

ARROWCREEK VIEW®

THE OFFICIAL NEWS MAGAZINE OF THE ARROWCREEK® HOMEOWNERS ASSOCIATION

NOVEMBER 2021

VOLUME 16, ISSUE 6

Music

ON THE LAWN AT ARROWCREEK 20

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ARROWCREEK VIEW MAGAZINE ADVERTISING DISCLOSURE STATEMENT

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

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

ON THE COVER

Photo by Chris Coughlin

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.

FEATURES



MUSIC ON THE LAWN

On Sunday, October 10th, over three hundred (300) residents attended our first ever "Music on the Lawn" down by the Residents' Center.



LIBRARIES ARE NOW OPEN

All Washoe County Library branches are now open! The South Valleys Library branch is now open seven days a week!



WINTER PREPAREDNESS

If you're not careful, freezing temperatures can do significant damage to your home. There's nothing like a broken pipe or a leaky roof to ruin those winter-wonderland daydreams!



WILDLIFE SAFETY IN ARROWCREEK

As we all know, due to drought and smoky conditions, wildlife activity in ArrowCreek has been much higher this year than normal.

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ACHOA CONTACT INFO

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

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

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 General Manager

Scott Peterlin
scottachoa@gmail.com

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Joyce Seelen, Secretary
Gary Jacobson, Treasurer
Jim Keller, Director
Rick Hsu, Director
Mark Aston, Director

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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.



HAPPY THANKSGIVING, HAPPY CHANUKAH,
MERRY CHRISTMAS AND HAPPY NEW YEAR FROM
THE ARROWCREEK BOARD OF DIRECTORS,
ACHOA COMMITTEE VOLUNTEERS AND ACHOA STAFF

BOARD OF DIRECTORS' NOTE

If you had to pick a movie title for 2021, Sergio Leone's western classic "The Good, The Bad, and The Ugly" would fit perfectly.

THE GOOD

A hot residential sales market combined with a lot of effort spent rebuilding our brand made ArrowCreek one of the if not the most desired place to live in Reno. At times we reached near zero inventory and saw big jumps in appreciation. The potential for COVID related defaults did not happen; in fact, our delinquency rate went down to the lowest point in years.

The Board and Budget and Finance Committee were proactive in providing our Operations Manager, Scott Peterlin, with the tools to retain employees in an economy where every business experienced a worker shortage due to a tight labor market and the government providing large monthly subsidies and extended unemployment benefits. Our staff remains loyal and productive with low turnover.

Even with that economic boom, the tight labor market, and high localized inflation, we managed to have a budget proposal (awaiting approval) that saw no dues increase for 2022.

As part of the Board's mission to inform and educate, Mark Aston and Caryn Olson gave a well-attended presentation on our Reserve Fund on September 28. For those that missed it, the PDF will be made available on Town Square.

We have provided a survey for your input regarding the Reserve Fund at:
<https://www.surveymonkey.com/r/2DFNLVX>.

THE BAD

A resurgence in COVID cases, including break through cases, put us back into mask mandates and trying to parse at times vague State guidelines and apply them to ArrowCreek, a difficult balancing act. For the second year Committees and the Board are back to Zoom meetings, but the 60+ volunteers continue to do terrific work.

THE UGLY

Smoke and more smoke. Our Social Committee started to stretch their legs after the COVID hiatus and had a terrific "Music on the Lawn" event planned, only to have to cancel due to horrific air quality. Fingers crossed when you read this you will have enjoyed the rescheduled event.

2021 proved to be no less challenging than 2020. While there will always be issues that may not be resolved to everyone's satisfaction, the ArrowCreek HOA finds itself in great shape heading into 2022.

But we cannot be complacent. Housing markets and economies shift which will impact ArrowCreek in the future. Therefore, it is important to keep the ArrowCreek brand strong, our infrastructure solid, and our facilities updated and sparkling to compete with newer communities. Much of that relies on strong finances and stable, forward-thinking leadership. Work for 2022 has already begun behind the scenes.

Remember to dial ten digits on your phones. Your Board wishes you a safe and happy Holiday Season!

Board of Directors

**ASSOCIATION BOARD OF DIRECTORS
ELECTION THIS FALL**

The Association has been looking for community leaders to run for the Board of Directors. Applications were forwarded to the community on September 17, 2021, and several community members have completed the Board applications which were filed by October 22, 2021, with our Community Manager.

Please remember, as per NRS 116.31034, each community volunteer leader who runs 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 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). In addition, 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.)

A Meet the Candidates night has been scheduled for **Thursday November 11, 2021, from 6:00 to 7:30 PM. This will be a ZOOM meeting and all community members are invited to attend to ask questions of the following applicants.**

CANDIDATE LIST

- Mark Aston
- Stan Jaeger
- Charlie Shalvoy
- Kendrick Bratcher
- Patrick McKenna
- Caryn Olson
- Dan Vicini
- Charlie Dickinson

The Association Board consists of seven (7) directors that are voted into office by the community lot owners. All Board volunteers serving an elected term, work collectively for the benefit of the community as a whole. The four remaining Board members are: Joyce Seleen, Gary Jacobson, Rick Hsu, and Kurt Bickel. The ballots will be counted, and the election results announced at the Annual Members Meeting on December 7, 2021. Results and officers will be announced in the January/February edition of the ArrowCreek View.

Board of Director Ballots were mailed out to each Lot Owner starting on October 25th, 2021, for delivery by November 1, 2021. Please complete your ballot and mail back your ballot in the required return envelopes in time for the ballot counting. It is important that all Owners take part in the election process.

Continued on page 6



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RESPONSIBILITIES OF THE ACHOA BOARD MEMBERS

An election for ACHOA Board members is being held during the month of November. So, this is a good time to review each Board member's role and that of others on behalf of the ArrowCreek community. Please remember that the Candidates Night will be Thursday Night November 11th.

Board President

The HOA Board president steers the ship and navigates the direction of the Association. He guides the Board, handles procedural duties, and serves as the spokesperson for business matters. The president is usually the focal point of contact for contractors and takes the lead in calling and running all meetings. Currently, Morgan White serves as president of the ACHOA.

Board Vice-President

The vice-president acts in the president's place when necessary. He or she knows the president's duties and helps run meetings. The current vice-president is Kurt Bickel.

Board Secretary

The secretary works closely with Associa Sierra North, our management company, to make sure homeowners know about meetings, that new items are included

on the agenda for meetings, and when necessary is available to sign off on important paperwork. Joyce Seelen is now the secretary, and she works closely with Associa.

Board Treasurer

The treasurer oversees all things financial. He or she reviews records for accuracy, helps manage essential accounts, and is closely involved with annual budget preparation and yearly audits of our accounts. The treasurer oversees operating and reserve accounts and manages annual budget preparation. The current treasurer is Gary Jacobson.

Other Board of Directors

Altogether, seven people serve on the ACHOA Board. Besides the four officers, the other Board members include Jim Keller, Mark Aston, and Rick Hsu.

Board Liaisons

All Board members serve as liaisons to one or more ACHOA committees. Following are the Board Liaisons of our ten committees:

- » Jim Keller is the Board Liaison for the Governing Documents Committee.
- » Mark Aston is Board Liaison for the Administrative Committee.

» Gary Jacobson is Board Liaison for the Budget and Finance Committee.

» Morgan White is the Board Liaison for the ADRC and the Fuels Management, Safety and Social Committees.

» Joyce Seelen is the additional Board Liaison for the ADRC, along with Morgan White, and she is also on the Landscape Committee.

» Gary Jacobson is the Board Liaison for the Reserve Fund Committee.

ARROWCREEK GOVERNANCE

Governing the ArrowCreek community relies on more than fifty volunteers. Lot owners volunteer to be elected to the 7-person Board, and others volunteer to serve on one or more of the ten committees that make recommendations to the Board and implement other actions. For example, the Communications Committee is responsible for the publication of the ArrowCreek View. Other committees undertake investigations and provide advice. Governing ArrowCreek is a lot like governing a small town. Our community is fortunate to have so many talented people who are willing to commit their time and experience to this endeavor.

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HAVE A QUESTION FOR JEANNE TARANTINO?

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

Top questions will be published in the *ArrowCreek View*.

Thanks for staying informed!

ASK THE MANAGER



2022 BUDGET PAYMENT COUPONS & OPTIONS FOR YOUR ASSESSMENT PAYMENTS

Every year around this time owners start asking me when they will receive their payment coupons for the next year and if there are any fee changes. Here is a reminder of the annual process:

The Board will be approving a 2022 budget at the November 9th board meeting. It is anticipated that the monthly assessment amount will remain the same (no increases). The budget will be sent to all owners for ratification at the Annual Members Meeting. Please take a moment to review the annual budget for the upcoming year, this is how you know about increases, or not, and where your money is being spent. The budget information is posted on www.TownSq.io.

Payment coupons for 2022 will be mailed in mid-late December. If you are on the ACHOA's auto debit program, no coupons will be sent. Also note that if you are on mail forwarding, the post office will not forward the payment coupons, they will be returned to the sender.

Below are the numerous ways to pay your monthly assessments:

MAIL WITH COUPON

Send a check for your assessment with a payment coupon (direct to the bank). You can send any amount you want with one coupon; you can pay one month, a quarter, or an entire year. Send whatever amount is easiest for you. If you own more than one lot, you must send separate checks for each lot owned.

ELECTRONIC FUNDS TRANSFER (EFT) AKA DIRECT DEBIT

The easiest and most efficient option for payment is EFT. This automatically transfers the payment electronically from your bank account into the Association's bank account between the 5th and 10th of the month. No coupons are required. There is a form on the ArrowCreek.com website and www.TownSq.io if you wish to sign up for this program. Please note that owners who use EFT will not be sent annual payment coupons. However, if at any time you change your payment method and you need payment coupons, just contact Associa Sierra North. Only your budgeted monthly assessment will be auto deducted (violations or other non-routine assessed fees will not be auto deducted).

ONLINE

Pay online through TownSq. Using your Google Chrome browser, log on to the TownSq website or app at www.townsq.io. Log in to your account and select the "e-payment" tab. From there you will have the option to select One-Time Payment or Recurring Auto Payment and will be redirected to process the payment. You will not be required to log in again; your account number, HOA name and account balance will be automatically available. You may pay using one of the following methods:

1. **Bank Account:** You may set up a one time or recurring payment for a service fee per transaction. Remember if you set up a recurring payment, there will be a service fee each time the payment is processed.
2. **Credit Card:** You may pay by credit card for a processing service fee. Remember if you set up a recurring payment, the same service fee will apply each time the payment is processed.

BANK BILL PAY

You may contact your bank and set up automatic or self-directed bill pay through your bank. You will need to provide them with the information located on the bottom of your coupon indicating your account number and where to send the payment.

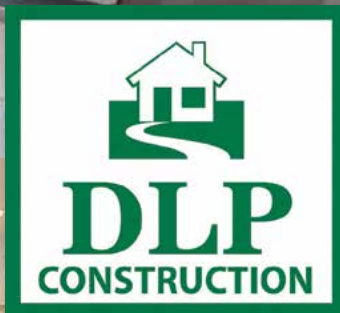
A refresher . . . Check should be payable to ArrowCreek Homeowners Association. Assessments are due on the first day of the month with a 30-day grace period for the payment to be posted to your account. If you own more than one property, please send separate checks for each property. Each property requires its own coupon, and each coupon requires its own check. Separate checks are required so that the bank can apply the monies correctly to each account.

If you have any questions about how to pay assessments, your account, or anything ACHOA related, please let me know at ACservice@associasn.com. Thank you!

Jeanne Tarantino, Community Manager

Jeanne Tarantino, 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



KENDRICK BRATCHER

Kendrick and Gina Bratcher moved to Reno from the San Francisco Bay Area for a better quality of life and for a great place to start a family. They built their original ArrowCreek home in 2002. Some of the reasons they moved to ArrowCreek were the views, security, the proximity to skiing, hiking, and the schools. Kendrick and Gina have raised two children in ArrowCreek from the time they were babies to now, having one who just graduated from Galena High School. Their daughter is in college in Washington where she is majoring in Pre-med as a Research Scholar, while their son is a freshman at Galena and keeping busy with band and sports. Kendrick recalls how rewarding it has been raising a family in ArrowCreek where they enjoyed the swimming pool, the Halloween Party, the Easter Egg Hunt, and all the other amenities that ArrowCreek offers! Kendrick said he still loves the community after being here many years raising a family and contributing to its success.

From their initial entry into ArrowCreek, the Bratcher family has volunteered to serve their community. Gina began volunteering as one of the early HOA Board of Directors elected in 2005. At that time Kendrick recalls she worked diligently and was instrumental in the restructuring of ACHOA funds to ensure

financial stability of the operating fund, reserve fund and construction fund at the time. Kendrick recounts how important it was in those early days to ensure a thriving community, and he feels strongly about continuing that today. One of the fun events that they organized together was the first Easter Egg Hunt, in which they enlisted their fun-loving neighbor to wear the bunny suit! The event has become an annual event for the young ones of ArrowCreek.

Over the past few years, including currently, Kendrick serves on the ArrowCreek Budget & Finance Committee. One of his goals for serving on the committee is to help ensure ACHOA dues don't increase unnecessarily, while keeping ArrowCreek a highly desirable community to live, raise children and retire. He enjoys working with his fellow committee members including Paul Burkett, Charlie Dickinson, Peter Linstroth, Ken Peterson and David Steele, and those Board Members who sit on the committee: Kurt Bickel, Rick Hsu, and Gary Jacobson. As part of the Budget & Finance Committee, it is important to work with the other committees such as the Reserve Committee as any changes to the community are shared by every homeowner who pays into the funds through their monthly dues. Over the years, Kendrick has been a strong voice in the oversight of the budget, in ensuring the community and its many facets are working in tandem, and for the best interests of the homeowners.

Kendrick brings a wealth of knowledge and experience as a financial professional, having worked in the finance industry for over 25 years in Fortune 500 companies. Over the years, he's worked to develop strong relationships and beneficial outcomes for his companies and clients. Before moving to ArrowCreek, Kendrick worked

in San Francisco, Sacramento, Jacksonville, FL and Denver, CO. After relocating here, Kendrick earned his master's degree in Business Administration from the University of Nevada Reno, while working and raising a family. He has extensive experience in financial risk management and in collaborating with people and organizations to ensure strength, growth, and success. He has applied these skills in his volunteer efforts on the ArrowCreek Finance Committee to ensure ArrowCreek remains financially strong, and a desirable place to live for families, retirees, and anyone in-between.

The Bratcher family brought home their first puppy in 2018. Cooper is a labradoodle and instantly became an important part of the family helping encourage them all to take a lot of walks and hikes. When COVID-19 was in full swing, all of the Bratchers spent a lot more time in the house like many other families at home with work and school. Cooper became very accustomed to having everyone around. Anticipating that things would return to normal and not wanting Cooper to feel lonely, the family welcomed their second puppy, Koda, this year. The pups love taking long walks on all the ArrowCreek trails here and meeting so many dogs from other families.

The family enjoys staying active, be it skiing, hiking, and camping, and they look forward to picking up pickleball soon. They are also active members at St. Rose of Lima Catholic Church. Kendrick and Gina have made many wonderful friends in ArrowCreek and want it to remain a great community to live and raise a family (and pets). They plan to stay active in the community and enjoy all that ArrowCreek and Reno have to offer.





Season of Giving

ARROWCREEK 6TH ANNUAL HOLIDAY DONATION DRIVE

It's that time of year again! Security and Brenda, our Residents' Center Coordinator, are happy to be preparing for our 6th annual Holiday Donation Drive. We would like to thank ALL residents that helped to make our 5th Holiday Donation Drive such an enormous success last year.

With your generosity, the ArrowCreek community was able to donate four truckloads of food, toys and clothes to children and families in need. We are hoping to outdo ourselves again this year and bring even more joy to those in need in our community. We will be accepting donations of nonperishable food items, clothing, and toys now through December 10th, 2021. Donations will be accepted at the Gatehouse and the Residents' Center.

On December 10th we will be dropping off all the thoughtful donations to the GSR where Toys for Tots and The Food Bank of Northern Nevada will collect and distribute to our families in need this holiday season.

Thank you all again for your unwavering generosity!!



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GOVERNING COMMITTEES



GOVERNING COMMITTEES FOCUS ON RESERVE, ARCHITECTURAL DESIGN REVIEW, AND BUDGET & FINANCE COMMITTEES

ArrowCreek Governance: Governing the ArrowCreek community relies on more than fifty volunteers. Lot owner volunteers are elected to the 7-person Board, and others volunteer to serve on one or more of the ten committees that make recommendations to the Board and implement other actions. For example, the Communications Committee is responsible for the publication of the ArrowCreek View. Other committees undertake investigations and provide advice. Governing ArrowCreek is a lot like governing a small town. Our community is fortunate to have so many talented people who are willing to commit their time and experience to this endeavor and we thank them for their efforts.

RESERVE COMMITTEE PURPOSE

The primary responsibility of the Reserve Fund Committee is as follows:

- » To monitor and oversee the Association's Funding Reserve Analysis process and Reserve Fund balance to provide stable, conservative funding.
- » To recommend, in consultation with the reserve vendor, the monthly/annual Reserve Fund assessment.
- » To make recommendations to the Board of Directors to ensure the future repair, replacement, and restoration of the major components of the common elements.
- » To monitor the Reserve Fund to ensure that the Association remains compliant

with all State of Nevada statutes and any other relevant laws.

- » To maintain an equitable distribution of costs for repair, replacement, and restoration of the major components of the common elements between current and future homeowners.
- » To review and recommend Capital Project Improvements submitted by the ACHOA Board members, community residents, concerned ACHOA committees and ACHOA Management and coordinate with Budget and Finance Committee to fund the projects and subsequently add the completed projects to the Reserve Fund.

THE RESERVE STUDY LOOKS AT EVERY ASSET OWNED BY THE ASSOCIATION

The reserve study looks at all aspects of maintaining ACHOA owned property and projects the yearly cost of maintaining our assets. The study looks out over 30 years as required by NRS 116 statutes and regulations. The first 5 years have more accurate cost estimates than the second 5 years. Who can say what the cost of repaving roads will be in 2030 and beyond? While the cost estimates for years after 2030 may not be precise, the benefit of the 30-year study is to ensure that the ACHOA knows what assessments and assets that will need the attention of the community. While there will always be surprise expenses despite our best efforts to avoid them, having a well-funded reserve fund should make it possible to manage surprises without requiring a special assessment.

ACHOA RESERVE FEE FOR 2022 & BEYOND - NO CHANGE FOR 2022 RESERVE FEE

The Reserve Committee and the Budget & Finance Committee have been working over the past four months to develop the 2022 Reserve Assessments for the 2022. The Committees have consistently reviewed all general ledger expenses or costs to determine the future assessments. Reserve Committee and Board of Directors reviewed the completed NRS 116 Annual Update Independent Browning Reserve Study. On September 28, 2021, the Reserve and Budget Committee conducted a Joint Meeting to finalize and respond to issues raised by Lot Owners at the workshop. The Reserve Committee and the Budget & Finance Committee are recommending that the

Board approves the following assessments. Lot Owners will receive a separate communication about the Annual Meeting set for December 7, 2021, where the 2022 Budget will be ratified. Please note that at the time of this article there was no planned increase for 2022 concerning the Reserve Fund.

PERCENTAGE FUNDED

The reserve fund currently has a lower percent funded amount than it did five or more years ago because we have been and will continue to do significant road rebuilding to assure that we have high quality roads. The beginning reserve balance every year compared to the constantly changing fully funded balance impacted the percentage funding over the years as demonstrated below.



- » 2013 was 76.5%
[\$6,694,291/\$8,369,233].
- » 2014 was 77.3%
[\$6,404,439/\$8,261,717].
- » 2015 was 80.9%
[\$6,382,428/\$8,285,114].
- » 2016 was 75.3%
[\$6,071,408/\$8,897,418].
- » 2017 was 74.5%
[\$6,701,100/\$9,645,968].
- » 2018 was 41.8%
[\$7,244,468/\$11,212,541].
- » 2019 was 57.7%
[\$4,690,771/\$8,845,617].
- » 2020 was 51.8%
[\$5,106,436/\$9,713,440].
- » 2021 was 54.1%
[\$5,028,630/\$10,048,422].

All roads built with “All Light” aggregate materials should be replaced by the end of 2024. The long-term plan is to rebuild the reserve fund into the 50 to 70% funded range. Our approach is to ensure our yearly income exceeds our yearly expenses. Since reserve fund expenditures vary year to year, the best approach is to look at 5-year averages.

Charts Tell the ACHOA Funding Story

The following chart shows income based on the current reserve fee and costs based on a 2.5% annual inflation rate. You can see that income projections should exceed expenditures from 2021 to 2025 by an average of \$191,000 annually resulting in an addition of \$950,000 to the Reserve Fund total by 2025. Please remember these are projections and the numbers will change. If the change is modest, we will not change the fee but if it gets large, we will have to increase the fee before 2026.

In the 2021 reserve study update, a \$25/month/lot increase was added into the plan in 2026 to help continue growing the reserve fund. If needed, this fee could be adjusted up or down as we get closer to 2026. The following chart shows projected income which includes this \$25 increase and costs based on a 2.5% annual inflation rate.

	YEAR ENDING BALANCE	ANNUAL RESERVE INCOME	INFLATED EXPENDITURES	YEAR ENDING %FUNDED
2021	5,365,469	1,435,560	681,394	50.6
2022	5,163,679	1,435,560	1,719,619	44.4
2023	5,571,826	1,435,560	813,639	50.5
2024	5,062,217	1,435,560	2,330,601	40.4
2025	5,904,940	1,435,560	678,529	49.7
5 YR TOTALS	27,368,131	7,177,800	6,223,782	235.6
5 YR AVG.	5,473,626	1,435,560	1,244,756	47.12

	YEAR ENDING BALANCE	ANNUAL RESERVE INCOME	INFLATED EXPENDITURES	YEAR ENDING %FUNDED
2026	6,270,072	1,760,460	1,490,457	48.3
2027	6,828,842	1,760,460	1,304,038	51
2028	6,565,676	1,760,460	2,128,284	46.9
2029	7,369,816	1,760,460	1,065,204	53.4
2030	8,342,690	1,760,460	910,355	56.7
5 YR TOTALS	35,377,096	8,802,300	6,989,338	256.3
5 YR AVG.	7,075,419	1,760,460	1,379,668	51.26

As you can see, the difference between projected average expenditures and income for 2026- 30 has grown to \$381,000 annually. If this proves to be accurate, we will increase the reserve fund by an additional \$1,900,000 by 2030.

ARROWCREEK DESIGN REVIEW COMMITTEE

The Architectural Design Review Committee (ADRC) is an independent committee created by the ACHOA CCRs. The Board appoints Committee Members. The Committee Members handle all processes for building structure and landscape modifications and new installs. The ADRC was assigned the responsibility to maintain the aesthetics of the community.

ADRC STATUS UPDATE

According to Judy Pinto, who serves as the Associa staff person for the ADRC, currently there are nineteen homes under construction and seventeen that have been approved and are in some stage of getting permits from Washoe County and will soon begin construction. There are also

three homes that are in a resubmit phase pending ADRC approval, and two more new applications that have been submitted for the October ADRC meeting. This has kept the ADRC and Associa remarkably busy!

To avoid errors and help speed the application in the ADRC process, applicants should familiarize themselves with the ADRC Guidelines. These are also included in the escrow package for new lot owners. Problems occur when lot owners start a project without having received approval from the ADRC or simply state that they did not know their project needed approval.

Continued on page 14





For people who want to build or make changes to their exterior home or landscape, the ADRC Guidelines and applications are posted on the ArrowCreek.com website (and on TownSq). Log on to the arrowcreek.com website and click the “ADRC Applications” button on the right of the home page.



This will take you to the detailed instructions and the three available applications. The Guidelines and applications are listed under Documents & Contact:

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

The Architectural Design Review Committee (ADRC) meets on the 2nd Wednesday of each month. The deadline to submit is the first Wednesday of each month, though we recommend getting your submittal in by the first Monday of each month to help us process your request efficiently. If you have trouble, contact Jeanne, or Judy

Pinto, the ADRC Coordinator. The email for this is acservic@associaasn.com and can be used to communicate with the HOA

and the ADRC. Approval depends on the applicant and the project. For new custom homes, it averages three reviews. For smaller projects, approval may be granted on the first review. Please let the Board know about areas to improve efficiency as you go through the process.

THE BUDGET & FINANCE COMMITTEE

The primary responsibility of the Budget & Finance Committee is: (1) to monitor and oversee the Association’s financial system; (2) to identify areas for the Board where significant Budget deviations have occurred and the reason for this deviation; (3) to make recommendations to the board on delegated budget and financial matters; and (4) to seek Board, Community Manager and/or Board guidance concerning developed recommendations as they may relate to compliance with applicable State Statutes and administrative regulations.

THE 2022 ACHOA BUDGET COMPARED TO PAST YEARS

The ArrowCreek 2022 Annual Operating and Capital Budgets are compared with previous years below. The operating expenses increased due to the following expense categories. Material costs for maintenance and repair of the ACHOA owned common areas are increasing at an annual inflation rate of 5.25% CPI. Vendor service costs increasing (Utilities, Street Sweeping, Snow Removal, Swimming Pool Maintenance, Marketing, Quick Pass, etc.). Total Payroll and Benefit Costs are increasing to retain and attract replacement employees in a strange marketplace with tight employment availability in facilities staff (landscaping) 2.9% U.S. Bureau of Labor.

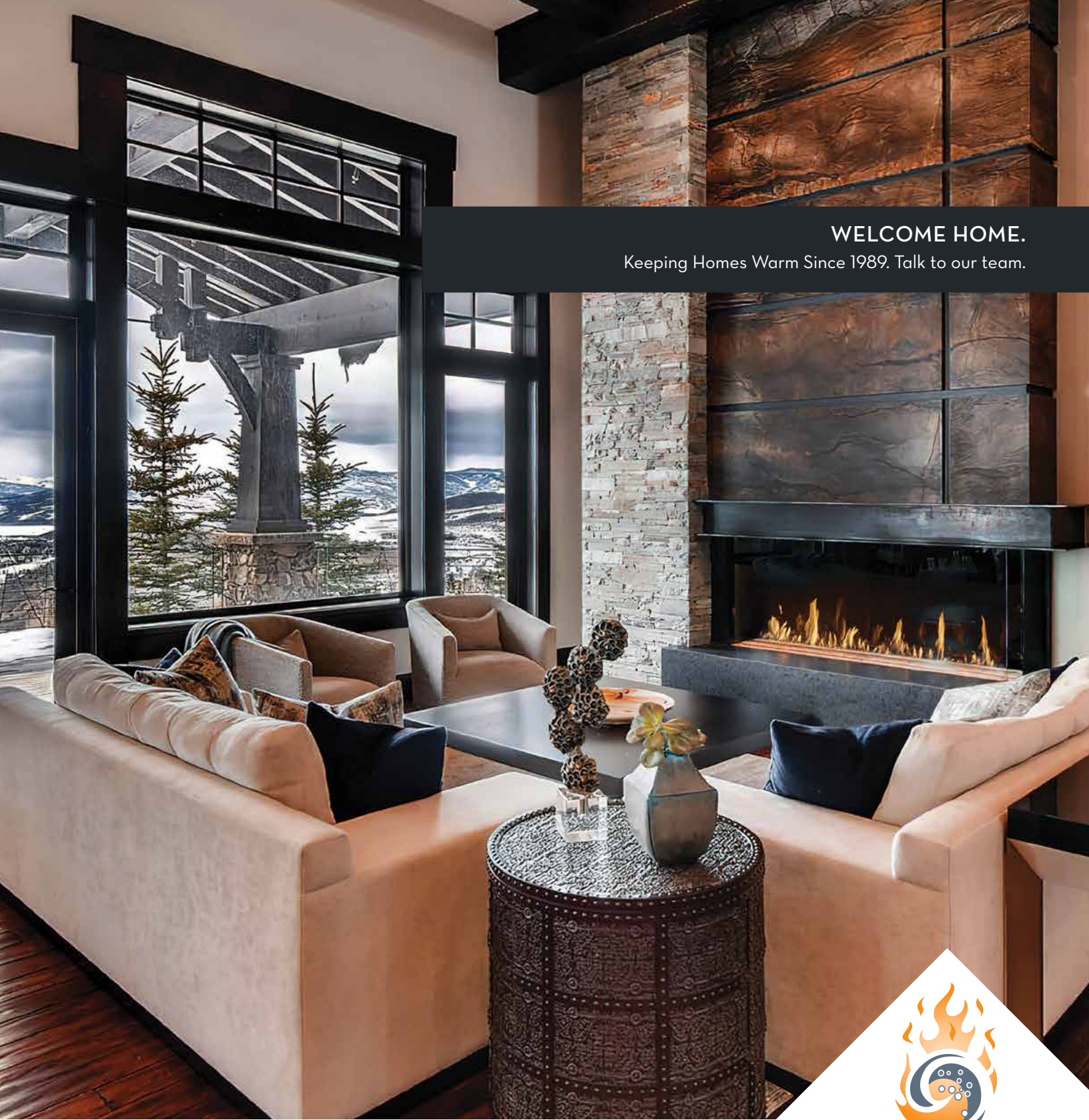
The Association 2022 Budget approval process will include Board Approval on November 9, 2021, and Lot Owner ratification at the Annual Membership Meeting December 7, 2021.

2022 PROPOSED DRAFT ASSESSMENTS COMPARISON

ASSESSMENT MONTH 1:083 MEMBERS	2022 BUDGET RESERVE CHANGE PROPOSED	2021 APPROVED BUDGET	2020 APPROVED BUDGET
OPPERATING BUDGET 64% OF MONTHLY ASSESSMENT	\$161.00 PER MONTH	\$161.00 PER MONTH	\$156.00 PER MONTH
RESERVE BUDGET 34% OF MONTHLY ASSESSMENT	\$110.00 PER MONTH PENDING APPROVAL	\$110.00 PER MONTH PENDING APPROVAL	\$90.00 PER MONTH
CAPITAL PROJECTS FUND 2% OF MONTHLY ASSESSMENTS	\$5.00 PER MONTH	\$5.00 PER MONTH	\$5.00 PER MONTH
BASIC ASSESSMENT	\$276.00 PER MONTH	\$276.00 PER MONTH	\$256.00 PER MONTH
SUB-GATE ASSESSMENT	\$5.00 PER MONTH	\$5.00 PER MONTH	\$5.00 PER MONTH
SUB-GATE MEMBERS	\$281.00 PER MONTH	\$281.00 PER MONTH	\$256.00 PER MONTH
SNIPPETS CERTAIN LOTS ADDITIONAL	CONTRACTS CANCELLED	CONTRACTS CANCELLED	\$32.00 PER MONTH

Continued on page 16





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COMPARISON OVER YEARS

BUDGET YEAR	TOTAL REVENUE WITH CAPITAL	TOTAL OPERATING EXPENSES	TOTAL CAPITAL EXPENSES W/OUT DEPRECIATION	PROFIT OR (LOSS)
2022 (EST.)	\$2,311,708	\$2,631,736	\$61,850	(\$381,878)
2021 (EST.)	\$2,268,456	\$2,548,977	\$5,840	(\$286,361)
2020 (ACTUAL)	\$2,270,244	\$2,183,381	\$8,838	\$78,025
2019 (ACTUAL)	\$2,374,533	\$2,461,260	\$24,606	(\$111,333)
2018 (ACTUAL)	\$2,264,848	\$2,281,553	\$23,523	(\$40,228)
2017 (ACTUAL)	\$2,038,316	\$2,074,584	\$106,196	(\$142,464)
2016 (ACTUAL)	\$2,029,402	\$1,885,336	\$5,000	\$139,066
2015 (ACTUAL)	\$2,113,551	\$1,949,075	\$0	\$164,476
2014 (ACTUAL)	\$2,060,351	\$1,711,771	\$301,531	\$47,049

is no small task, because ArrowCreek has twenty-six miles of paved roads and twenty-one miles of paved pathways.

SOME HISTORY AND STATISTICS ABOUT ARROWCREEK

Jeanne Tarantino, Community Manager of Associa, provided the following information that is also posted on the ArrowCreek.com website. There are 1,089 lots. Six of these are retired and will not be built on. Of the 1,083 buildable lots, at this writing, thirty-six are in some stage of the custom home building process and ninety-four lots are vacant (these numbers are continually evolving). Some of these vacant lots, present challenges (e.g., steep hillsides) to future builders. That leaves 953 homes fully built in ArrowCreek. The ACHOA website reports that the elevation at the front gate is 5,080. Some homes are at lower elevations, and some are at higher elevations - over 6,000 feet.

ADDITIONAL ARROWCREEK HOMEOWNERS ASSOCIATION INFORMATION

GET TO KNOW ARROWCREEK

On August 29th, 2019, the community celebrated its twentieth anniversary, and now, in 2021, it is in its 22nd year. The Club at ArrowCreek dedicated its two golf courses, The Challenge and The Legend,

in August 1999. The first ArrowCreek lot owners moved into their homes in the fall of 1999. Associa Sierra North (then called Associated Management Inc.) started managing ArrowCreek in April 2001. This

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LIST OF NEEDS:

Horse Care
Grass pellets
Stall bedding (Pellets)
Manure cart

Muck buckets
Manure rakes
Fly spray
Barn vacuum

Office/Classroom
Computer
Printer paper
Drawing paper
Washable markers
Wipes



leadwithhorses.org | 775.223.5181

Depression, anxiety and overall stress have been amplified in recent months, increasing demand for mental health and other supportive services. This is as true for children as it is for adults - particularly for youth with pre-existing conditions such as anxiety and depression. Kids may be returning to school, but this does not eliminate pressure for many families; it simply changes the stressors. The uncertainty of our times causes major distress.

Through it all, LEAD with Horses serves as a safe haven for kids; a welcoming space in an uncertain world. LEAD with Horses is a local nonprofit providing equine-assisted counseling and education for children, youth and families. "Our flexible and trauma-informed approach allows us to meet the changing needs of children and families," says Jeane Spada-Allgood, executive director of LEAD with Horses.

LEAD with Horses provides group educational programs and private counseling. Group programs focus on key life skills. Children participate in guided, hands-on activities with horses

to focus on social and emotional learning; they interact with horses and peers as they navigate age-appropriate challenges to become more socially and emotionally proficient. Private therapy sessions focus on individual needs and goals. All sessions are led by a team of qualified professionals and involve direct interactions with the horses.

Horses provide a unique opportunity to facilitate learning and develop life skills. The horses provide support every step of the way. "Our horses break down barriers to reach kids who may be struggling in traditional environments," notes Spada-Allgood. "It is fascinating to witness new behaviors in the herd as they also adapt to the clients' changing moods and processes."

With experienced guidance, the interactions between horse and human elicit personal stories. Last year, a teen girl came to LEAD with Horses overwhelmed and depressed. Separated from her parents and siblings at a young age and moved from one relative's house to another,

she never felt secure. She learned to act tough, hide her emotions, and spend time alone. With encouragement from the LEAD with Horses counseling team, she interacted with the horses and started to open up. One day the horses walked away from her, prompting her to reflect on how alone she felt and that "no one was ever there" for her. As she spoke and as the tears fell, every horse in that arena came to her. Her favorite horse stepped forward and gave her a gentle nudge. She stopped, looked up, and was asked, "what just happened?" "They are here for me," she answered.

These moments are catalysts for processing and positive change. Many of the children served by LEAD with Horses have experienced trauma. The horses respond to the child's emotional state, providing immediate and honest feedback. The experience allows for introspection and processing of emotions, responses and behaviors. LEAD with Horses offers a unique and powerful experience to children in need.



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

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



SOCIALS & EVENTS

ANNUAL HOLIDAY PARTY IS COMING BACK!

Good News! Like elves at the North Pole, the ArrowCreek Social Committee is planning for the holidays. At the top of the list is the annual holiday party! Save Sunday, December 5, from 5 to 7:30 pm, to celebrate with other residents at the all-new, rebuilt, freshly redecorated Club at ArrowCreek.

Just as nothing in 2021 has been like it was in previous years, the holiday party will be different too.

1. The party is for ArrowCreek residents, 21 and older. No Guests. No Exceptions.
2. RSVPs will be mandatory! No drop-ins.

3. Because of Covid and vaccination status of children, parents will need to hire babysitters and make arrangements for children to stay home.
4. The bar will be open, no-host.
5. Per NV mandate, masks will be required indoors unless actively eating or drinking.

We're sure these logistical changes won't impact the holiday spirit, so plan to come! You'll get an email or see a sign at the gate when we're ready to take RSVPs.

See you soon!

2021/ 2022 MEETING CALENDAR

(Subject to change)

NOVEMBER

- » November 30, 5pm
Executive Session Board Meeting.
Location TBD

DECEMBER

- » December 1, 4pm
ADRC Submittal Deadline
- » December 5, 5:30pm
Make ArrowCreek Shine Judging
- » December 5, 5-7:30pm
Annual Holiday Party @ The Club at ArrowCreek

- » December 7 - Annual Members Meeting, Election & Budget Ratification, AC Residents' Center

- » December 8, 11:30am
Associa Sierra North

- » December 24
ASN Office closed for Christmas

JANUARY

- » January - TBD Board Goal Setting & Training Meeting
- » January 5 - ADRC Meeting Deadline
- » January 12 - ADRC Meeting

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.



EMPLOYEE APPRECIATION LUNCH

The employees of ArrowCreek, at the guard shack and on the maintenance team, work hard all year making our community both safe and beautiful!

Every year, the Social Committee likes to honor them and thank them with an Employee Appreciation Lunch. This year, the 5-star cooks on the committee made and served BBQ tri-tip sandwiches, roasted chicken legs, pasta salad, baked beans, a



melon, strawberry, and pineapple fresh fruit platter, ending with brownies and lemon bars. It was really delicious! There was so much food, there were leftovers which were given to the staff to enjoy the next day.

Thanking the staff should happen all year, not just at the lunch. So, if you see someone, please take a moment to wave, smile, and say thank you.

2021 ARROWCREEK SHINE CONTEST

Get Ready for the 5th Annual Make ArrowCreek Shine Contest! Very soon, it will be time to decorate our homes for

the holidays. As you are planning your decorations, think about what you want to do for the 5th annual Make ArrowCreek Shine contest.

Judging will occur after Dec 5. Please hang your decorations by then and turn your lights on every evening by 5:30. The nights we drive around for previewing and judging are dependent on the weather. Prizes are awarded in a variety of categories; making the decision about the "best" is exceedingly difficult! The Social Committee always enjoys seeing all the creative, colorful displays!

Thank you for Making ArrowCreek Shine

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Music

ON THE LAWN

On Sunday, October 10th, over three hundred (300) residents attended our first ever “Music on the Lawn” down by the Residents’ Center. This ACHOA Social event was a long-time coming due to the pandemic. And, what a success it was!

Kids and parents enjoyed Ev and The Electric Soup showing that ArrowCreek residents are a hardy bunch who really appreciate a good time. Neighbors were able to get out, get together, and have some fun. Even the weather cooperated!

Adults were delighted with unique craft beer tastings from Brasserie St. James and Albright & Associates, CPAs. These local sponsors added to everyone’s enjoyment by pouring beer and wine throughout the late afternoon. Our ArrowCreek kids were not left out either—soft drinks were given to each to quench their thirst.

Everyone brought something to snack on and chairs to lounge in to enjoy the entertainment. The ACHOA provided an ice cream truck so everyone could enjoy a sweet, delicious treat. What’s better than ice cream? Nothing.

Many of the attending children enjoyed the trackless train and took the leap to bungee jump just for fun! Corn hole and volleyball were also a big hit.

A great evening for all. Maybe “Music on the Lawn” will be headed our way in 2022. You never know!







Libraries

ARE NOW OPEN!

IT'S YOUR LIBRARY-USE IT!

All Washoe County Library branches are now open. The South Valleys Library branch is now open seven days a week! Entry may require wearing a mask and other protocols, depending on current CDC, State and Local guidelines. Hours for all Washoe County Libraries can be found at www.washoecountylibrary.us

GET A LIBRARY CARD TODAY

Washoe County Library has dozens of exceptional online resources, and all you need is a Washoe County Library card to start using them. You'll find e-books and downloadable audiobooks. You can even read the [New York Times](#), [Consumer](#)

[Reports](#) and other digital magazines. For free. And you can access all of these 24/7. Just go to the library's website and click on the link to Get a Digital Card right now.

BRAINFUSE HELPNOW

Need a little homework help? Try Brainfuse HelpNow. With quizzes and test-prep for all kinds of subjects, you're sure to get the help you need, including live tutors from 1pm to 10pm daily. Learn more by registering for one of our Brainfuse classes. Registration is available on our website.

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Hungarian, or Portuguese in no time at all. You'll also find a short course on Medical Spanish and courses for English learners. Mango Languages even offers movies to help you learn a foreign language through subtitles and interactive activities.

IN-PERSON LIBRARY EVENTS HAVE RETURNED

We are so happy to announce the return of in-person library events at all Washoe County Libraries. We hope to resume even more events in late fall and early winter months. There will certainly be some changes to our procedures. For example, advance registration will be required for most events, including Family Story Times and Toddler Time Story Times. Group size for these popular events will be limited to allow for safe in-person gatherings.

Depending on current CDC guidelines and directives from Washoe County Health District and the State of Nevada, other restrictions besides an attendance cap may be in place, such as face coverings or social distancing.

Please visit the Washoe County Library website washoecountylibrary.us to view the Calendar of Events and find lots of fun in-person events being offered at all branches. You can also pick up a copy of the Library System's Program and Event Guide the Explorer. Program event registration is also available through the Calendar of Events.





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SCHOOL DISTRICT

As the winter months get underway, the Washoe County School District (WCSD) is reminding families and students about safely traveling to and from school in inclement weather. But as with so many aspects of life during the COVID pandemic, this year's advice also includes some new advice and considerations:

STAFFING

Like many employers, WCSD is dealing with employee shortages in numerous departments including Transportation. Bus drivers are conducting "double runs" at more than two dozen schools, taking one group of students home while another group waits at the school under the supervision of District staff members. After safely delivering the first group of students, bus drivers return to pick up the second group. This has resulted in up to 45-minute delays for students who are returning home from school at the end of the day.

Drivers are working heroically to provide safe transportation to all students who rely on their services and are asking families to please be patient and understanding as they carry out their important mission. It's worth noting that this is a national trend; hundreds of school districts across the country are grappling with the same shortages.

Meantime, the WCSD Human Resources Department is working hard to recruit prospective employees in Transportation, Teaching, Nutrition Services, Classroom Aides/Assistants, and Housekeeping. For more information, call 775.325.TEAM.

WINTER WEATHER PREPARATIONS

When we experience ice roads and snowy conditions, the WCSD implements some important changes in transportation procedures.

In the event of a snow day or weather-related two-hour delay, you will receive a Connect Ed phone call, email, or text message from WCSD with information. **It's critically important that the WCSD has the most updated, accurate contact information for you and your family.** If you have a student in WCSD, now is the time to ensure you have provided the correct information. If you need to update a phone number or email address, please contact your student's school, where staff members can update records, the WCSD uses to contact families in an emergency or when there is new information about winter weather contingency plans.

If school is delayed or cancelled for any reason, your family will receive a phone call, email, or text message by 6 a.m. using the contact information you provide. In addition, the WCSD will post updates on the website at www.washoeschools.net and on social media. The local media will be notified and will run announcements on their websites, broadcasts, and social media. Incline Village schools use a different notification system in the event of winter weather conditions, and Incline families are encouraged to call the Incline Hotline at 775.337.7509. Families in Gerlach should call the Gerlach Hotline at 775.557.2326.

Due to traffic and road conditions, school buses may be running a few minutes late when we are experiencing inclement weather. Parents should ensure that students are wearing suitable clothing for the day's weather in case they must wait at the bus stop for longer than the usual time.

If your student rides a school bus, they may need to use a "winter bus stop" when there are potentially hazardous road conditions. You may check the Transportation website at <https://www.washoeschools.net/domain/73> to see where your student's winter bus stop is located.

If the District implements a two-hour delay:

- All schools start two hours later, and all buses run two hours later
- Afternoon Early Childhood Preschool will be held
- All-day Early Childhood Strategies will be held
- Field trips and Morning Early Childhood Preschool are cancelled
- The WCSD will announce plans for athletics and after-school activities

More information about inclement weather and WCSD transportation is available at www.washoeschools.net.

The safety and security of our students and staff members is the highest priority of the Washoe County School District. We encourage you and your family to prepare now for the winter months to keep everyone safe.



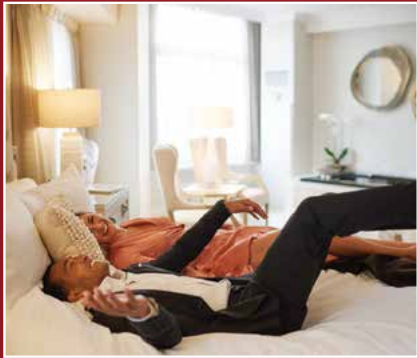
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SECURITY CONTACT INFO

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 for this information. If you need assistance with your QuickPass account and need a walkthrough or have questions, our contact information is:

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



WILDLIFE ISSUES

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

WILDLIFE INFO & RESOURCES

ArrowCreek Security 775.850.4450

Washoe County Regional
Animal Services:
Office 775.353.8900

Dispatch 775.322.3647

NV Department 775.688.1331
of Wildlife:

Reno Snake Rescue: 775.750.5537
(www.snakebusters.com)

Exterminators that have been used and are recommended by AC Residents:

State Wide Pest Control 775.425.4343
Nash Pest Control 775.852.3444



SECURITY & SAFETY



SNOW REMOVAL IN ARROWCREEK

ARROWCREEK HAS ELEVATIONS RANGING FROM 5000 TO OVER 6000 FEET

ArrowCreek can receive substantial amounts of snowfall. From November through April, Q&D (the HOA snow removal vendor) is on call 24/7 for snow removal. Your Facilities Staff is also charged with removal of snow from over twenty miles of pathways, bus stops and the Residents' Center grounds. The Security Department also salts the dangerous corners and intersections and assists motorists who may need help. During large snowstorms, Q&D and the staff may need to remove snow multiple times in one day. Please be patient with the snow removal program. It can take 18+ hours to clear and sand all roads within ArrowCreek depending on the amount of snowfall.

The main objective during a snowstorm is to keep roadways passable and to clear roads as quickly as possible. Q&D will focus on the main arterial roads within ArrowCreek first, and then move on to all the side streets. The snowplow operators push the snow off the roadway in smooth, continuous passes and the snow ends up on the road shoulders, sometimes blocking driveways. Snow berms come with the territory and are the resident's responsibility to remove from their driveway entry. Please shovel snow to the side and not back out into the street when clearing a berm. To avoid double work, try to remove snow from your driveway after a plow has been by. There are also many local companies for hire that will remove snow from your driveway, if needed.

TYPE OF VIOLATION	NUMBER OF VIOLATIONS RECORDED IN 2021
SPEED LIMIT	427
STOP SIGN — DID NOT STOP	65
STOP SIGN — SCHOOL BUS	1
RECKLESS DRIVING (SPEEDS OVER 50 MPH)	42
GUEST SPEED LIMIT 1ST & 2ND NOTICE	43
GUEST STOP SIGN — DID NOT STOP	20
MAINTENANCE OF LOTS	35
STORAGE OF VEHICLE IN DRIVEWAY	2
TRASH CONTAINER IN PUBLIC VIEW	68
RV / BOAT / TRAILER PARKING	11
PET BARKING	2
SHORT TERM RENTAL	5



SNOW REMOVAL EASEMENT

Per the CC&RS, Article VIII, Section 1 (e), there is a ten (10) foot easement of any street or other Common Area upon all Subdivision Lots for the placement of snow plowed from the street. This easement is owner's responsibility to maintain.

Let us all do our snow dance and pray mother nature provides us with enough snow to relieve our drought conditions! (Just not too much!)

CONTACT ARROWCREEK SECURITY AT 775.850.4450 WITH ALL SNOW REMOVAL CONCERNS

TRANSPONDERS - HOMEOWNER AND GOLF CLUB MEMBER ACCESS

WHAT IS A TRANSPONDER?

Transponders are stickers that attach to the windshield of vehicles to allow them access

through the front gate of ArrowCreek. They capture all vehicle and owner information and transfer it to our QuickPass Access Software instantly. They essentially log the transponder owner into ArrowCreek without them having to stop and be manually logged in. Transponders are specifically made with a fine wire inside them that will break if someone attempts to move it to another vehicle. Security reviews camera footage weekly to ensure that if on the off chance someone is able to move a transponder, we are aware and can update or deactivate as needed.

WHO IS ENTITLED TO A TRANSPONDER?

Transponders are only issued to residents of ArrowCreek and current Golf Club Members. All other guests, family members, vendors, contactors, etc. must be logged in by security every time they enter the community.

Continued on page 28

RESIDENTS' CENTER UPDATE

As Board meetings are still being conducted in a Zoom format, we will continue to utilize the multi-purpose room for fitness equipment.

COVID precautions are still in place at the Residents' Center. Per the Governor's directive, face coverings are required inside the Residents' Center. Please respect this state mandate and comply with putting on your mask when entering the Residents' Center.



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RESIDENT TRANSPONDERS

Residents and tenants must fill out an application with their ArrowCreek Resident information as well as their vehicle information. They must provide a copy of the registration / Bill of Sale to prove ownership of the vehicle and a check or money order for \$25.00. If a vehicle has not been registered yet, a Bill of Sale will be accepted as proof. The owner will still have to provide a copy of the registration within a specific time period, otherwise the transponder will be turned inactive until registration is received.

When Residents move out, security deactivates all transponders registered to their address. Security keeps record of all resident move outs along with their transponder/vehicle information to eliminate unlawful entry and ensure the safety of our community.

GOLF COURSE TRANSPONDERS

Golf Course members must fill out the same application, but security also requests their member ID number. Golf members are then verified with Member Services of the Golf Course to make sure they are in fact members and all their information matches. Golf members also must provide a copy of the registration to prove vehicle ownership and a check or money order for \$25.00. Golf Course management sends Security a monthly report that shows membership cancellations. Security reviews these reports and deactivates all transponders associated with ex members. Security also keeps a record of all golf course transponders to make sure only current members are gaining access.

TOTAL NUMBER OF VEHICLES / LAST 12 MONTHS	
VEHICLES WITH TRANSPONDERS	542,109
VISITORS (GUESTS, VENDORS, GOLF GUESTS, ETC.)	281,840
LARGE VEHICLES (CONSTRUCTION, WM, UPS, FEDEX, AMAZON, UTILITIES, GOLF VENDORS)	87,600
EMERGENCY VEHICLES	950
OUTAGES (POWER, QUICKPASS, ROAD CONSTRUCTION)	45,625
TOTAL	958,124
COVID-19 SHUT DOWN (20% REDUCTION)	191,625
COMPLETE TOTAL	1,149,749

TOTAL NUMBER OF TRUCKS & VEHICLES FOR GOLF, RESIDENTS & TENANTS	
GC VEHICLES WITH TRANSPONDERS (MEMBERS & MANAGEMENT)	41,702
GC VISITORS (GUESTS, VENDORS, EMPLOYEES AND MEMBERS)	31,676
GC LARGE VEHICLES (CONSTRUCTION & GOLF VENDORS)	17,520
RESIDENT & TENANT VEHICLES WITH TRANSPONDERS	500,407
RESIDENT & TENANT VISITORS (GUESTS, VENDORS, ETC.)	295,789
RESIDENT & TENANT LARGE VEHICLES (CONSTRUCTION, WM, UPS, FEDEX, AMAZON, UTILITIES)	70,930
COMPLETE TOTAL	958,024

TOTAL NUMBER OF LANDSCAPE VEHICLES	
LANDSCAPE VEHICLES COMPLETE TOTAL (CONSTRUCTION, RESIDENTIAL, GOLF COURSE, SNOW REMOVAL)	21,924

BICYCLES FROM OUTSIDE THE COMMUNITY	
BICYCLES COMPLETE TOTAL (GROUPS AND SINGLES) AVERAGE 3 A DAY - MOST ARE THE SAME PEOPLE	1,095

LOT OWNERS REGISTERED ON QUICKPASS OUT OF 1083

Every single lot in ArrowCreek is registered in QuickPass.

An estimate of 25% - 30% use their QuickPass Account. Everyone else calls Security.





Winter Preparation

WINTERIZING CHECKLIST

WINTER PREPARATION

There's something blissful about winter. Imagine curling up in front of the fireplace of your home with some hot cocoa and a good book. Sounds lovely, doesn't it? Only if you've already checked off all the items on your home winterizing checklist!!

If you're not careful, freezing temperatures can do significant damage to your home. There's nothing like a broken pipe or a leaky roof to ruin those winter-wonderland daydreams!

EXTERIOR WINTERIZING

Let's take it from the top! You will want to do a visual inspection of your roof. Check for any loose shingles or tiles, especially around vents and at seams where expansion and contraction seem to affect the integrity of the roof to a greater degree.

Look for any cracked or broken areas. You may be able to fix it yourself using a watertight, tar-like sealant, but if not, definitely contact a professional roofer to patch it up.

Always inspect your chimney. Make sure there are no loose bricks and check that the vent is clear. Look for an over-abundance of soot, which usually points to the need for cleaning.

Next, you will want to check out those gutters. Gutters should be free of leaves and debris in order to function properly. Clogged gutters can lead to foundation issues, basement leaks, or water seeping into unwanted areas. Also, if water freezes in your gutters, the heavy ice could cause them to break away from your home. Cleaning out your gutters before winter could save you a lot of trouble.

Continued on page 30

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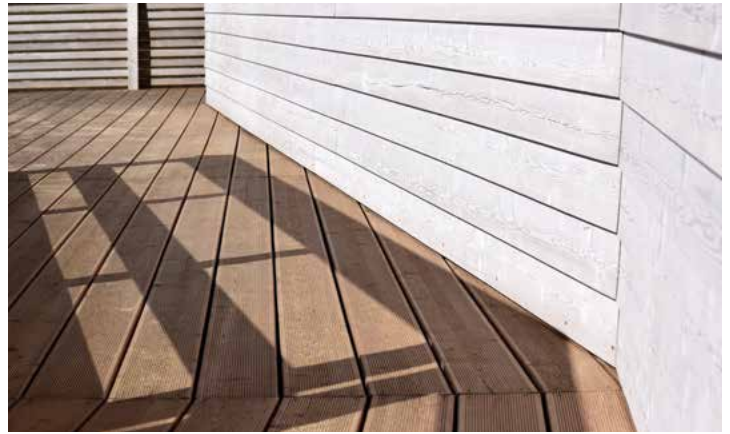
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Now it's time to take a look at the deck and patio areas. First, pull in all outdoor furniture that could be damaged over the winter.

Next, check the surfaces of your patio. To determine if your deck may need to be sealed before the snow falls, spray some water onto the surface. Does it soak in or bead up on top? If water isn't beading, you'll want to seal and waterproof the deck in order to prevent winter damage.

Pools and water features will need to be winterized also, especially in states like Nevada that expect freezing temperatures. Winterizing pools and water features usually means draining water, adding chemicals, clearing pipelines, and installing a thick cover.

We would like to remind residents to turn off the water going to the hose spigots.

Before the first freeze, be sure to bring in hoses and take down window screens. Stake the driveway, so you don't "lose" it (and can protect your lawn) in the first snowfall.

If your home has a sprinkler system, you'll need to make sure all water is expelled from the pipes to prevent freezing damage. Turning the sprinklers off is not enough! Usually (not always) winterization requires an air compressor in order to blow the water out of the lines. If you're unfamiliar with how to do this, or you don't have the equipment, consider hiring a professional.

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INTERIOR WINTERIZING

Guard against chilly drafts by checking that all doors and windows are properly sealed. The U.S. Department of Energy recommends holding a lit incense stick near closed windows and doors. If the smoke wavers, you've got a gap that will let warm air out and cold air in. Use weatherstripping or caulk to seal up the area.

You may also want to consider insulating your electrical outlets, especially those located on exterior walls. Foam sealers can often help reduce airflow around outlets and switches. For additional measures, you can also caulk around outlet edges.

Get ready for the change in temperature by testing your thermostat and setting it for optimal heat usage. The U.S. Department of Energy advises setting your thermostat for 68 degrees while you're home and awake, then setting it even lower while you're asleep or away. And don't forget to change your air filters and reverse your ceiling fans' direction!

HEATING AND COOLING SYSTEM WINTERIZING

Of course, the biggest seasonal system switch will definitely be the HVAC or heating and cooling system. Most furnace manufacturers recommend a professional inspection and cleaning yearly, and pre-winter is a great time to do it. Also, don't forget to cover your outdoor air conditioning unit while not in use, and check the fuel

supply for gas furnaces. The plumbing system will need attention, as well. To prevent freezing pipes, be sure to insulate any pipes that are exposed to cold air, including those in crawl spaces, attics, and colder bathrooms. You may also want to insulate your water heater to increase efficiency.

STORM-READINESS PREPARATIONS

Though none of us like to think about the possibility of a major storm, it's always best to be prepared for the worst-case scenario.

The American Red Cross recommends building a survival kit, including a first aid kit, crank radio, flashlight, extra batteries, cash, medications, and emergency blankets. You should also stockpile enough non-perishable foods and water for three to fourteen days without power. The rule of thumb for water is one gallon per person, per day. Have important paperwork and emergency numbers handy in case you need to evacuate.

When a storm passes through, you'll need proper equipment to get you and your family out safely. Be ready to clear your walkways and driveways with shovels, snowblowers, and de-icing salts.

With a little preparation and winterization, your home will be ready to face those colder temperatures with ease.



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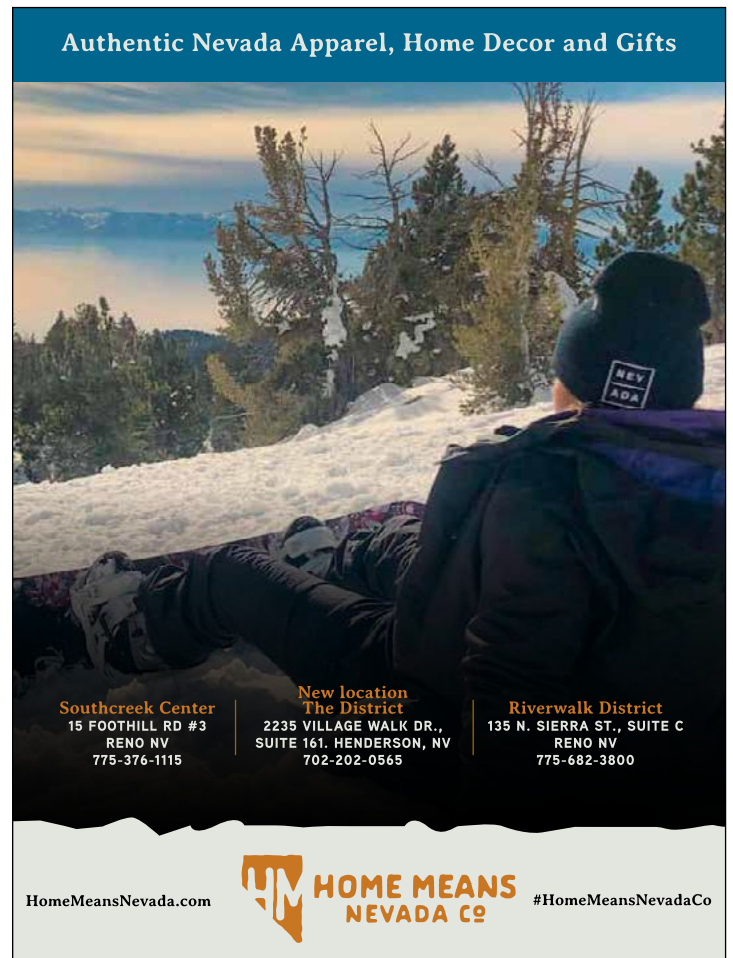
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Brandon Bringhurst



Haley Gravelle

Marce Herz

GRAND OPENING

Due to COVID we were unable to have an official ribbon cutting ceremony in August of 2020 when the school opened. While we are still struggling with the impacts of the virus, we are at a vastly different place in September of 2021 and were able to take time to



celebrate this great school with our community. While it happened later than we anticipate, we were grateful for the opportunity to celebrate the work of so many that made the opening of this school possible.

It is an honor for this school to carry the name of Marce Herz. She was a pioneer in so many ways and a notable example for our students. At the grand opening we were able to host members of Marce's family as well as friends and colleagues. Hearing from her son, Howard, was moving as he shared her passion, tenacity, and love for young people. Our hope is that the school the bears her name lives up to her lofty ideals.

This opening celebration gave us the opportunity to highlight our students and the work they have done. At MHMS we are proud of the variety of opportunities for students to develop talents, explore passions and stretch themselves. We saw this on display as we saw students participate in many ways during this event. Our choir started things off by singing The Star-Spangled Banner as

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Howard Herz

the Galena High School JROTC posted the colors. They closed the event by singing our school theme song, "Rise." We also saw student artwork, student robotics and a slide show created by our yearbook students. Our Leadership students helped greet our visitors and assisted with building tours. A highlight of the program was hearing

from Haley Gravelle, a seventh grader at MHMS. It is easy to forget just how challenging things have been for young people since the start of the pandemic. Haley explained how MHMS has helped her through these challenges. "As a student I can tell you how Marce Herz has affected me personally. Being a falcon at Marce Herz has helped educate me. It has restored my social life, mental state, and so much more. I have made so many new friends and increased my knowledge here. Being at Marce Herz has helped me keep going even in the roughest times because I have amazing support from students and teachers. We all helped each other through the pandemic. Last year we did it all and showed our real colors. Watch what we can do in the years to come. We will RISE!"

The way the students, staff and community have faced the challenges of opening a school during a pandemic has been inspiring. This grand opening event gave us a chance to highlight their amazing work. The future is certainly bright as these Falcons continue to RISE!!!

Brandon Bringhurst

Brandon Bringhurst, Principal
Marce Herz Middle School

A large advertisement for Wild Island Coconut Bowl. The background is dark blue with a green neon grid pattern. At the top, the words "BIG EVENTS" are written in large, green, outlined letters. Below that, "FOR BIG KIDS" is written in large, white, solid letters. Underneath, "Groups from 20 to 2,000!" is written in white. To the left, there is an inset photo of a catering station with people serving food. Below this photo, the text "Catering/Attraction Packages" is written in white. To the right, there is an inset photo of a person driving a green go-kart. Below this photo, the text "wildisland.com" is written in yellow and red. At the bottom right, the text "Talk to a Planner: 775.359.2927 ext. 250" is written in white. The Wild Island Coconut Bowl logo is also present, featuring palm trees and the words "WILD ISLAND COCONUT BOWL" in a stylized font.





ARTS & CULTURE



ARROWCREEK TALENT

ArrowCreek is rich in talented owners—artists, writers, quilters, and more. In this issue of the ArrowCreek View we are featuring Lisa Ciorciari, who is an artist of many talents. Please nominate other talented people you know who we can highlight in this new series, ArrowCreek Talent. Please email your nominations and their contact information to to Jeanne Tarantino at jtarantino@associasn.com or Paul Burkett at paul.burkett@att.net. Paul is a member of the ArrowCreek Communications Committee and frequently contributes articles for publication in the ArrowCreek View.

Lisa Ciorciari is a multi-talented artist. Over the years, she has worked in many mediums, including pencil, pen and ink, watercolor, and digital art. She has done free-lance graphic design, built furniture, and even carves Native American-style flutes. Most recently, Lisa has been doing printmaking and papercutting. Her favorite printing method is Solar plate printing, which is a process that uses UV light, or the sun, to develop the printing plates. She loves the moment of anticipation when she pulls the paper off the press and the image is

revealed. The results often surprise Lisa.

Lisa's subjects come from photographs she has taken that include high-contrast images of such things as close-ups of flowers, Hawaiian fire dancers, and architecture.

Her papercuts, which she calls "paperscapes," are done by layering a dozen or more sheets of cut cardstock. Some of her inspirations are landscapes. Other paperscapes are more abstract, with organic, cellular forms. While the paper is two dimensional, the layering of the cut shapes creates three dimensional, almost sculptural pieces. While her prints are generally black and white, her papercuts are all about color combinations. Her favorite part of the papercutting process is creating the color palette for each piece.

Lisa says she has been doing art since she was a kid. Her dad showed her how to draw and use watercolors, and she was fortunate to have great art teachers in Middle School and High School. Despite being accepted into the Rhode Island School of Design, Lisa chose instead to pursue a career in clinical psychology.

She became a licensed professional counselor and had a private practice for

almost twenty years. Lisa used a variety of creative arts with her clients and was a co-founder of the Expressive Arts Program at the Hartford Family Institute, a psychotherapy training school. She has led drumming workshops and art therapy groups with adults and children.

Lisa and her family moved from Connecticut to ArrowCreek in 2012, so her twins, Michela, and Christopher—who were then three years old—could see more of their grandma and grandpa, who also live in ArrowCreek. Lisa loves playing golf and is currently the president of the ArrowCreek Ladies Golf Club. She has served on that board in a variety of positions over the past nine years. In that time, the ACLGC has grown from about 40 women members to well over 200 now. The club includes both 9-hole and 18-hole groups.

She and her family love it here. They love the weather, the scenery, the wildlife, and of course: the golf.





in much higher numbers than before. We must do our best to keep ourselves and our animal friends safe while sharing our space.

Deer and coyotes have been regularly crossing the roads this season. Please slow down and keep an eye out as to not hit them. This can be dangerous for us, the animals, and other drivers on the road.

We have seen an abundance of bears this year as well. This can be very concerning, but we can all take part to help keep our community safe during bear season.

- » Keep your home bear-attractant free. Do not attract bears to your property with garbage, bird feeders, fruit trees and berry bushes, gardens, compost, dirty barbecues (grease cans or drip trays), etc.
- » If you see a bear, do not get close or follow it.
- » Do not stockpile garbage and recycling in large quantities. Store it indoors until trash day. Our trash day in ArrowCreek is

Tuesday. Do not place it outside until just before pick-up. Waste Management has "Bear Proof" cans upon request.

- » Bears can and will climb through open windows and doors. Consider keeping them closed and locked during bear season, especially if you know there is a bear in the area.
- » Just a friendly reminder, the Nevada Department of Wildlife will not come out if you see a bear wandering the neighborhood. They will only respond to your call if the bear is trying to gain access to your home.
- » If a bear is actively trying to enter your home, please call the Nevada Department of Wildlife - 775.688.1331.

Thank you all for help in keeping our home and our neighbors, humans, and animals alike safe!

Wildlife

SAFETY IN ARROWCREEK

As we all know, due to drought and smoky conditions wildlife activity in ArrowCreek has been much higher this year than normal. We have always been home to a variety of incredible wildlife including deer, bears, coyotes, etc. Now we are seeing them



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The Club

AT ARROWCREEK

First off, all of us at The Club at ArrowCreek wish to thank everyone for your patience! Construction activity has noticeably picked up in the last couple of weeks.

CONSTRUCTION CONTAINERS

Most notable was the asphalt work that included the repaving of the entry drive to The Club. Removal of the ever-expanding asphalt and regrading of the surface required extensive use of heavy equipment similar to the road replacement activities throughout the community. You may have noticed the additional work being done concurrently over this same time period. In addition to the extensive stonework completed on the exterior walls, the construction team has also made noteworthy progress on the standing seam roof. The Club is very excited that the siding was finally received and is now being installed.

Inside the building there has also been a flurry of activity. Significant progress has been made in the Event Center space and in the kitchen. Custom woodwork, paint, stone tile, lighting and ceiling treatments are all bringing the design to life. In

the kitchen, placement of the cooking equipment has begun!

NEW ADDITIONS TO STAFF

As we continue the march toward the full opening, I am happy to announce a few fabulous personnel additions to The Club team. In particular, we welcome Andy Bomberger (Director of Event Sales), Nubbia Greninger (Director of Food & Beverage), Virginia Rash (Assistant Director of F&B), Erin Kennedy (Food & Beverage Manager), and Amanda Barham (Membership Relations and Communications Manager).

ARROWCREEK HOMEOWNERS ASSOCIATION HOLIDAY PARTY

Seemingly right around the corner, The Club is looking forward to being the host facility for the ArrowCreek Homeowners Association's holiday party in December. Our resident owners of The Club at ArrowCreek are excited to exhibit their passion and commitment to the community in the amazing new space that is the Vista. Their investment in The Club enhances the prestige of the community and has led to significant appreciation of home/land values within.

THE PARTNERSHIP AT WORK

Beyond the tens of millions of dollars invested in the visible renovation and expansion of the clubhouse and other amenities, The Club at ArrowCreek complies with Article 7 of the CC&Rs of the Arrowcreek Homeowners Association by:

- Spending \$2,250,000 annually to maintain a green belt (two 18-hole championship golf courses) and incredibly effective fire break in the community.
- Providing use of the drainage area referred to as the "pit" (10.2 acres) for ACHOA maintenance.
- Providing driveway easement for access to the ACHOA maintenance building and storage area.
- Allowing access to the aboveground fuel tank for the purchase of fuel at its cost for all ACHOA vehicles.
- Complying to bind successor golf course owners in the newly approved and revised ArrowCreek Declaration of Covenants, Conditions, and Restrictions (CC&Rs).
- Allowing access to golf course land, to reduce fire fuels, without cost or obligation to the individual lot owners.
- Complying to pay increased equivalent lot monthly assessments as per the approved and revised governing documents.

We appreciate our partnership with the ArrowCreek Homeowners Association in continuing to make ArrowCreek one of the premier Northern Nevada communities to live and play. We are looking forward to what the future will bring to ArrowCreek.

Jim Cleary
 Jim Cleary, General Manager
 The Club at ArrowCreek





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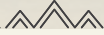
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A BIG thank you to residents who traveled with their ArrowCreek View and snapped a shot of themselves with their magazine! Exactly what we're looking for! We love to view your pictures and hear your stories. Please forward, to our Community Manager, any photos of where you've been in the world with a caption explaining the location. We're looking for unique, fun photos from your trips. We need full-size high resolution photos or we cannot include them in the magazine.

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The harder you work the luckier you get!

We are about an hour from landing and getting anxious to get our masks off and breathe fresh air. We got The ArrowCreek View May 2021 issue in the mail the other day and didn't have time to read it so last minute I threw it in our carry on to read on the plane. We both read it and J. R. put it in the magazine holder which of course was empty due to Covid restrictions. About an hour later, the guy sitting across the aisle from us asked if we minded if he read our magazine. J. R. explained it was a community magazine and he said he didn't care since he was desperate for something to read. He thought it was so funny that I asked if we could take his photo to send to our friend who writes the magazine. He graciously agreed. When he finished, he said it looked like a nice place to live. He is from San Luis Obispo. Thought you would get a kick out of it. —J.R. & Beverly

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Autumn Greetings, ArrowCreek!

ArrowCreek is home to a number of our past and current board members, professional advisors, and community-minded residents engaged with us in building a better community.

What is the Community Foundation of Northern Nevada?

With friends and partners like you and your ArrowCreek neighbors, the Community Foundation of Northern Nevada strengthens our community by “Connecting People Who Care With Causes That Matter.” It’s all part of our nonprofit, community-focused mission.

For 23 years, we’ve helped Northern Nevadans fulfill their financial and tax goals while achieving their philanthropic vision in smart, meaningful, and powerful ways. That means that you benefit financially while helping to elevate our community’s quality of life through the charities, projects, or organizations that are important to you.

From flexible donor-advised funds, to designated endowments that support a singular cause forever, to funds that secure your legacy, the Community Foundation is Northern Nevada’s premier charitable giving resource.

It’s gratifying to hear our team is easy to talk to — experts who explain things in plain terms and make it comfortable, safe, and confidential when answering your questions. Please say hello! We’re here to help.

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