painted Vista veered across the oncoming lane and off the roadway.



### COYOTES - LIVING WITH WILD ANIMALS

I volunteered to write this article for the simple reason that my family has a personal perspective on coyotes.



### ATTACKING A HILLSIDE FIRE HAZARD

If you have an area around your home that is a potential fire hazard, please do not wait to act. Help create defensible space as much as possible.



### PREPARE FOR WILDFIRE

Truckee Meadows Fire & Rescue (TMFR) crews and other area fire agencies have been working feverishly to stop brush fires before they become mega fires that threaten to impact our communities such as ArrowCreek.

MEETING CALENDAR	17	MARCE HERZ UPDATE	29
NORTHERN NV REAL ESTATE	18	STRATEGIC PLAN	31
THE CLUB AT ARROWCREEK	20	DEFENSIBLE SPACE	38
PEO EVENT	28		

**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  
Jim Keller, Director  
Rick Hsu, Director  
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## 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 many of you are aware, near the end of July there was a very bad accident on the Parkway between Painted Vista and Marble Ridge. A car left the road, flipped, and rolled, and took out both NV Energy and ATT equipment boxes. Both the driver and passenger were taken to the hospital. While not confirmed by law enforcement, the apparent cause of this accident was excessive speed. Our new speed cameras have been very effective in identifying speeders. Some of the speeds recorded have been well over 45MPH. As of this writing (late July), it is the Board's intention to discuss at the August 17 meeting potential increases in fines for excess speeds, as they pose a health and safety threat. For everyone's sake, please watch your speed everywhere within the community. Furthermore, please remind your guests of the speed limit—the driver and passenger in the accident were guests. There is a detailed article on this topic further on in this issue of the View.

Two other related safety issues involve golf carts. First, even if your cart is of the high-performance variety, it is not allowed on the Parkway at any time—you must stay on the paved walking path. Second, we continue to see numerous instances of children driving carts with as many as five or even six people aboard. Furthermore, in some of these instances, the driver does not appear to be 16. Please remember that no one under the age of 14 may drive a cart unless there is an adult aboard, and those drivers aged 14 and 15 may only take family members as passengers—no friends. Again, this is for everyone's safety.

The Social Committee was successful in coming up with an event to take the place of the annual summer picnic. Music on the

Lawn took place on Sunday, August 22.

The Committee has also scheduled a "Meet and Greet" for 10AM on Saturday, October 16. This will be a good opportunity for new owners to meet neighbors as well as Board, Committee, and interest group members. Finally, the Committee has scheduled the annual Holiday Party for Sunday, December 5. Babysitting will be available in the Residents' Center. As this will be the inaugural event for the Club's new facilities, it should be a great way to celebrate the beginning of the holiday season.

As we are still in fire season, the Board, the Fuels Committee, and the ADRC would like to remind owners that any area on your lot that is covered with native vegetation can and should be maintained so as to minimize fire danger. Some residents have been under the impression that those areas cannot be touched, which is not true. It can't be cleared, but it can be thinned.

Our normal annual road work began last month. If it is still going on when you read this, please remember to be courteous with the traffic control workers and follow their instructions. Yes, road work can be a nuisance, but the great condition of our roads is a major contributor to maintaining property values.

Concerning common area roads owned by the community, the Board wants lot owners to know that there are five private streets in ArrowCreek not owned by the Association. These streets are referred to as "Snippets." Until recently, the snippet lot owners paid the ACHOA for road maintenance and snow removal via a monthly assessment under a written contract. In July, the private property owners of 15 of the 18 snippet lots extinguished their road maintenance



agreements with the Association. At this time, the ACHOA is researching road maintenance obligations for these private property roads with legal counsel. The Board is aware that the road snippet owners have shared their interpretation of the facts with other owners in ArrowCreek where such interpretation may or may not be accurate or complete. The Board has been consulting with legal counsel on the interpretation of the governing documents and is working diligently to bring clarification to this item.

With the days now getting shorter, Autumn is just around the corner. The Board hopes that you and yours have enjoyed the summer in spite of the heat and smoke and the re-institution of the mask mandate. As Fall approaches, we're sure that you, as we, are looking forward to cooler temperatures and blue skies!

ArrowCreek HOA

*Board of Directors*

## ASSOCIATION BOARD OF DIRECTORS ELECTION THIS FALL

The Association will be looking for volunteers to run for the Board of Directors annual election. The Association Board consists of seven (7) directors voted by the community. Notice requesting candidate nominations will be sent in early-mid September. The deadline to submit nominations will be October 22, 2021. Board members are expected to attend at least six (6) board meetings and six executive sessions a year (held every-other alternating month), participate on at least one or two committees (committee meetings are most often held during business hours as that is when most volunteers are available) and stay current on routine email communications.

The 2-year terms are staggered so that either 3 or 4 positions are up each year. There are three open positions for the 2021 elections for a 2-year term. The

four Members who will be remaining on the Board are: Gary Jacobson, Kurt Bickel, Joyce Seelen, and Rick Hsu. The ballots will be counted, and the election results announced at the Annual Members Meeting on December 7, 2021.

Each Board of Directors candidate will need to complete the nomination forms and provide a candidate informational statement (optional). Per Nevada statute the following candidate statement requirements apply: 1) Must be no longer than a single, typed page; and, 2) Must not contain any defamatory, libelous or profane information.

Please note that per NRS 116.31034, each person who is nominated as a candidate for a member of the executive board must:

(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of

*Continued on page 6*

## Selling the Lifestyle

### 5 Star Review from a Happy Home Seller...

"My husband and I had the best experience ever. Donna is very professional, knowledgeable and very responsive. She provided the most thorough marketing plan and executed on it. She used a professional stager who worked with us on presenting our home in the best possible way. She communicated with us every step of the way. We especially enjoyed the online showing services, this was flawless and helped us keep track of the # of showings, feedback and a recap of all the activity. We would use Donna again in a heart beat. Thank you Donna for helping us sell."

**ArrowCreek  
Is The Place To Be!**



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interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

(b) Disclose whether the candidate is a member in good standing. (“good standing” means the candidate has no unpaid and past due assessments or construction penalties that are required to be paid to the association). All elected board members will be required to sign the ACHOA Conflict of Interest Statement (the Conflict-of-Interest Policy as posted on TownSq under documents.)

Candidates have the option to place an ad in the ArrowCreek View. Any such ad must be paid for by the candidate and the candidate must sign a declaration under penalty of perjury to confirm they paid for the ad. The space of the ad will be limited up to one-half page. Disclosure language will accompany the ad that states, “This is a paid advertisement, paid for by insert Candidate name”. Interest candidates need to contact CCMedia directly at 775.327.4200 or email Peggy McElfish at [peggy@cc.media](mailto:peggy@cc.media). The deadline to reserve ad space for the November issue is October 5, 2021.

A Meet the Candidates night has been scheduled for Tuesday November 11, 2021, from 6:00 to 7:30 PM. The format for the meeting is currently anticipated to be a hybrid of Zoom and in person. The final format will be announced as we get closer to the meeting. The meeting formats are designed specifically to allow for community member participation. The Meet the Candidates Night sign in will be noticed closer to the meeting date. The candidates applying for the open Board of Director positions are expected to be in attendance and answer questions during the event.

Board of Director Ballots will be mailed out to each Lot Owner on or about October 29th, 2021. Please attend the Candidate Night, complete your ballot and mail back your ballot in the required return

envelopes in time for the ballot counting. Please remember that ballots are to be mailed to McClintock Accountancy and must be in the proper return ballot envelopes provided. Walk in ballots will not be accepted at the meeting. It is important that all Owners take part in the election process.

### ACHOA BOARD TRANSPARENCY

Transparency in business or governance involves honesty and 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 and 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 Association lot owners.

1. The Board provides access to the Board Meeting Agenda Packet to all community members through TownSq postings. This can be reviewed by community members before attending the Board Meeting.
2. The Board maintains the ArrowCreek website, <https://www.arrowcreek.com>. A review of website usage in 2020 found that the site garnered 10,817 individual visits, and 24,610 page views. There were also 44 “clicks to call” and 53 form submissions.
3. The Board publishes the bimonthly magazine, The ArrowCreek View, that provides pertinent information to all residents. The “Board of Directors Note” 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 outside organizations.

4. Periodically the Board sends a “blast email” when there is urgent information that residents need. One such example occurred during the Rock Farm Fire, when an email blast regarding evacuations was sent out. Other email blasts incorporate social events, safety notices, Board meetings with agendas, and significant maintenance or road activities within the community.
5. The Board provides pertinent information to residents on the signage at the front. Additionally, Quick Pas messages and VOLO Village messages are used to provide timely and accurate safety information to community residents.
6. The eleven ACHOA Board volunteer advisory committees provide a lot of advisory work needed to maintain ArrowCreek operations and social activities. These committees regularly hold scheduled meetings that are posted on the <https://www.arrowcreek.com> website 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 can be provided if requested.
7. 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.
8. 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 <https://www.arrowcreek.com> website Documents section for easy download.

9. The Architectural Design Review Committee Guidelines and Applications are readily available for download <https://www.arrowcreek.com> website Documents section.
10. The Board developed and approved Strategic Plan for 2021 to 2026 which has been forwarded to every Lot Owner. It is also available for download from <https://www.arrowcreek.com> website Documents section.
11. ACHOA Board meeting agendas are forwarded to Lot Owners a minimum of ten 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.
12. The ACHOA Board directed that a revised Welcome Packet be developed and provided to new Lot Owners and existing Lot Owners. The Welcome Packet is available for download on the <https://www.arrowcreek.com> website Home section.
13. The <https://www.arrowcreek.com> website holds video of our community and a gallery of photos that provide a great introduction to our community for those outside the front gate.
14. 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.

15. General Manager operation reports provided at every Board meeting include Security, Facilities, and Residents' Center completed and future activities that impact the community.

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 provided information. 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 [arrowcreek.com](https://www.arrowcreek.com) website Suggestions Section.

## WHAT MAKES A GOOD BOARD VOLUNTEER?

It takes a special individual to give their time and talents as a volunteer for the ArrowCreek Board or any HOA Board. That is why it is crucial to understand what the core roles and responsibilities of these volunteers are.

Three types of mindsets are necessary for success as a Board volunteer—**advocate, doer, and visionary**. ArrowCreek is lucky to have so many owners who have these mindsets and are willing to give their time and efforts for the good of the community.

First and foremost, each HOA Board member must be an advocate for the community they serve. That means they act on behalf of the owners and make decisions that help improve the homeowner's experience and property values. To put it simply, a strong HOA board member is a strong representative and supporter of the community. They put the community first in all business decisions.

No one individual can do everything. A Board member needs the support of other committed individuals on the Board and

advisory committees. ArrowCreek has ten committees consisting of over 50 volunteers, each of whom devotes their time and talents to fulfill the ArrowCreek vision - to be the best and most desirable community to live in all of Northern Nevada.

The business decisions of the ACHOA Board are intended to keep the best interests of the community at heart. That means protecting the Association from liability and financial risk and maintaining a solid reputation. Sometimes the ACHOA Board will have to make unpopular decisions to protect the community's interests. For instance, the ACHOA Board may need to hold off on investing in a much-desired amenity because a significant and costly maintenance project will be coming up in the foreseeable future. The ACHOA wants to maintain its preeminence by planning for a future. The ArrowCreek Board has a Reserve committee and a Budget and Finance Committee that plan for the future to avoid unexpected assessments and keep the Association financially strong.

A strong Association Board plans for needed expenditures now and in the future. The ACHOA Board needs to maintain and protect the community's amenities. When some decisions are unpopular, owners need to know these are made for benefit of the community. ArrowCreek is fortunate to have Board members who are both advocates and visionaries who work to balance today's expenditures with tomorrow's needs.

Of course, following NRS 116 statutes and regulations, along with all ACHOA governing documents, ensures the smooth running of day-to-day operations. It is also critical for the Board president to know how to run an effective meeting and set goals by working with other Board members and advisory committees. Lot owners' concerns need to be heard, but not

*Continued on page 8*





Continued from page 7

to the detriment of the Board's following its published agenda and operating goals. To this end, the ACHOA Board and advisory committees design and send out surveys to the lot owners and provide time for comments at Board meetings. In addition, lot owners can attend any advisory committee meetings and provide comments.

Lot owners need to realize that their ACHOA Board must operate the Association as a business. Making decisions on behalf of our Association requires individuals with business savvy. It is important that volunteers for the Board are on the board for the right reasons - not for self-interest, not to promote their own agendas, or to exert personal control. They must put the community first.

The most successful HOAs have a strong strategic plan in place. The ACHOA strategic plan is designed to identify goals for the entire Association, and it outlines strategies and plans to achieve those goals. The plan provides a roadmap for where the community and lot owners want to be in the next 5 to 10 years, no matter who is on the Board. With the ACHOA strategic plan, the Board members create a legacy and guidelines for future boards to follow. The ACHOA is fortunate to have a strong strategic plan that guides its decisions and points the way to a successful future.

Given these requirements, the ArrowCreek community needs qualified and talented lot owners to volunteer their time and talents for the Board and its advisory committees. They need a commitment to being an advocate, a doer, and a visionary so that the community will continue to be strong. We need strong leadership that puts the community first.

*Note: This article is adapted from a February 25, 2021, article published online by FirstService Residential.*



## ASK THE MANAGER

### 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!

### SPEEDING. WHY SHOULD WE SLOW DOWN?

The July 25, 2021 vehicle accident on Arrowcreek Parkway that took out utility boxes causing power outages and loss of AT&T services has prompted many questions regarding speed enforcement in ArrowCreek as well as the longstanding question, why is the speed limit in ArrowCreek 25 MPH?

The updated radar cameras are detecting more speeders (refer to the July AC View for articles on the new cameras). There have been more moving vehicle violations, hearings, and fines. Speeding is a problem. On the other side, I hear from many of you who say, "when I drive the 25 MPH speed limit, people tailgate me and give 'not so kind' gestures." PLEASE EVERYONE, stop giving others a bad time for going the speed limit. You should be going the speed limit, too! If you find yourself always in a rush, then allow more time so you can drive through the neighborhood safely. Having to process so

many violations and conduct hearings is a labor-intensive process for management, staff and the board. It would be nice not to have to spend so much time on that!

The 25 MPH speed limit in ArrowCreek was set by Washoe County due to multiple golf cart crossings, multiple bus stops, narrow width of roads with open ditches, a high percentage of slope on all main roadways, and severe seasonal weather conditions. Did you know that it takes twice as far to stop at 40 MPH (164 feet) compared to 25 MPH (84 feet)? See Kurt Bickel's article in this issue for more information on speed and safety. A big thank you to all the safe drivers!

*Jeanne Tarantino*

Jeanne Tarantino, Community Manager  
CMCA, AMS, PCAM





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*Volunteers on the ArrowCreek Board and on the 10 committees that make recommendations to the Board are the life blood of ArrowCreek. They provide their time to put the community first and make it a premier community to live within. Together, they form the governing system of our not-so-small community. With 26 miles of roads, 21 miles of pathways, 2,900 acres making up the community, 957 homes, and an annual budget of \$3 million, governance of ArrowCreek is indeed a large undertaking that needs the talents of those who volunteer to help.*

## VOLUNTEER SPOTLIGHT



### PAUL BURKETT

Carolyn and Paul Burkett arrived in ArrowCreek in 2001 from Arvada, Colorado after living in the Denver area for almost 21 years. The Burkett family came for the view and stayed for the lifestyle. They have enjoyed living on Nambe Drive with their other great neighbors. Over the years, Carolyn and Paul have developed great friendships within the community and these friendships have made this a great place to live and enjoy life in Reno.

Paul volunteered and was voted unto the ACHOA Board of Directors in December of 2004 to work on the first ACHOA Community Member Board with other community volunteers. There were a lot of transactions and activity as the community Board volunteers assumed 100% responsibility for the community replacing the developer. Paul stated that he has met many talented and intelligent ACHOA Board members over the years, and he has enjoyed interacting with them in their effort to improve our community.

Paul, and the original four Board members starting in 2005, quickly discovered that they had full agendas concerning the evaluation of the current organization from budgets, reserve fund deficiencies, audited

financials, ADRC protocols, new general manager, security issues, traffic patterns, and transfer of new common areas from the developer to the Association. Paul states that there was never a dull moment during the three years of transition.

Paul has been a volunteer for Board positions and committee positions since 2005. Paul currently remains active with the ACHOA Budget and Finance Committee and Communications Committee. Paul has also had previous roles on the ADRC, Governing Documents Committee and Reserve Committee. Paul states that he is constantly blown away with the talent and commitment that our volunteers provide to our community in building a strong brand for ArrowCreek making it the best subdivision and association in Northern Nevada. Paul states that his volunteer activities for the Association have been extremely rewarding. Paul is very proud about what ArrowCreek has become and he is optimistic about the future of the Association.

The Budget and Finance Committee is made up of strong community volunteers that are committed to building and maintaining a strong financial community. Gary Jacobson as treasurer, Rick Hsu (Board Member), Kurt Bickel (Board Member), Ken Peterson, David Steele, Charlie Dickinson, Kendrick Bratcher, and Peter Linstroth have worked well with the ArrowCreek Community Manager and General Manager to develop Annual Budgets for the Community. Paul believes that this strong team has set the foundation for the communities strong audited financials and realistic budgets. The Budget and Finance Committee members continuously support the committee

charter and look for further enhancements. In addition, Paul has had the opportunity to work with forward thinking talented and artistic volunteers on the Communications Committee that bring us the remarkable ArrowCreek View news magazine.

Carolyn and Paul have owned many Siberian Huskies over the years. At this time, they have no pets; however, they have plenty of pictures that can be shared. Paul graduated from the University of Minnesota and then spent almost eight years in the USAF as an officer. Paul met his lovely wife in the Air Force, and these two second lieutenants were married at Lowry Air Force Base in Denver, Colorado. Carolyn and Paul have been happily married for forty-eight years and Paul feels extremely blessed. After the Air Force, Paul started his long career in the insurance business working as loss control engineer, underwriter, underwriting manager, claims handler and administrator, insurance agent/broker, and agency owner. During this period of time, Paul received his law degree ("JD") and now works primarily as an insurance instructor and insurance expert witness. Paul states that it has been a great career.

Carolyn and Paul love to travel and see the world. They have been in over 68 separate countries in the world. Paul loves to play golf - both with its rewards and its agony. Paul loves scuba diving as well. Paul loves wine with great food. However, he specifically loves having dinner and conversation with great friends. Bon appetite.

Paul hopes that ArrowCreek will continue to provide a premier lifestyle for all our community members. Paul would like to see that ArrowCreek remains the best community in Northern Nevada to live, work and play.





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# GOVERNING COMMITTEES



## YOU'RE INVITED! ACHOA BUDGET & RESERVE COMMITTEE WORKSHOP FOR ASSOCIATION MEMBERS

**SEPTEMBER 28, 6:30PM  
ZOOM MEETING**

The Annual Budget and Reserve Workshop will not be an in-person meeting but will be on Zoom this year because of COVID-19 concerns. The meeting will be September 28, 2021, at 6:30pm. The Zoom Meeting Details will be forwarded in an email blast closer to the date of the meeting:

### I. Agenda for Workshop:

- A. Introduction with the Zoom Protocols Highlighted and that Board Members attending are in their role as lot owners and not as members of the Board. No Board decisions will be made this evening.
- B. Statutory Requirements for Both the Budget and Reserve Fund will be presented

- C. Monthly Assessment Introduced with detailed explanations to follow Operating remains \$161, Capital remains \$5, Reserve remains \$110, and Sub-Gates remains \$5.
- D. Reserve Fund Presentation
- E. Reserve Fund Questions and Answers
- F. 2022 Budget Presentation
- G. Budget Questions and Answers
- H. Conclusion with timelines – Board Approval of Budget and Reserve at November 9, 2021 Board Meeting and Budget Ratification at the Lot Owner Annual Meeting December 7, 2021

### II. Meeting Protocols

- A. The 2022 Draft Budget and Browning Reserve Five Year NRS 116 Report will be available for Review Prior to the Meeting at TownSq under the Documents Section. The Total Monthly Assessment proposed would be \$276 per month.
- B. Community Members can send in questions in advance if they are unable to attend and they will be addressed during the presentations. Please send to [ACservice@associaasn.com](mailto:ACservice@associaasn.com).
- C. If the community member plans on attending, questions can still be submitted before the meeting, and they will be addressed during the presentation. Please send to [ACservice@associaasn.com](mailto:ACservice@associaasn.com).
- D. Any questions received before the workshop will be included in a Question-and-Answer Section for each presentation.
- E. During the presentations, the Chat Box can be used by attendees to type out their questions and they will be referenced during the Q&A sections as per the Agenda Above.
- F. All attendees will be muted during the presentation. During the Questions and Answer section, participants will be unmuted, and they will be allowed to ask oral questions at that time of the presenter.

Thank you in advance for attending the workshop.





# Our 2021 ArrowCreek Sales So Far... Are You Next?



**6768 Masters Drive**  
Sold for \$2,025,000



**6768 Arctic Willow Court**  
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**10556 Rue D Flore**  
Sold for \$1,350,000



**5910 Sky Terrace Court**  
Sold for \$430,000



**11035 Montano Ranch Court**  
Sold for \$3,010,000



**5600 Rue St. Tropez**  
Sold for \$1,875,000



**7225 Masters Drive**  
Sold for \$1,900,000



**3139 Cobble Ridge Court**  
Sold for \$1,732,000



**PENDING**

**10141 Indian Ridge Drive**  
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## ARTS & CULTURE



### ARROWCREEK TALENT

*ArrowCreek is rich in talented owners—artists, writers, quilters, and more. In this issue of ArrowCreek View we're featuring two local artists: Carole Avery who makes large wall quilts and Katie Keller who is a gifted potter. Please nominate other talented people you know who we can highlight in "Arts & Culture." Please email your nominations and their contact information to Joyce White, [dijnash@outlook.com](mailto:dijnash@outlook.com). Joyce is a member of the ArrowCreek Communications Committee and frequently contributes articles for publication in the ArrowCreek View.*

Carole Avery started quilting in 1992 when she was an engineer at Boeing. To cope with the stress of that job, she looked for an interesting hobby. Carole had always enjoyed sewing—making doll clothes and clothes for herself, but she lost interest in that after a while. Her sister had taken up quilting, and that looked like fun. Seattle, where she lived at that time, had a thriving quilting community—numerous quilting classes and shops that featured quilts. Several of the quilt shops featured quilting classes taught by nationally known quilters. So, Carole joined her first class. The rest, as they say, is history. Carole was soon

making medium and large size quilts as wall hangings.

Carole has taken numerous classes, participated in weeklong quilt retreats, attended quilt shows and made a wide variety of quilts. She likes to make applique quilts in which fabrics are cut out and fused together to make the design. As a result, she achieves more freedom in her designs.

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Carole enjoys going to quilt shows where there are a wide variety of quilts. From this she can be inspired to try something new. At these shows there are many booths that demonstrate new techniques and materials. She subscribes to an online quilt forum, QuiltShow.com, which has pictures of award-winning quilts, instructional quilting programs and quilting puzzles.

Although Carole makes all sizes of quilts, she prefers to make medium to large size quilts that hang on the wall. She finds larger quilts easier to make and thinks they are more impressive. Using cotton fabrics, she makes a quilt top by joining pieces together on a domestic sewing machine. She then makes a quilt sandwich adding a filler (batting) and a quilt back. If the quilt is small, she quilts the three layers together with a domestic sewing machine. To assemble large quilts, she uses a longarm quilting machine. According to Carole, these quilts are easier because they are on a frame, which reduces the difficulty of handling them.

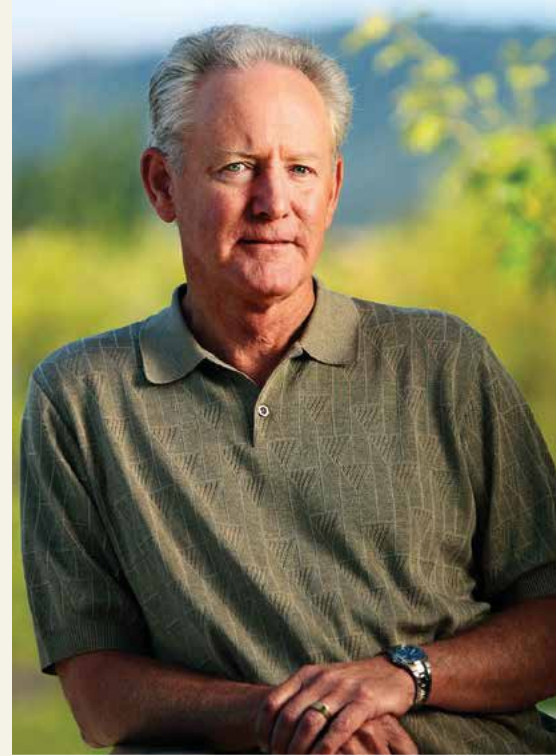
Sometimes Carole makes her own design but mostly she uses patterns created by others. Often, she is inspired by contemporary art which she prefers over more traditional quilt patterns. For her own designs, she may take inspiration from a photograph or a scene she encounters. For example, she has done quilts based on her experience at the Red Rocks area outside of Las Vegas, of the Cascade Mountains of the Pacific Northwest, and of the skies over Nevada.

Carole graduated from Oregon State University in 1969 with a degree in mathematics with a computer science option. Upon graduation she became a Research Assistant at the Statistics Department at Oregon State University. In 1972, she met and married her husband, Keith. Working with Keith, they developed an interactive statistical system which won a National Science Foundation grant. In 1974 she went to work for Boeing in Seattle. There she worked on programs such as Computer Aided Design and Computer Aided Manufacturing. She became a Senior Manager in Boeing Computer Services and supported their engineering drawing systems, Commercial Airplane Spares, Commercial Airplane Field Services, and their computer problem management systems. In addition, she worked on government proposals for a computing system for NASA and a computer services contract for the U.S. Navy.

Carole retired from Boeing in 2002 and shortly thereafter moved to Leavenworth, Washington - a small town in North Central Washington State. She was honored to be the local featured quilt artist at one of the annual quilts shows.

In 2010, Carole and her husband Keith moved to ArrowCreek, choosing their house in ArrowCreek largely because it made room for her quilting. Carole and Keith enjoy their retirement in ArrowCreek and socializing with close friends.

*Continued on page 16*



## MORGAN WHITE FOR ARROWCREEK BOARD

### EXPERIENCE COUNTS

- ACHOA Board Experience - Four years on the ACHOA Board, two years as president. Currently serves on the ADRC, the Social, Fuels Management Committee and Safety Committees. Has served on the Reserve and Administration Committees.
- Accomplishments while on the ACHOA Board - Working with other Board and Committee members, managed ACHOA financial affairs to achieve budget goals, completed major road renovations, renovated the Residents' Center, added amenities, and continued to work to achieve the goals in our strategic plan. Created Leaders Forum.
- Experience on Other Boards - Stanford Alumni Association, Stanford Institute for Economic Policy Research, St. Francis High School. 20+ years on HOA board in Woodside, CA, 7 as president.
- Business Experience - 47-year career in private wealth management. Founder of Woodside Asset Management, co-founder of The Portola Group.
- Education - MBA, Stanford Business School; Stanford BS, MS in electrical engineering.

**ArrowCreek deserves to have  
the best people run its community.**

*Advertisement paid for by Morgan White*







## ARROWCREEK TALENT

From the very first moment Katie Keller observed someone creating a vase on a potter's wheel, she was hooked. She was in seventh grade at the time and proceeded to register for ceramic classes all through junior and senior year of high school. Every spare moment during those years Katie was head to toe in clay. For several years, however, she was away from her clay creations as she was teaching and coaching. But she found her way back to the hypnotic spinning of the clay on the wheel. Soon she was fortunate to work in some great pottery studios including The Fine Line in St. Charles, Illinois; The Wedge in Reno, Nevada; and Sierra Nevada College in Incline Village, Nevada, to name a few.

It was within these communities where she worked with and beside a variety of talented artists, which ultimately enhanced her knowledge and growth as a potter.

Katie has been fortunate to have attended classes and workshops with world renowned pottery instructors including Stephen Hill, Randy Brodnyx, Don Ellis, Josh DeWeese, and Andy Rubie, each of whom helped add flavor to her current work.

In addition to creating functional pieces such as platters, bowls, mugs, and vases, Katie has recently been drawn toward many methods of alternate firings, such as her raku pieces that use horsehair in the firing.

She is inspired by nature's beauty and including the colors of a sunset, the color of turning leaves, mountains and rolling hills, and rock formations. These have influenced her piece's texture, shape, and color.

Katie moved to ArrowCreek in 2015 from St. Charles, Illinois, after retiring from thirty-three years teaching high school. She was drawn to ArrowCreek after visiting friends and family in Reno. To her, the West offered beautiful landscapes, a good climate, and the opportunity for adventure.

Katie hopes to continue to grow, experiment, and push the limits of what is possible to create with clay.







## SOCIALS & EVENTS

### MEET & GREET

Are you new to ArrowCreek? Do you have questions about the community? Would you like to meet other residents?

The Social Committee is hoping to host a Meet and Greet on Saturday, October 16, at 10 am, at the Residents' Center. Coffee and donuts or pastries will be served.

Alas, the pandemic and mask regulations may interfere with this event, as in the previous year. Watch for information in

your email or at the sign at the gate.

### HALLOWEEN PARTY

Watch for further information about the annual Children's Halloween party, scheduled to be held on Friday, October 29. Details about this event and any mask requirements will be announced.

### MUSIC ON THE LAWN

This event was cancelled due to poor air quality and will be rescheduled this fall.

## 2021 MEETING CALENDAR

*(Subject to change)*

### SEPTEMBER

- September 21, 5pm - Executive Session Board Meeting. Location TBD
- September 28, 2022 Budget & Reserve Owner Workshop 6-7pm at the AC Residents' Center & via Zoom
- Board Candidate Nomination request to be sent mid-September. Deadline to submit nomination forms for the board election approximately October 22

### OCTOBER

- October 6, 4pm - ADRC Submittal Deadline
- October 13, 11:30am - ADRC Meeting at Associa North
- October 19, 5pm - Executive Session Board Meeting. Location TBD

**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 4pm. ADRC are closed meetings.

- October 22, 12pm - Board Nomination Forms Due
- October 29, 4pm - Annual HOA Halloween Carnival

### NOVEMBER/ DECEMBER

- November 3, 4pm - ADRC Submittal Deadline
- November 9, 6pm - Board Meeting (approve 2022 budget) AC Residents' Center & via Zoom
- November 10, 11:30am - ADRC Meeting. Associa North
- November 11, 6-7:30pm - Meet the Candidates Night. AC Residents' Center
- November 30, 5pm - Executive Session Board Meeting. Location TBD
- December 7 - Annual Members Meeting, Election & Budget Ratification, AC Residents' Center

## ARROWCREEK INTEREST GROUPS

### ART GUILD

Connie Ghysels lulughysels@gmail.com  
www.ArrowCreekart.wordpress.com

### BRIDGE CLUB

Dick Eddy eddyrp@charter.net

### CHEFS CLUB

Carol Steingard sedona1927@gmail.com  
www.ac-chefs.club

### CRAFTERS

Mary Steele marysteele6239@att.net

### CYCLING CLUB

Jeff Foster jeff-foster@sbcglobal.net

### FORMER INCLINE RESIDENTS

Gabrielle Rubsamen-Judd  
gamaveru1962@gmail.com

### HIKING CLUB

Mark Steingard sedona1927@gmail.com

### MAH JONGG

Patty Erickson erickspm@gmail.com

### MEN'S TENNIS

Don McConnell  
dfmccconnell67@gmail.com

### MOTORCYCLE

Thomas Wroblewski  
tomwro@sbcglobal.net

### MUSIC LOVERS

Angela Havewala  
angelahavewala@yahoo.com

### PICKLEBALL

Mary Ann Gaebe acpc@gmail.com  
or jimgaebe@charter.net

### SCALE MODELS

Hawley MacLean hawley@hmaclean.com

### SINGLES SKIING

Stan Jaeger stanjaeger@gmail.com

### SNOW SHOEING

Mark Steingard sedona1927@gmail.com

### WINE LOVERS

Terry Brodt terrybrodt@comcast.net

### WOMEN'S TENNIS

Dayna Kaltman teachdk71@yahoo.com

# Trending

## NORTHERN NEVADA REAL ESTATE

If you have ever stepped on to a treadmill you know you will be greeted by a friendly screen and innocent directions. You heed the warning of the dangers and hit that button that engages the motor and away you go on a journey to... well nowhere because it's a treadmill of course.

The Northern Nevada real estate market has been its own kind of treadmill. Lately the real estate market has been at the fastest sprint level on its market treadmill making many uncomfortable. But we all know, sprints don't last.

The most recent stats show an ever-so-slowning of the market with more inventory on the market, and homes staying for sale just a few days longer than earlier this year. That's good for all parties.

Over the past 13 months we have seen a historic drop in inventory of homes for sale. Inventory in Northern Nevada dropped by nearly 60 percent in homes for sale. That has led to a spike in home values of over 30 percent since early 2020. While that's good news for sellers it means that many first-time home buyers are priced out

of the market. Renters are paying new landlords higher rents, which creates a financial strain in a household budget. Many who wish to simply move up because of an expanding family or improvement in financial status cannot afford a larger home or move to a specific part of the area.

Another side effect of a limited inventory market comes from contracts falling out from "sight unseen" purchasers. In many cases buyers were never dead set on buying the property before they made their accepted offer but did so for fear of missing out. They then back out before their deposit was no longer refundable. This gives the impression that a listing is somehow undesirable because it's listed at "back on market."

But not all is hopeless. Far from it. Interest rates remain at historic lows giving potential homeowners more buying power and programs with down payment assistance. VA loans continue to be available and help with the difficulty of getting into home ownership.

Back to the treadmill analogy. Back in 2005 the real estate treadmill may have had the directions of "hit start and good luck." Now those directions may be a few paragraphs long. In other words, the "bubble" that existed in the mid 2000's isn't a part of the current market. Protections and laws have been added to protect the buyer, seller, and lenders from plunging our economy back into that dark place.

Many thought that after they bought at the "top of the market" in 2005, it would take longer than the life of their mortgage to recover that value. The reality is that it took less than 10 years, and many are already in an equitable position. So, here's to enjoying a comfortable jog on that pesky treadmill, a little faster than the grind of 2009, and maybe not the exhausting sprint we experienced this past spring.



By Greg Newman Host of The House Detective Saturdays at 5:30pm on KTVN - Channel 2  
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# The Club

## AT ARROWCREEK

Annika Sorenstam regarded as one of the greatest women golfers of all time visited The Club at ArrowCreek. The Club was thrilled to welcome her visit. Ms. Sorenstam is the winningest female golfer in history including 72 official LPGA tournament wins, ten of them majors. While playing nearly 150 fewer tournaments than her nearest rival, she is atop the prize money leaderboard by more than \$2million. She is clearly “the most dominate player in the modern era.”

In her U.S. Senior Women’s Open debut, Annika Sorenstam finished her wire-to-wire victory with an eight-stroke lead. Her

impressive effort was a team affair. Visiting Brooklawn Country Club in Fairfield, Connecticut along with Annika were her husband and two children. Not only were they there to cheer her on, they also provided insight and advice. Her husband Mike caddied for her and did what great caddies do (assist in all aspects of the game). Her children also dispensed wisdom such as “when you hit a shot tomorrow, Mommy, don’t have anything in your mind” and “just go out there and enjoy.”

Just one week prior to her trip to Connecticut and her amazing win, Annika was at The Club to share “Tips and Sips” with our members. Honing her game and giving our members awesome and inspirational tips, everyone had an enjoyable time. In addition to the tips, sips were also provided. Annika introduced her new beverage product line, Fizzy Beez. Annika was the consummate host during the sipping as well. Not only did she share information about the new product she also mingled with members and ensured no one’s glass went empty. Several lucky Club members were also recipients of signed memorabilia.

Activity levels at The Club remain very high and many community members have walked around viewing the changes. The transformation of the Club House should be completed in late fall.

*Jim Cleary*

Jim Cleary, General Manager  
The Club at ArrowCreek

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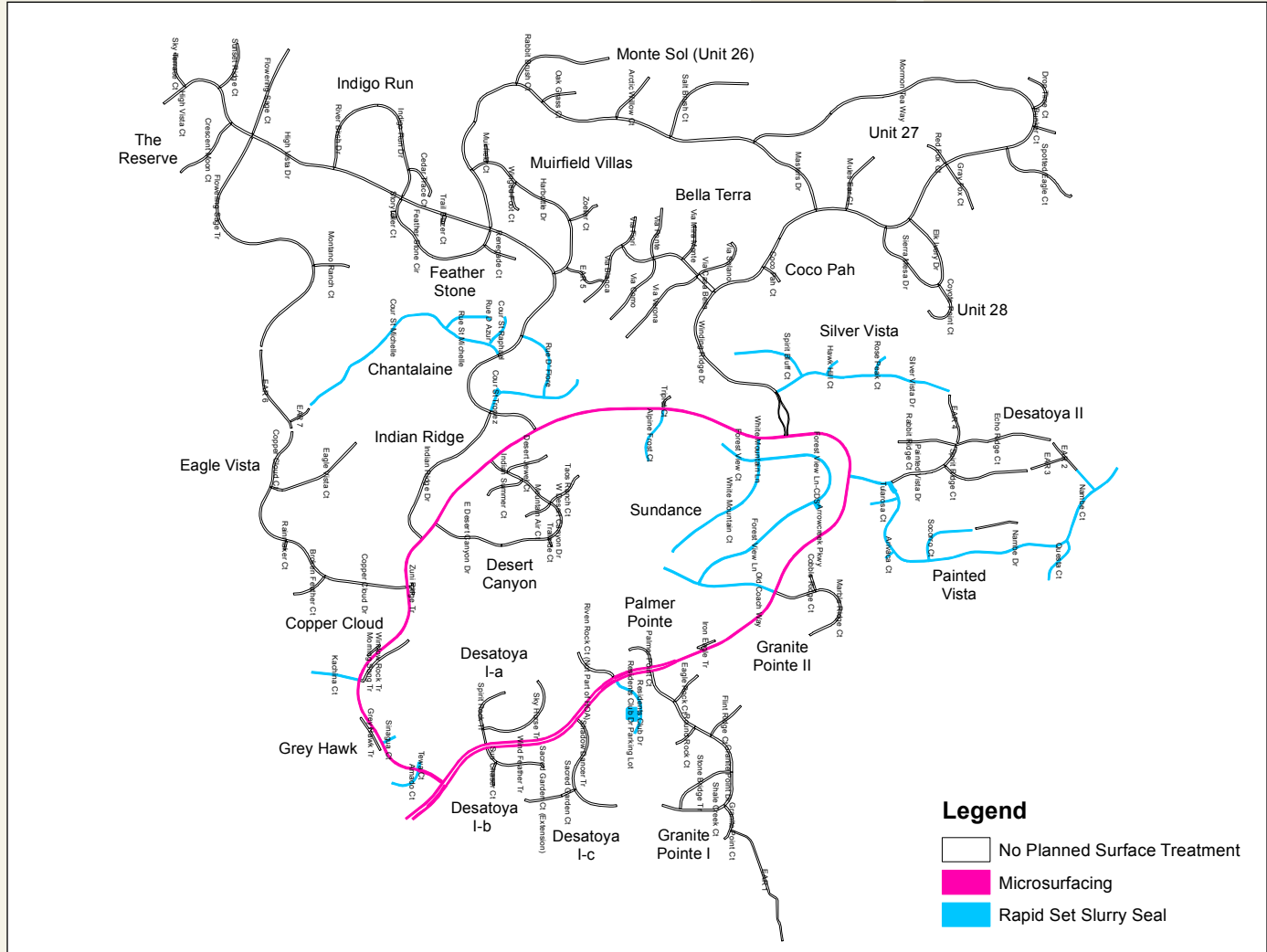


# Chihuahuas

## CANTINA & GRILL



# FACILITIES & PROJECTS



## 2021 ARROWCREEK ROAD WORK UPDATE

The ACHOA would like to provide all residents an update on the upcoming road work in ArrowCreek this summer. The contractor, Sierra Nevada Construction (SNC) has updated their tentative schedule to mid-September for ArrowCreek and anticipate five days to complete all the work.

As you can see by the map ArrowCreek Parkway will be receiving a surface treatment along with the following sub-

divisions and streets: Silver Vista, Nambe, Sundance, Chantalaine, Kachina, Tewa, Amado, Morning Song, Sinagua, and Residents' Center Road and parking lot. SNC plans to do the neighborhood streets first and then the ArrowCreek Parkway loop.

We will provide you with a detailed schedule including any potential impacts or traffic delays at least a week before the work begins. An email blast will be sent out along with messaging boards and door hangers for the affected neighborhoods.

SNC will make every effort to minimize the traffic impact. Accommodations will be made for the morning commute and school schedule including the school bus routes.

The ACHOA would like to remind all drivers to slow down for the cone zone and please be patient and courteous to the road workers during this time. If you have any further questions regarding the road work, please contact Associa Sierra North at [acservice@associasn.com](mailto:acservice@associasn.com).



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# Speeding

## KNOCKS OUT POWER & COMMUNICATIONS

BY KURT BICKEL, ACHOA BOARD MEMBER

On July 25th of this year, at a bit after 12am, a SUV heading east on Arrowcreek Parkway just after the stop sign at Painted Vista veered across the oncoming lane and off the roadway. Based on rough calculations from evidence at the scene it was traveling around 40-45 MPH. The vehicle rolled over several times,

crossed the pedestrian path, and struck a 6" concrete and metal post set in concrete, ripping it from the ground. The post was there to prevent vehicles from damaging several utility boxes – power and communication. The communication utility boxes were ripped off their mounts along with all the cabling and switches within the boxes requiring a complete replacement.

Neighbors near the boxes reported hearing an explosion as the power in ArrowCreek went out, and Internet and phone services were cut to many homes. ACHOA security was on site within 4-5 minutes of the accident. Amazingly, both the driver and the passenger survived.



### CHARLIE SHALVOY FOR ARROWCREEK BOARD

Charlie Shalvoy is an experienced CEO, Director, and entrepreneur who has successfully grown and transformed multiple private and public venture funded hi-tech companies.

He brings extensive experience serving on the Boards of Directors of a number of corporations and non-profit organizations.

Charlie received a BSME from the University of Notre Dame and a MBA from Stanford University.

### ELECTION PLATFORM

#### LEADERSHIP TEAMWORK EXPERIENCE

Our vision is to be “the best community in northern Nevada to live, work, and play”. Our Board members should share a common vision, treat each other with respect, and work effectively together.

#### OUR CUSTOMERS

The HOA Board’s “Customers” are all home and lot owners in Arrow Creek—in other words, each Community Member. We work for you, not vice-versa. The Board must regularly evaluate how its decisions support the entire community and result in “Customer Satisfaction”.

#### LISTENING TO ALL COMMUNITY VOICES

No one has a monopoly on good ideas. Leadership requires listening and considering all ideas.

#### CUSTOMER ISSUES & COMPLAINTS

The Board must, on a regular basis, monitor how effective our decisions are in listening to and resolving your issues in a fair and timely manner. All our decisions should be consistent with our CC&Rs, Policies and Procedures, and official ACHOA communication channels.

#### FINANCIAL STEWARDSHIP

Our policies should insure the HOA finances are well managed, adequate reserves are set aside, assessments are uniformly applied to all lot owners, and increases in expenditures are well justified.

#### KNOWLEDGE & EXPERIENCE +COMMUNITY TRUST

Board members should have more than just experience working on HOA committees. They should have a track record of accomplishments and fair decision making. They should also have established effective relationships within and across the ArrowCreek community, where they have earned our community’s trust.

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Had there been an oncoming vehicle the combined speed was likely to produce multiple fatalities. Because of the late hour a path that normally sees heavy use by our residents was empty. The concrete post and utility boxes prevented the vehicle from landing in a field of flammable brush. The SUV's hot engine metal and leaking fluids would have been a recipe for an engulfing fire that could have spread to nearby homes where most people were asleep.

Power was out for just short of five hours for over 500 customers. No air conditioning that smoky night! Phones and internet were down days longer. Medical monitoring devices depending on landlines for reporting were rendered useless. AT&T gave estimates of possibly a week for replacing the communications but miraculously got everything back together within three days (Sunday-Tuesday afternoon). A few lines took longer to completely correct.

### THE CRASH WAS A SYMPTOM OF A NEW EPIDEMIC IN ARROWCREEK: SPEEDING

With the recent installation of upgraded speed cameras, ACHOA Security has recorded a record number of speed violations: 253 were noted for speed over 40 MPH, 507 violations were noted over 45 MPH, and 154 were noted over 50 MPH with the highest speed recorded at 69 MPH.

ArrowCreek roads are narrow, undulating, with limited sightlines and numerous blind curves. It's a community with kids, cyclists, golf carts, pets, hikers, and wildlife. At an average of 24 feet wide, the roads are half the width of non-residential Geiger Grade, where the speed limit is 45 MPH. Lined with drainage ditches, trees, and walking paths, there's little room for error.

50 MPH (or, for perspective, 73 feet per second) on a slight downhill produces a stopping distance of 240 feet. At 25 MPH (or 37 f/s) you can stop in 85 feet - 240 vs 85 feet for stopping distance is substantial. It doesn't take an engineer to figure out which number provides a far greater degree of safety.

The driving distances within the gates simply don't warrant fast driving. From the gate the furthest drive in ArrowCreek is just over three miles, a 7-minute drive at 25 MPH. Most people live far closer. Speeding doesn't reduce that drive time much: there are still corners, stop signs and speed bumps. From the gate to High Vista or Painted Vista hitting 40 MPH gets you there 20-25 seconds quicker. At the same time, it doubles the risk of an injury or fatality in an accident.

With the tremendous increase in speeding violations, and the speeds recorded, the Board had been considering raising fines and making some automatic. The State of Nevada NRS allows for \$20 per MPH over the speed limit. Most jurisdictions use 20 MPH over the speed limit as a litmus test for "reckless driving." At the August Board Meeting, automatic fines for 45 and 50 MPH will be considered. The recent incident brings home the stakes in getting our residents to slow down.

In the end, the Board can only do so much. It really comes down to community members and their guests and vendors working to make our community safer. Saving a minute or less getting home or out the gate simply isn't worth the risk of a fine or an auto accident.

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## SECURITY & SAFETY



### EMPLOYEE SPOTLIGHT THE SECURITY DEPARTMENT

ArrowCreek Security operates 24 hours a day 365 days a year and was rated the most important amenity in the 2020 Demographic Survey along with being a gated community. Rick Reyome, the Director of Security sat down with General Manager, Scott Peterlin to answer a few questions regarding Security Operations.

#### QUESTION

The Security Department does so much more than just staffing the guardhouse and providing access through the front gate via the Quick Pass System. Can you let the residents know some of the other services the Security Department provides on a routine basis?

#### ANSWER

We do homeowner vacation checks if asked, twice daily patrol of all streets, CC&R and ADRC violations, bus stop safety, snow removal coordination, stop sign and speeding enforcement, building checks and lock/unlock of HOA facilities, process transponders, and meet with the Washoe County Sheriff's Office monthly.

#### QUESTION

Speeding vehicles continue to be an

ongoing problem in ArrowCreek. Can you explain how Security monitors speeding and what the process is for speeding violations?

#### ANSWER

The HOA purchased new and improved radar cameras this year. Please see the article on page 26 of the July Edition of the ArrowCreek View. We also document violations on a daily basis as stated in a conversation with Rick Reyome on page 32 of the July Edition of the ArrowCreek View. All violations are compiled and sent to Associa. Letters then are sent out to lot owners. Some lot owners are brought before the Board of Directors if they have multiple violations and the excessive speed at which they or family members or their contractors were driving. Security and the General Manager are currently working very diligently with the Golf Course General Manager to reduce the speed of some members of The Club.

#### QUESTION

If a resident needs to update their QuickPass account or needs a new transponder to enter the gate, what is the easiest way for them to do that?

#### ANSWER

To update their QuickPass account, they need to contact Assistant Security Director Leda Brabant at 775.850.4450 to get their login information first. Then they will have complete access to update their contact information, guest lists, and add any note that they would like Security to see before any of their guests are logged in. For a new transponder, they need to fill out a transponder application and include a check/money order for \$25.00 per vehicle and registration, then turn in the application to the gatehouse. It can take up to three business days, but a transponder is usually ready the next day. Security will give you a courtesy call when it is ready.

#### QUESTION

The Security Department is usually the first point of contact if someone has a complaint or concern. One of the most challenging

parts of the job must be dealing with angry or upset residents. Can you tell us how your department handles these types of calls?

#### ANSWER

When Security gets a concern/complaint, we take it seriously and investigate to the full extent of our ability. Everything is documented and if necessary, we will get Washoe County involved. We treat all parties with the utmost respect, and we do ask for the same courtesies.

#### QUESTION

Anything else you would like to let the residents know about the Security Department?

#### ANSWER

We process a large number of vehicles, 1.2+ million a year through the front gate. With this many vehicles, it is extremely helpful for all residents to update their QuickPass account and/or call in their guests/vendors ahead of time.

Our monthly meetings with Washoe County and the due diligence of Security keep crimes inside the ArrowCreek community to almost zero, while crimes outside ArrowCreek are rising. The activity includes working with the Community Manager in enforcing the ACHOA CC&Rs including:

- » Article IV. Section 39 which states: No motor vehicle shall be operated in any area within the subdivision except on a street or driveway.
- » Article IV. Section 41 which goes further to state that motor vehicles shall not be operated on: open space, paths, hiking trails, walkways, fire evacuation roads or common areas. Golf cart usage on walkways was exempted subject to ACHOA Rules and Regulations concerning OPERATION OF MOTORIZED VEHICLES WITHIN SUBDIVISION, TRANSPONDERS, SCHOOL BUSES, SCOOTERS, MOTOR SCOOTERS, BICYCLES, GOLF CARTS, PEDESTRIAN/GOLF CART PATHS, AND TEENAGE DRIVERS.







## SCHOOL BUS STOPS & CROSSWALKS

With school starting back up there will be quite a few students and parents trying to get to the bus stops. Some safety concerns from the past have prompted Security to put in a few steps we all can be doing to make our students safer inside the ArrowCreek community. We have eight (8) bus stops around our community that Security observes daily to make sure that all the students are safe. We have Granite Point, Marble Ridge, Painted Vista, Winding Ridge, White Mountain, Masters, Harbottle, High Vista, and Desert Canyon. Some students

have to use Crosswalks to get to their bus stops. Be on the lookout for signs before getting to the crosswalk to prepare to stop.

### ADVANCE SIGNS SAYING BUS STOP AHEAD

Advance bus stop ahead signs encourage drivers to stop further back from the crosswalk, promoting better visibility between pedestrians and motorists, and helping to prevent multiple-threat collisions at mid-block or uncontrolled crossings.

A multiple-threat collision is a pedestrian crash that occurs when pedestrians have to cross more than one lane in each direction.

A motor vehicle in one lane stops and provides a visual screen to the motorist in the adjacent lane. The motorist in the adjacent lane continues to move and hits the pedestrian.

### HIGH-VISIBILITY CROSSWALKS

Marked crosswalks guide pedestrians and alert drivers to a crossing location, so it is important that both drivers and pedestrians clearly see the crossings. Crosswalks can be marked in paint, or a longer lasting plastic or epoxy material embedded with reflective glass beads.

The minimum crosswalk width is six feet wide but should be wider at crossings with high numbers of pedestrians. School-related crosswalks should be checked annually before the start of the school year. If necessary, fresh paint should be applied and other improvements made to keep the crosswalks in good condition. ArrowCreek Parkway is scheduled to be slurry sealed this year and ALL crosswalks will be re-painted.

*Continued on page 28*



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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 [acsecure@msn.com](mailto:acsecure@msn.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  
 of Wildlife: 775.688.1331

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 CONTINUED FROM PAGE 27

The 2009 MUTCD allows for two basic types of crosswalk designs, such as (1) traditional parallel lines; or (2) a high-visibility crosswalk pattern, such as a ladder, continental design, or diagonal marking.

### BUS STOP SAFETY TIPS

Please have a conversation with your children before they head out to the bus stop. Here are some tips from NHTSA to help keep your children safe:

- » Arrive at least 5 minutes before the bus is scheduled to arrive
- » Visit the bus stop and show your child where to wait for the bus

- » Encourage your child to take three giant steps (six feet) away from the bus
- » Remind your child to pay attention
- » Wait to board the bus until the bus comes to a complete stop and the driver opens the doors
- » Never walk behind a school bus
- » Cross the street in front of the bus after making eye contact with the driver
- » Do not bend over to pick up an item in front of the bus without advising the driver first

TYPE OF VIOLATION	NUMBER OF VIOLATIONS RECORDED IN 2021
SPEED LIMIT	295
STOP SIGN — DID NOT STOP	64
STOP SIGN — SCHOOL BUS	1
RECKLESS DRIVING	37
GUEST SPEED LIMIT 1ST & 2ND NOTICE	42
GUEST STOP SIGN — DID NOT STOP	19
MAINTENANCE OF LOTS	26
STORAGE OF VEHICLE IN DRIVEWAY	2
TRASH CONTAINER IN PUBLIC VIEW	238
RV / BOAT / TRAILER PARKING	8
PET BARKING	2
SHORT TERM RENTAL	5

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### PHILANTHROPIC EDUCATIONAL ORGANIZATION EVENT



ArrowCreek Community Members are very active with the Philanthropic Educational Organization. ("P.E.O."). P.E.O. Nevada Chapter Q made up of ArrowCreek Community members will host a fundraising luncheon on Wednesday, November 17 at the Reno Ballroom. P.E.O. (Philanthropic Educational Organization) is an international non-profit that provides educational opportunities for women. Locally based P.E.O. Chapter Q provides four-year college scholarships for young women in the Reno-Sparks area. Our recipients are outstanding young scholars with a significant need for support; most are first generation college students. We raise funds for these scholarships through an annual luncheon and donations. For information about luncheon tickets or how to donate, contact Sue Boon ([susanboon@sbcglobal.net](mailto:susanboon@sbcglobal.net), 775.636.0372)



# Time of Growth

## MARCE HERZ MIDDLE SCHOOL

The first year of operation for Marce Herz Middle School was unlike anything we could have imagined. We had no idea we would open with some students on daily learning, some on hybrid learning and some on full distance learning. As if that weren't enough, we were thrown curveballs with "smoke days" and not able to have in person school due to air quality. By mid-November we were forced to place the whole campus on full distance learning until January. Fortunately, after Spring Break we were able to bring all of our hybrid students back to daily learning if they chose to do so. Through it all we dealt with masks, social distancing, hand sanitizer, absence of extracurricular activities and multiple other COVID mitigation protocols. Despite disruptions to typical school, we are very proud of the year we had. Our staff and students adapted to these dramatic changes and kept student well-being and student learning at the forefront of all we did.

We are hoping our second year of operation is more predictable and a return to more of what we consider "normal" school. One challenge we are facing in year two is growth. As a new school, this was a predictable challenge, and we welcome it. For the 20-21 school year our enrollment was consistently around 700 total students. For the 21-22 school year our enrollment is approximately 845. This amount of growth is significant and presents several challenges. There are three main reasons for this growth. The first is a natural progression of the grandfather clause that is part of school rezoning. When a new school is built, students who are rezoned to that new school have the opportunity to "grandfather" at their old school. This is a great opportunity to provide students with more continuity. We had several 8th graders and some 7th graders zoned for MHMS that elected to stay at Depoali or Pine Middle School resulting in smaller grade levels at MHMS. As those smaller 8th and 7th grade classes are replaced with typical sized classes, our enrollment naturally increases.

The second factor impacting our increased enrollment is simply the growth in the area. As we have all seen there is significant growth throughout the county, including within our school zone. As these new housing developments fill up, we see more and more students enrolling. This adds great energy to our school as we have students coming from all kinds of different places. The variety of backgrounds and experiences these students bring, adds a richness to class discussions and learning opportunities that are not otherwise present.

The final factor we see impacting our enrollment is a return to public school. For a variety of reasons, several families elected not to have their students in public school last year. It was certainly a very unpredictable year. The challenges of COVID led some families to look for other educational opportunities in private schools, charter schools and home school. The district as a whole saw a decrease in enrollment and that was true at MHMS as well. I'm grateful to live in a

time and place when there are a variety of schooling options to meet the various needs of different students and families. While we are not done with the pandemic, many aspects of public school are returning to normal. Certainly not all students have returned to public school but at MHMS we have seen a significant number of students return and we are glad to have them.

One thing that the COVID pandemic has been is unpredictable. Students thrive in clear, meaningful routines and those have been hard to come by. We truly have no idea all the challenges we will face in our second year of operation. What we do know is that we have a great staff, fantastic students, and a supportive community. With these things in place, the students at Marce Herz Middle School will continue to thrive.

*Brandon Bringhurst*

Brandon Bringhurst, Principal  
Marce Herz Middle School

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## RESIDENTS' CENTER ACTIVITIES

### RESIDENTS' CENTER UPDATE

With the dog days of summer winding down, we wanted to give you an update on the Residents' Center facilities. We anticipate closing the pools October 15th. If the weather cooperates, we will postpone closing. The spa will remain open year-round.

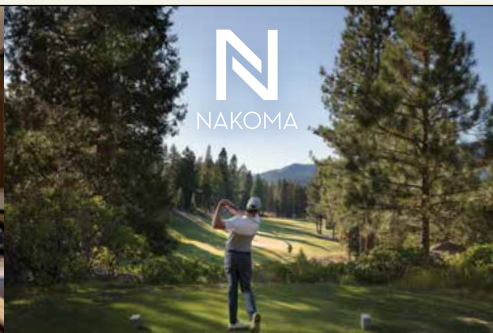
The Residents' Center parking lot is scheduled for a slurry as part of the 2021 road work. Once the contractor confirms the date, we will email homeowners and post signage. In the past the Club at ArrowCreek has allowed us to park in their lot during road work, but unfortunately, due to The Club construction, that is not an option this year. Residents will need to walk in on the day of the parking lot work to access the Residents' Center amenities.

We anticipate crack repair and resurfacing on two of the tennis

courts mid-September along with repairing the soft spots in the pickleball court. Once dates are confirmed, signage will be posted. We are also exploring a tennis reservation app system for two of the tennis courts due to increased demand. More to come on the tennis reservation system.

We have experienced positive feedback on spreading out the gym equipment into the multi-purpose room due to COVID protocol. Depending on COVID restrictions we will need to move all the gym equipment back into the fitness center to accommodate in-person Board meetings in the near future.

We hope you all are taking advantage of the warm weather and enjoying all the great outdoor activities ArrowCreek offers!



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# Strategic Plan

## RESPONSE TO RECOVERY

BY VICTORIA CAMPBELL

The COVID-19 pandemic was a watershed moment for educational systems across the world, as school districts created new ways of teaching and learning while also working to keep students and families as safe as possible from the virus. In the 2020-21 school year, the Washoe County School District (WCSD) provided a variety of learning options for all and worked hard to ensure supports and resources were available for students, families, and staff members who needed them.

Now, the Washoe County School District (WCSD) has created the Response to Recovery Strategic Plan, a two-year action plan which addresses system-wide academic recovery from the global COVID-19 pandemic. This plan focuses on narrowing achievement gaps and establishing an equity framework. The plan covers school years 2021-22 and 2022-23.

The Response to Recovery Strategic Plan is an important part of our efforts to move forward as we follow this roadmap to achieve our academic goals. WCSD is committed to continuing our strong partnerships in the community that help support our students, families, and staff members. We are charting our progress together, and we look forward to collaborating with our school families going forward.

The Plan is a comprehensive document that details specific goals in five important areas:

- » Academic Growth
- » Developing, Recruiting, and Training Highly Effective Personnel
- » Family and Community Engagement
- » Continuous Improvement
- » Safe and Welcoming Schools

In the document, the WCSD lists each goal, objectives for achieving those goals, and the ways in which we will measure our progress. The entire plan is designed to support the school district's mission: To create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.

All decisions by WCSD are made in support of students' and staff members' recovery from the pandemic:

- » Are based on the foundation of "Do No Harm"
- » Ensure that the basic needs of students, families, and staff members are being met
- » Ensure equitable access for all students

- » Maintain high academic expectations for all students
- » Follow high academic expectations for all students
- » Follow as practical all federal, state, and local health-related guidelines
- » Continue to provide safe in-person instruction, maximize in-person instructional time, sustain the safe operation of schools, and address the academic, social, emotional, and mental health impacts of the COVID-19 pandemic.

The WCSD Board of Trustees will receive regular updates from staff members at its public meetings as part of the standing item on the Board agenda regarding conversations surrounding the COVID pandemic. At each meeting, there are also opportunities for public comment.

For more information, you may find the Response to Recovery Strategic Plan on our website at <https://www.washoeschools.net/domain/633>.



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# Coyotes

## LIVING WITH WILD ANIMALS

BY JEFF FOSTER

I volunteered to write this article for the simple reason that my family has a personal perspective on coyotes. Before going there, however, it is appropriate to learn a bit about them and the role they play in the world.

The coyote (*Canis latrans*) is a species of canine native to North America. It is smaller than its close relative, the wolf. Coyotes are versatile, able to adapt to and expand into environments modified by humans. The species is highly flexible in social organization, living either in a family unit or in loosely knit packs of unrelated individuals. Primarily carnivorous, its diet consists mainly of deer, rabbits, rodents, birds, reptiles, amphibians, fish, and invertebrates, though it also eats fruits and vegetables on occasion. Among large North American carnivores, the coyote probably carries the largest number of diseases and parasites, likely due to its wide range and varied diet. Its characteristic vocalization, a lone howl made by solitary individuals, is the most iconic sound of coyotes. The group yip howl, which is a sound many of us in ArrowCreek are familiar with, is emitted when two or more pack members reunite and may be the final act of a complex greeting ceremony. Humans are the coyote's greatest threat, followed by cougars and gray wolves.

Coyote attacks on humans are uncommon and rarely cause serious injuries, due to the relatively small size of the creature, but have become increasingly frequent, especially in California. In the absence of the management of coyotes practiced in rural areas, urban coyotes are losing their fear of humans, which is further worsened by people unintentionally or intentionally feeding them. In such situations, some coyotes have begun to act aggressively toward humans, confronting people walking their dogs, chasing joggers and bicyclists, and stalking small children.

Coyotes are often attracted to dog food and animals that are small enough to appear as prey. Items such as garbage, pet food, and feeding stations for birds and squirrels attract coyotes into backyards, so eliminating these attractants can reduce negative encounters. Scat analysis collected near Claremont, California, revealed that coyotes relied heavily on pets as a food source in winter and spring. Coyotes usually attack smaller-sized dogs, but they have been known to attack even large breeds in exceptional cases. Coyotes typically bite the throat just behind the jaw and below the ear.

This is where my family has personal experience. In September 2018, we lost our blind French bulldog, Stevie, to a coyote in our

*Continued on page 34*

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coyotes as a result, I have a healthy respect for them and no longer wish them ill will.

### COYOTE BEHAVIOR

- » Coyotes are much like our domestic dogs and share similar behaviors. Curiosity and play are sometimes misinterpreted as being bold or aggressive.
- » Coyotes are naturally timid, but may view dogs as a threat or as competitors for territories and for resources. They may defend their mates, their territory, and their pups during breeding season (winter) and pup rearing season (spring and summer).
- » Coyotes may attempt to escort or divert your dog away from a den site or a food resource. They do not want to injure themselves, so they may put on a show to get your dog to move along, including a bluff charge or hunching the back, dropping the head and showing teeth. These threat displays are intended to scare your dog away without the risk of making physical contact. If the dog does not move away, or engages the animal, the threat may escalate.

### NORMAL URBAN COYOTE BEHAVIOR

- » Active in the daytime and nighttime (most active at dusk and dawn)
- » Watching you and your dog in plain view or from a camouflaged position
- » Sitting on a hill in plain view
- » Relaxing or playing in a field or other grassy area
- » Walking and not paying attention to you
- » Following you and your dog with curiosity from a comfortable distance
- » Waiting at stop lights to cross busy streets
- » Dashing across a street or trail
- » More than one coyote relaxing together or greeting each other
- » Howling and yipping (they are greeting, communicating and defining territories)
- » When hazed, trots away then stops and looks back (keep hazing until the coyote leaves)

### HOW TO COEXIST

- » Never let your dog chase or play with a coyote.
- » In an area like ArrowCreek, keep your dog closer to you than usual, and keep them under full voice or leash control at all times.

backyard. We found him lying there in the morning, his throat punctured but otherwise left intact. Since he was not eaten or killed in defense, perhaps the creature killed him for sport or after mistaking him for competition. While I definitely do not like

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- » If a coyote gets too close for your comfort, and you can make and maintain eye contact, leash your larger dog or pick up your small dog, and haze the coyote (tips below). If the creature does not leave, it is likely there is a den, pups, or food source that it is protecting. Do not run. Leave the area calmly. Change your routine to avoid this challenging area for a while.

**COYOTE HAZING TIPS**

- » Surprise with a pop-up umbrella or simple noisemaker (keep a penny in a shiny soda can and shake).
- » Wave your arms overhead, make direct eye contact and yell, “Go away coyote!” Do not stop until the animal leaves.
- » Pick up your small dog or put your large dog behind you before you haze so that the coyote focuses on you and your message.

- » Be aware of what is happening around you and what your dog is doing at all times.

**TO PROTECT YOUR SMALL DOG:**

- » Avoid using a flexi-leash
- » Avoid walking near bushy areas or edge zones
- » Stand or walk with other people and/or larger dogs
- » Avoid walking small dogs at dawn

Open spaces and urban areas belong to all of us — people, dogs and wildlife. By being responsible dog guardians and minimizing dog interactions with coyotes, we can give each other breathing room and peacefully coexist.



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**Mark Aston  
For HOA Board**

For the last 3 years I have served on the Admin Committee and the Reserve Committee. I joined the Board of Directors in February 2021.

I would like to continue my service on the Board because I believe I can work with the other Directors toward our Vision to make ArrowCreek the best place to live, work and play in Northern Nevada.

**Key objectives include:**

- 1. Improve Amenities.
- 2. Increase property values.
- 3. Strong Reserve Fund.
- 4. Increase Community engagement.

**Mark  
Aston**

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# Attacking

## A HILLSIDE FIRE HAZARD IN ARROWCREEK

BY FUELS REDUCTION & FIRE SAFETY COMMITTEE

A house on Copper Cloud Drive was built and landscaped in 2005. There is a steep hillside that faces to the east that supports a dense growth of bitterbrush and sage.

Some of the bitterbrush plants were six feet tall and overlapping the sidewalk. The hillside was a definite fire hazard.

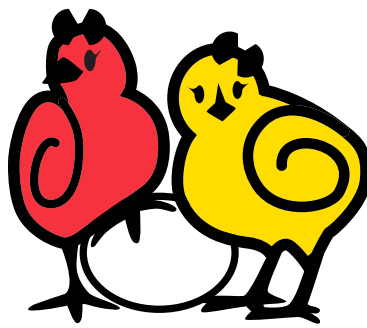
The homeowners contacted the ADRC and were told that they did not need a permit because the work was considered maintenance. They hired a landscape company to thin the brush and remove the debris. The landscape company was able to do the job in about five hours. Now, the homeowners can trim the bitterbrush as needed to keep the fuels in check.

The main takeaway: If you have an area around your home that is a potential fire hazard, please do not wait to act. Help create defensible space as much as possible. Your action can make all the difference if a wildfire erupts in or around the ArrowCreek community.





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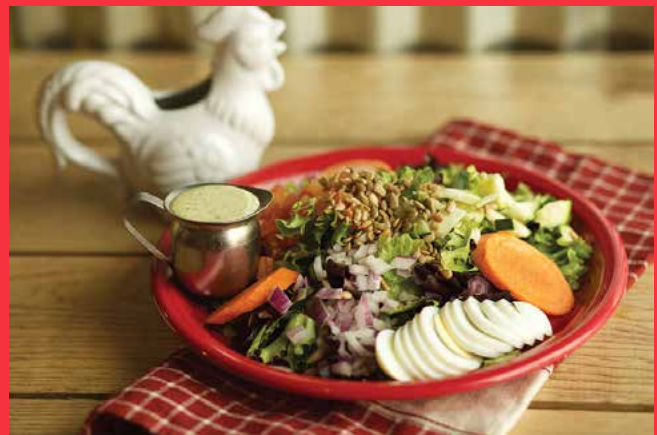
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# An Expert

## BILL STEWARD ON DEFENSIBLE SPACE

The ACHOA welcomes Mr. Bill Steward to our Fuels Reduction Team. Bill Steward works for Wilderness Forestry, Inc., a company formed by Wes Hansen to help reduce dead and overgrown vegetation in communities such as ArrowCreek. The company also focuses on Defensible Space, helping homeowners understand and create Defensible Space around their homes. That's where Bill comes in.

Currently, Bill is conducting Defensible Space evaluations in the ArrowCreek community. To date, over 100 inspections have been completed with another 100 scheduled by year end. Bill wants you to know who he is and what experience he brings to this important community effort supported by the ACHOA Board and the Fuels Committee.

Bill's experience includes being a firefighter, EMT, dispatcher for 911, and conducting fuels reduction work in Incline Village for North Lake Tahoe Fire. From there, he served as a firefighter for the Nevada Division of Forestry and Captain at Truckee Meadows Fire Protection District, retiring in 2017. Over the years, he worked many fires, including the ArrowCreek Fire, the



Arvada Fire Protection District. Ember shower photo taken from one of our firefighters at the Grizzly Creek.

Caughlin Ranch Fire, and the Little Valley Fire. After he retired from firefighting, he worked as a Defensible Space Inspector for Truckee Fire in California, conducting hundreds of defensible space evaluations and educating homeowners about the specific issues that cause home ignition.

Creating Defensible Space around your home is critical because it reduces the dangerously overcrowded landscapes that greatly reduces the firefighters' abilities to save certain homes from burning. It's important to remember that the better the Defensible Space, the easier it is for firefighters to save your home.

While Bill has had the opportunity to speak with many of you already, he looks forward to meeting and talking with the approximately 700 or so residents about this subject over the next few years. Wilderness Forestry wants to speak with as many people as possible to see how we can work together in keeping fire from your doorsteps in the Association.

Bill is frequently asked about the landscaping within the five-foot ember resistant zone next to the house and how to be fire safe without removing our existing landscaping. The word he uses is **BALANCE**; that is, having **BALANCE** with properly maintained trees and shrubs that are not going to add fuel to a fire. The goal is to make your home withstand an ember shower, which is a wind driven fire sending embers in the air miles down wind. Removing ladder fuels under trees, having a lean and clean property that can withstand an ember shower makes ArrowCreek safer as a whole. All the individual actions that each community member can take together supports the one basic premise of a great neighborhood: "Neighbors helping Neighbors."

If you see Bill around, please don't hesitate to stop and ask him questions. He is here to help you prepare your property for the ongoing threat of wildfire.



Bill Steward,  
Wilderness Forestry, Inc.

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of wildfires in our region. After all, nearly 90 percent of all wildfires are caused by humans.

Please be mindful of outdoor activities that can spark fires. Avoid campfires or bonfires. Firepits should include a metal screen to prevent embers from escaping. Avoid target shooting, and off-roading without a spark arrestor. Any outdoor activities that require the use of tools with metal blades can start a fire if a spark is created. Welding, grinding, or cutting metal and use of sharpening tools can throw sparks into dry vegetation igniting a fire. Always be equipped with a garden hose nearby.

If you plan to be out in the wildland, be equipped with small hand tools and water in the event you accidentally spark a fire. Also, make sure you have an operating cell phone with you at all times to report a fire

*Continued on page 40*

# Prepare

## FOR WILDFIRE, TRUCKEE MEADOWS FIRE & RESCUE

Truckee Meadows Fire & Rescue (TMFR) crews and other area fire agencies have been working feverishly to stop brush fires before they become mega fires that threaten to impact communities such as

ArrowCreek. Below average snowpack, dry conditions, and lack of moisture are all ingredients that should make Washoe County residents pause and consider how we can work together to prevent the threat

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*This team was trimming fire fuels under the power lines that cross ArrowCreek.*

or emergency and to ensure your safety if you need assistance.

On the home front, it is never too late to prepare a buffer zone around your property. Clearing dry vegetation and combustible items around your home will go a long way to protect your home in the event of a wildfire. We call this defensible space.

There are three ways your home can be exposed to wildfire: 1. Direct flames from a wildfire or burning neighboring home; 2. Radiant heat from nearby burning plants or structures; and 3. Flying embers. Flying embers from a wildfire can destroy homes up to a mile away from the actual fire and are responsible for the destruction of most homes during a wildfire.

Taking the necessary measures to harden (prepare) your home can help increase its likelihood of survival when wildfire strikes.

The roof is the most vulnerable part of your home. Fortunately, most homes in

ArrowCreek have cement tile roofs, which is an asset during wildfire. Block any spaces between roof decking and covering to prevent embers from catching in those vulnerable spots. Remove accumulated vegetative debris from the roof.

Vents on homes create openings for flying embers. Cover all vent openings with 1/16 inch to 1/8 inch metal mesh. Do not use fiberglass or plastic mesh because those materials can melt and burn. Use ember and flame-resistant vents (WUI vents). Some homes in ArrowCreek have the larger 1/4 inch mesh on the vent openings, which should be replaced.

In addition, keep rain gutters clear or enclose rain gutters to prevent accumulation of plant debris.

These are just some steps you can take to harden your home. Thank you for taking the time to review this article. And most importantly, thank you for allowing us to serve you. Be prepared and be safe this summer.



**Adam Mayberry,**  
Communications Manager  
Truckee Meadows Fire & Rescue







## PHOTO CONTEST



### A CALL FOR ARROWCREEK PHOTOGRAPHS!

Attention all ArrowCreek photographers! The ArrowCreek View, your community news magazine, is looking for more great community photos to be used on a future cover of your Magazine. The winning photo will be featured on the cover along with a story about the

shot and the artist in the edition that it covers. The winner will also receive a \$100 gift card.

Your digital photos must be submitted via email to Associa Sierra North (ACservice@associasn.com) for judging and publication in future editions.

To qualify for consideration and publication, all submitted photos must be high resolution JPG files that are at least 8.6 inches wide by 11.25 inches tall in vertical aspect ratio. Low resolution photos will be disqualified. Please, no prints. We ask that any human faces shown in the photo include the person's permission with submission. Please no more than two (2) submissions per photographer per yearly quarter.

### What I Stand For:

- Follow the adopted Strategic Plan to improve the ArrowCreek Brand and home values.
- Operating with full transparency, improving community engagement by accessibility to the Board of Directors.
- Maintaining a strong budget reserve.
- Applying common sense solutions to problems.
- Insuring that every member of Arrowcreek feels welcome and heard.
- Maintaining our family friendly community for families with small children as well as empty nesters.

### Arrowcreek HOA Experience:

- Presently serve on the Resident Center Task Group.
- Hands on volunteer with the Resident Center makeover.
- Current Member of the Communication Committee.

### Previous HOA Experience:

Served as the Board President for another HOA. Previously elected as Trustee for a Sanitary Improvement District (SID) #466 in Nebraska. Served as Trustee and Chairman of SID #269. Successfully negotiated with warrant holders, retired the 9% debt warrants and issued a new bond issue at 6% interest. Because of the reduced debt, the SID was annexed by the City of Omaha the following year with resulting lower property taxes.

### Business and Professional Experience:

Founded Jaeger Corporation, a medical service company in the Midwest and currently serves as President Emeritus.

### Education:

- B.S. in Physics, University of Nevada, Las Vegas.
- M.S. in Medical Physics, University of Colorado Medical Center.



## Stan Jaeger

FOR ARROWCREEK BOARD  
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# Then & Now

## ARTICLES THAT REVISIT THE PAST

### MOTHER NATURE AT WORK HEALING THE ROCK FIRE SCARS

The Rock Fire that occurred on June 21st, 2020, has created many memories within the ArrowCreek Community. The Rock Farm fire spread so quickly to the border of this community that residents living on Copper Cloud, Eagle Vista, Broken Feather and Trail Blazer neighborhoods were asked to evacuate with the remaining community told to prepare to evacuate. A very scary scenario for everyone!

The ACHOA Board of Directors and community members thanked our great first responders and air support. The ACHOA General Manager and Security staff, the Club at Arrowcreek, and our County

*Continued on page 44*



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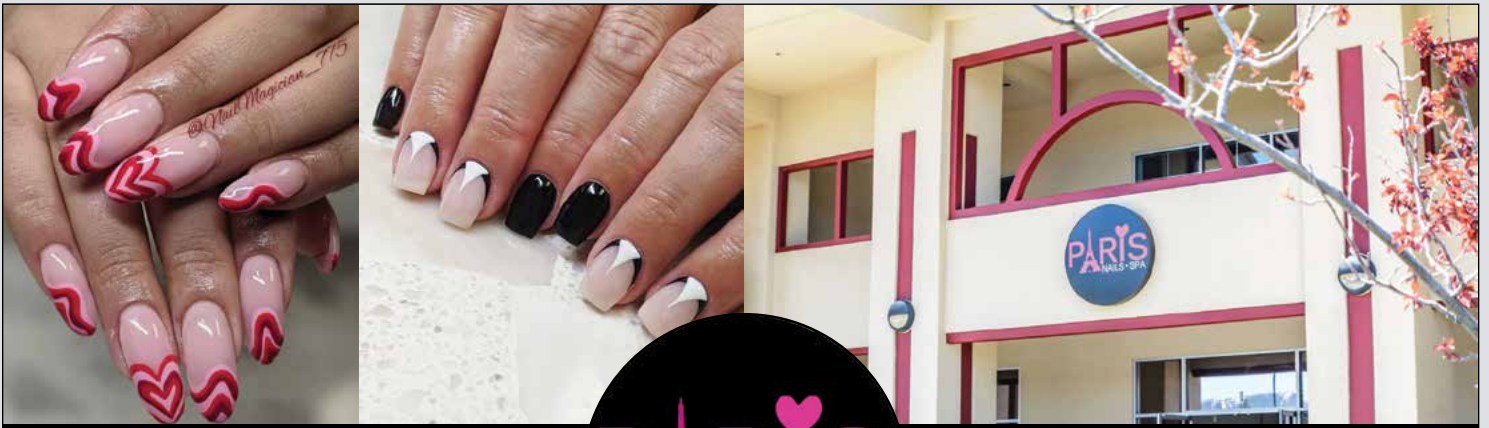
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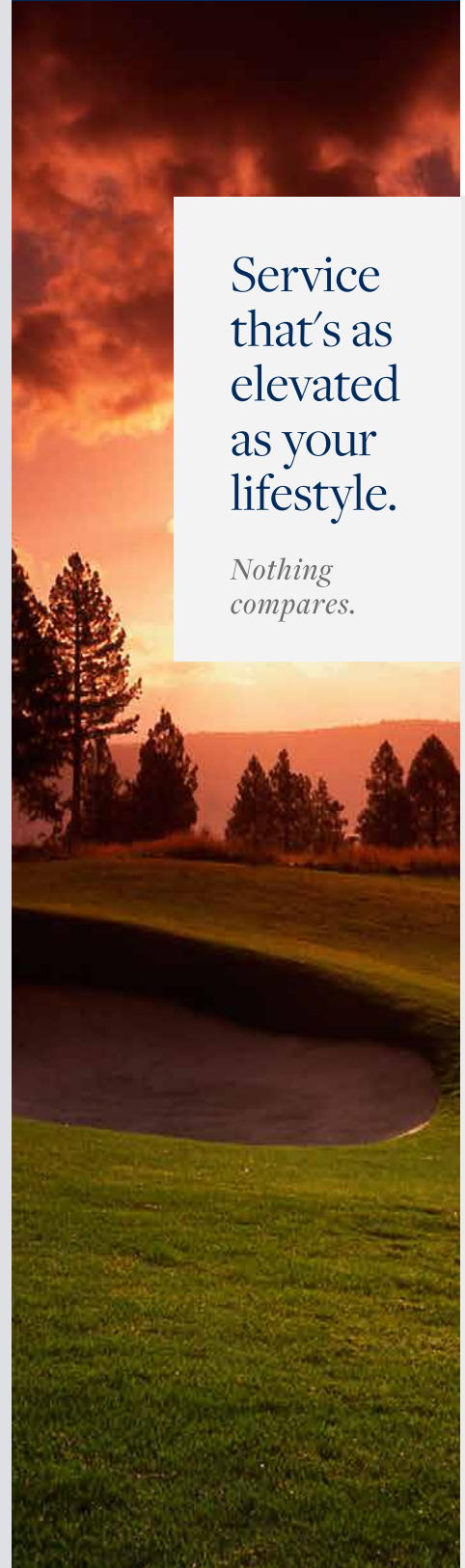




Commissioner were significant players in getting the Rock Fire contained and extinguished in a remarkable amount of time. The coordinated effort worked seamlessly and saved the day. No one was hurt and no homes were lost in our community. However, we did lose vegetation.

That was then and this is now. The accompanying comparison pictures show how mother nature has started to heal the scorching that took place. These photos show that the healing has come a long way with more to come. Stay safe and vigilant.

*Continued on page 46*



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