

# ARROWCREEK VIEW®

THE OFFICIAL NEWS MAGAZINE OF THE ARROWCREEK® HOMEOWNERS ASSOCIATION

JULY 2023

VOLUME 18, ISSUE 4



## *Music on the Lawn*

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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 magazines 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 Susan Duncan of buttercup super-bloom on hills above ArrowCreek with Indian Paintbrush in the foreground in Dry Creek Canyon.

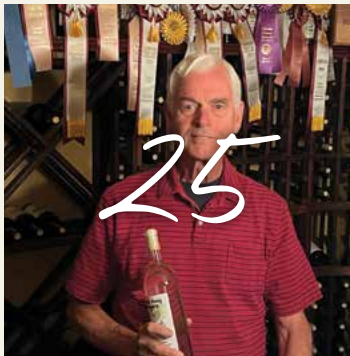
The ArrowCreek View is looking for community photos to be used on a future cover. Your digital photos must be submitted via email to: [acview89511@gmail.com](mailto:acview89511@gmail.com).

## FEATURES



### MUSIC ON THE LAWN SCHEDULED

Ready to dance? Ready for Bam!Dog gourmet hot dogs and free Kona Ice? Music on the Lawn starts at 5:30pm on August 12th on the Residents' Center lawn.



### WINEMAKER IN ARROWCREEK

Winemaker Dan Carrick has been making wine for over 25 years and he has been growing grapes using regenerative techniques for over twenty years in Penn Valley, CA, just off Highway 20 near Grass Valley.



### VOLUNTEER SPOTLIGHT JESSICA HARTWIG

Volunteering time to various communities is important to Jessica Hartwig. Currently, she enjoys supporting the ACHOA Social Committee through various planned activities.

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



ArrowCreek View is the official publication of the ArrowCreek HOA published by CCMedia. 775.327.4200 | www.cc.media  
peggy@cc.media

**ACHOA CONTACT INFO**

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

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

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Associa Sierra North (ASN)  
10509 Professional Cr. #200  
Reno, NV 89521  
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**ArrowCreek's ASN Community Manager**

Marian Young  
775.334.7436 Direct

**Ombudsman for Owners in CICCH/HOAs**

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

**ACHOA General Manager**

Scott Peterlin  
scottachoa@gmail.com

**RESIDENTS' CENTER**

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Hours: 5am - 10pm Daily

**ARROWCREEK SECURITY**

775.850.4450 Gatehouse

**ARROWCREEK BOARD**

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Margaret McConnell, Secretary  
Rick Hsu, Director  
Stan Jaeger, Director  
Reb Bailey, Director

**ADRC MEMBERS**

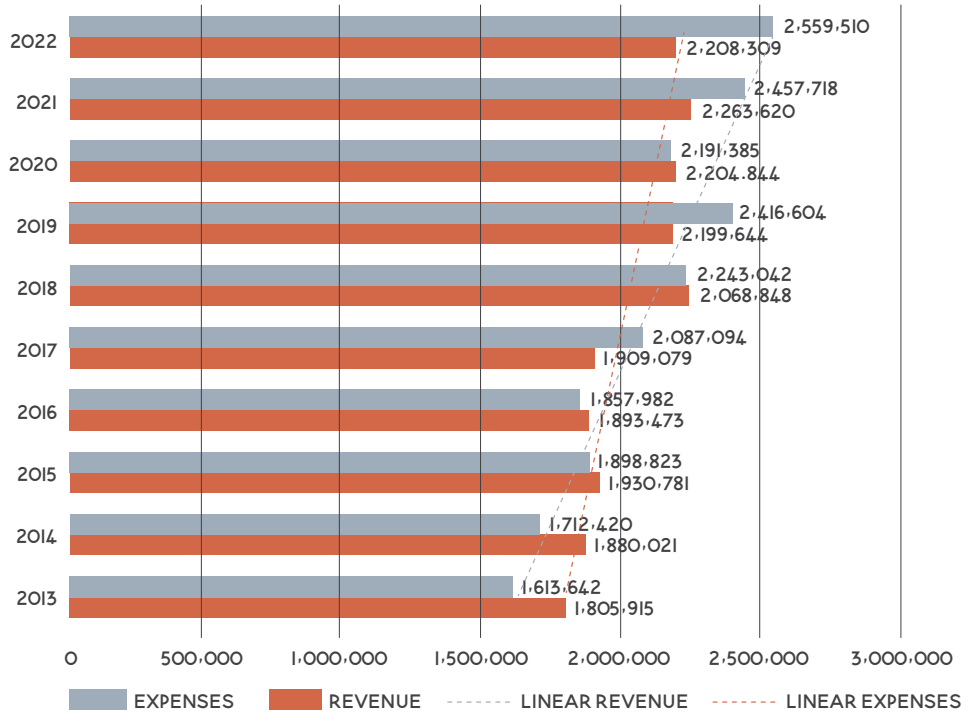
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Margaret McConnell, Board Liaison  
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Ron Duncan  
Jeff Jones  
Don Unruh  
Mike Branson

The ArrowCreek Board of Directors, on its behalf and for the Association, disclaims responsibility for the content of any articles not authored by Board members, community volunteers, 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**

**ARROWCREEK HOMEOWNERS ASSOCIATION  
REVENUE AND EXPENSES - OPERATING**



The most important commitment made by your Board for 2023, was to balance the operating account, and to do this without automatically resorting to special assessments from homeowners. The chart above compares revenue to expenses for the operating account from 2013 through 2022. The recent unfavorable trajectory in our operating account is clear, and this has been the focus of your Board's efforts.

We are pleased to report that the Budget & Finance Committee has responded to the challenge with new leadership, new volunteer members with strong financial credentials, and a more assertive view toward delaying or deleting non-essential expenses during our transition to a balanced budget. The Board is confident

that our former financial strength will be restored, without disruption to our quality of service or our maintenance. We acknowledge and appreciate the outstanding efforts of our all-volunteer Budget & Finance Committee.

On the Reserve side, the Board is committed to strengthening the Reserve funding over time.

For 2023, the board has just approved road repair and maintenance at \$375K. We have one large road expenditure in 2024 that is likely to push total Reserve expenditures to \$2.8M. This may reduce our Reserve Fund Percent to a little over 30%, even with a \$20 per month Reserve Fund assessment increase in 2024. Once

the extensive 2024 road maintenance has been completed, it is expected that relatively low levels of road maintenance over the following three to five years will support the Reserve Fund Percent rising back to over 50%.

The Board has started some much needed work to the Residents' Center and has prepared some new plans which have been scaled down to respond to the feedback from homeowners at our last town hall. While the maintenance and replacement work required under our Reserve Fund commitment is proceeding, plans for new capital spending on improvements have been reduced. A town hall is planned for Tuesday, July 11, at 5pm, in the Residents' Center so homeowners may review the revised plans, projected Reserve and Capital Fund costs. The community will be able to share their feedback with the Board.

The Board will shortly be reviewing its progress toward goals set for 2023 and will later report to the homeowners. The Board is also considering a new Committee Appointment Policy. The objectives of this policy would be to develop more effective recruitment of new committee members, to optimize community representation on committees, and to encourage those with relevant credentials and experience to apply. We hope to be prepared to comment on this at the July 11 town hall.

The relative absence of crime in our neighborhood can be attributed to our security team who follow rules approved by the Board when allowing visitors into ArrowCreek. We are fortunate to have such a dedicated team and they deserve our respect and appreciation. Please be courteous when interacting with our Security Team. If you have any comments to make about security, please direct them to Associa at [acservice@associasn.com](mailto:acservice@associasn.com).

Some of our homeowners are active on social media such as NextDoor. There are frequent discussions regarding community life in ArrowCreek. Please be positive in your comments about our community. Posts are shared with the world outside of ArrowCreek, and through your posts you have the opportunity to impact how the outside world views ArrowCreek, and potentially to impact our property values.

Thank you for being a good neighbor!

*Board of Directors*

Mark Aston - Board President  
Caryn Olson - Vice President  
Margaret McConnell - Secretary  
Paul Burkett - Treasurer  
Stan Jaeger - Director  
Reb Bailey - Director  
Rick Hsu - Director



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## BUDGET & FINANCE



The ArrowCreek Homeowners Association, Inc.'s Board of Directors approved the December 31, 2022, Audited Financials as per NRS 116 at the June 13, 2023, Board Meeting. The Audited Financials as per past years was a clean report as stated by McClintock Accountancy Corporation, the Association's Independent Auditors.

"In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of ArrowCreek Homeowners Association as of December 31, 2022, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America." No deficiencies were noted concerning internal controls.

The Association through its Board of Directors has built a solid tradition of providing a fiscally responsible and solid budget

management process that makes it one of the financially strongest homeowner associations in Northern Nevada. The Audited financial statements demonstrate that the Association has a solid Balance Sheet.

The Association's Liabilities have changed as per Footnote # 2 and #14 in the audited financials. FASB ASV 606, NRS 116.31142, NAC 116.451(4), NAC 116.457(1)(a) and NAC 116.410 require that Reserve Assessments prepaid by ACHOA lot owners will now be reported as liabilities and not as cumulative retained earnings or lot owner equity. Interest earned on the Reserve Fund will be reported in lot owner equity. Reserve Fund balances will be recognized as a contract liability indicating to the lot owners that the funds held are for future promised repair or replacement as per the annual required Reserve Study.

*Continued on page 8*

### ARROWCREEK HOMEOWNERS ASSOCIATION BALANCE SHEET DECEMBER 31, 2022 (WITH COMPARATIVE TOTALS FOR 2021)

ASSETS	OPERATING FUND	REPLACEMENT RESERVE FUND	CAPITAL PROJECTS FUND	2022 TOTAL	2021 TOTAL
CASH & CASH EQUIVALENTS	\$308,152	\$284,868	\$43,269	\$636,289	\$606,570
RESTRICTED CASH & CASH EQUIVALENTS (ADRC)	\$621,457	\$0	\$0	\$621,457	\$169,652
INVESTMENTS	\$0	\$4,470,126	\$80,000	\$4,550,126	\$5,078,699
INVESTMENTS RESTRICTED ADRC	\$415,000	\$0	\$0	\$415,000	\$679,998
ASSESSMENTS RECEIVABLE LESS ALLOWANCE DOUBTFUL ACCOUNTS	\$11,228	\$0	\$0	\$11,228	\$12,629
INTEREST RECEIVABLE	\$2,926	\$4,659	\$234	\$7,819	\$7,139
PREPAID EXPENSES & OTHER ASSETS	\$23,968	\$42,487	\$0	\$66,455	\$84,943
DUE (TO) FROM OTHER FUNDS	(\$418,429)	\$359,735	\$58,694	\$0	\$0
PROPERTY & EQUIPMENT	\$0	\$0	\$814,428	\$757,033	\$728,846
LESS ACCUMULATED DEPR.	\$0	\$0	(\$586,808)	(\$557,722)	(\$514,285)
PROPERTY & EQUIPMENT NET	\$0	\$0	\$224,613	\$224,613	\$199,311
<b>TOTAL ASSETS</b>	<b>\$964,302</b>	<b>\$5,161,875</b>	<b>\$406,812</b>	<b>\$6,532,989</b>	<b>\$6,838,941</b>



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### ARROWCREEK HOMEOWNERS ASSOCIATION BALANCE SHEET DECEMBER 31, 2022 (WITH COMPARATIVE TOTALS FOR 2021)

LIABILITIES & FUND BALANCES	OPERATING FUND	REPLACEMENT RESERVE FUND	CAPITAL PROJECTS FUND	2022 TOTAL	2021 TOTAL
ACCOUNTS PAYABLE	\$6,164	\$ 0	\$ 0	\$6,164	\$200
ACCRUED LIABILITIES	\$176,560	\$11,552	\$ 0	\$188,112	\$258,489
ASSESSMENTS PD. IN ADV.	\$254,586	\$ 0	\$ 0	\$254,586	\$180,370
CONTRACT LIABILITIES	\$ 0	\$5,150,323	\$ 0	\$5,150,323	\$5,327,168
ADRC DEPOSITS	\$1,030,550	\$ 0	\$ 0	\$1,030,550	\$384,900
<b>TOTAL LIABILITIES</b>	<b>\$1,467,860</b>	<b>\$5,161,875</b>	<b>\$ 0</b>	<b>\$6,629,735</b>	<b>\$6,623,277</b>
FUND BALANCES	(\$503,558)	\$ 0	\$406,812	(\$96,746)	\$215,664
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$964,302</b>	<b>\$5,161,875</b>	<b>\$406,812</b>	<b>\$6,532,989</b>	<b>\$6,838,941</b>

The Association’s Revenue Statement indicates how operations are funded for the Operating Fund, Capital Fund, and Reserve Fund from monthly assessments as per NRS 116 and the ArrowCreek Declaration of Covenants, Conditions, and Restrictions (CC&Rs) Article III Assessments.

### ARROWCREEK HOMEOWNERS ASSOCIATION REVENUES DECEMBER 31, 2022 (WITH COMPARATIVE TOTALS FOR 2021)

REVENUE	OPERATING FUND	REPLACEMENT RESERVE FUND	CAPITAL PROJECTS FUND	2022 TOTAL	2021 TOTAL
ASSESSMENTS	\$2,092,356	\$1,606,405	\$64,980	\$3,763,741	\$3,586,896
GATE ASSESSMENTS	\$10,500	\$6,000	\$ 0	\$16,500	\$16,495
ROAD SNIPPET ASSESSMENT	\$ 0	\$ 0	\$ 0	\$ 0	\$4,318
THE CLUB AT ARROWCREEK	\$13,248	\$ 0	\$ 0	\$13,248	\$13,248
ADRC CONSTRUCTION	\$54,750	\$ 0	\$ 0	\$54,750	\$74,550
LATE FEES & FINES	\$15,080	\$ 0	\$ 0	\$15,080	\$46,172
WILDFIRE PREVENTION	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
INVTMENT INCOME	\$5,917	\$29,923	\$1,303	\$37,142	\$33,006
GAIN (LOSS) ON SALE ASSETS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
MISCELLANEOUS INCOME	\$16,458	\$ 0	\$ 0	\$16,458	\$28,951
<b>TOTAL REVENUE</b>	<b>\$2,208,309</b>	<b>\$1,642,328</b>	<b>\$66,283</b>	<b>\$3,916,919</b>	<b>\$3,803,636</b>

The Association’s Expense Statement shows how funds are spent to maintain, repair, replace, and upgrade the community. Deficits were covered by previous years carry forward surplus.

Continued on page 10





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## ARROWCREEK HOMEOWNERS ASSOCIATION EXPENSES DECEMBER 31, 2022 (WITH COMPARATIVE TOTALS FOR 2021)

EXPENSES	OPERATING FUND	REPLACEMENT RESERVE FUND	CAPITAL PROJECTS FUND	2022 TOTAL	2021 TOTAL
ADMINISTRATIVE	\$51,008	\$ 0	\$ 0	\$51,008	\$81,342
COMMUNICATIONS	\$45,274	\$ 0	\$ 0	\$45,274	\$16,452
PAYROLL & BENEFITS	\$1,445,451	\$ 0	\$ 0	\$1,376,061	\$1,376,063
INSURANCE	\$106,335	\$ 0	\$ 0	\$106,335	\$104,426
UTILITIES	\$238,097	\$ 0	\$ 0	\$238,097	\$220,687
IRRIGATION & LANDSCAPE	\$21,750	\$ 0	\$ 0	\$21,750	\$21,387
OPERATIONS	\$39,976	\$ 0	\$ 0	\$39,976	\$29,027
PROFESSIONAL CONSULTING	\$346,497	\$ 0	\$ 0	\$346,497	\$305,489
WILDFIRE PREVENTION	\$ 28,620	\$ 0	\$ 0	\$28,620	\$ 0
REPAIR & MAINTENANCE	\$236,099	\$ 0	\$ 0	\$236,099	\$301,929
IMPROVEMENT STUDY	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
DEPRECIATION EXPENSE	\$ 0	\$ 0	\$61,515	\$61,515	\$53,857
WEBSITE DEVELOPMENT	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FITNESS TRAIL	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FACILITY DESIGN & ENGINEER	\$ 0	\$ 0	\$5,000	\$5,000	\$ 0
BOCCE BALL COURT	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FIRE ACCESS GATE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
OTHER CAPITAL PROJECTS	\$ 0	\$ 0	\$23,636	\$23,636	\$1,671
REPLACEMENT FUND EXPENSES	\$ 0	\$1,577,957	\$ 0	\$1,577,957	\$560,212
INCOME TAX PROVISION	\$403	\$1,712	\$ 0	\$2,115	\$18,286
TOTAL EXPENSES	\$2,559,510	\$1,579,669	\$90,151	\$4,229,330	\$3,090,826
REVENUE OVER (UNDER) EXPENSES	(\$351,201)	\$62,659	(\$23,868)	(\$312,411)	(\$145,914)
EQUITY TRANSFER CAPITAL EQUIPMENT	\$ 0	(\$62,659)	\$ 0	(\$62,659)	\$ )
FUND BALANCE 1-1-2022	(\$152,357)	\$ 0	\$368,021	\$213,664	\$361,578
FUND BALANCE 12-31-2022	(\$503,558)	\$ 0	\$406,812	(\$96,747)	\$215,664

The Association’s volunteer Board of Directors and Budget & Finance Committee members take their fiduciary duties seriously and they are constantly reviewing monthly financials. The Board of Directors approves all expenditures within the organization with a minimum of two approvals needed for payment. The Board of Directors, working with Scott Peterlin, General Manager, and the Community Manager, Marian Young, devote a lot of time to keep the Association on track both concerning expenditures but also for investments. It takes time and the community appreciates the

efforts expended in making the Association one of the best gated communities in Northern Nevada.


If you have any questions concerning the Audited Statements or Unaudited Statements for the Association, please contact Marian Young and she will forward your questions to the Budget and Finance Committee to provide an answer. The Budget and Finance Committee is pleased to present this report to the community. The complete Financial Statements and Independent Auditors Report for December 31, 2022, and 2021 is available on Town Square for your review.





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## HOW ARE MY ACHOA MONTHLY ASSESSMENTS ALLOCATED?

The Board Approved and Community ratified core 2023 Monthly Assessment for all community members is \$317 per month. The core is applied to all 1,083 lot owners in the ACHOA as per the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) Article III Assessments and NRS 116. Once the monthly assessment payments are received, the funds are allocated as follows:

- » \$182 for the Operating Fund which is 57% of the monthly assessment.
- » \$5 for the Capital Projects Fund which is 2% of the monthly assessment.
- » \$130 for the Reserve Fund which is 41% of the monthly assessment.
- » \$450 Special Assessment (two \$225 payments, one in Jan and one in July) was for the Operating Fund which increased the total operating per month to \$37.50 per month for a total of \$219.50.

The December 31, 2022, Audited Financial Balance Sheet will reflect a Contract Liability of \$5,150,323 since funds had not been

expended in 2022 but are planned for future expenditures based upon the NRS 116 required annual Reserve Study. The Financial Accounting Standards Board also requires us to carry a one to three month cash balance to cover contingencies for operations.

The \$219.50 monthly budgeted assessment allocated to the Operating Fund is divided among numerous Operating Expense Accounts for the services provided to and for the ACHOA community members.

- » **Administrative Services:** \$6.96 per month or 3.2% of the monthly assessment.
- » **Communications:** \$2.16 per month or 1% of the monthly assessment.
- » **Payroll and Benefits:** \$120.80 per month or 55% of the monthly assessment.
- » **Insurance:** \$8.58 per month or 3.9% of the monthly assessment.
- » **Utilities:** \$16.41 per month or 7.5% of the monthly assessment.
- » **Landscaping:** \$2.32 per month or 1% of the monthly assessment.
- » **Operations:** \$1.88 per month or 0.9% of the monthly assessment,
- » **Contracted Services:** \$6.58 per month or 2.9% of the monthly assessment.
- » **Repair and Maintenance:** \$22.84 per month or 10.4% of the monthly assessment.
- » **Professional Services:** \$26.00 per month or 11.8% of the monthly assessment.
- » **Taxes:** \$0.13 per month or .05% of the monthly assessment.
- » **Contingency Fund:** \$4.84 (\$219.50-\$214.66) per month or 2.35% of the monthly assessment for covering contingencies such as excess snow removal and insurance deductions.

The Capital Fund has been used to pay for new amenities within the community that are outside the Reserve and Operating Fund. The cash is accumulated for designated amenities as per the approved budget. The Board has the discretion to approve, defer, or cancel any of the amenity projects. Any completed amenity projects will be part of the subsequent Reserve Fund for future replacement.

The Budget & Finance Committee and Reserve Committee have started working on the 2024 ACHOA Budget for Operating, Capital, and Reserve Funds. Inflation continues to be a factor and it has impacted 2023 material and vendor labor costs and inflation will be a factor for the 2024 Budget. Monthly assessment increases for 2024 are a reality now. How much is unknown.

# ALMOST HERE ATMOSPHERE

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## HAVE A QUESTION FOR MARIAN YOUNG?

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) or visit [ArrowCreek.com/comments](http://ArrowCreek.com/comments) page. Top questions will be published in the *ArrowCreek View*. Thanks for staying informed!

## ASK THE MANAGER

### WHERE ARE GOLF CARTS ALLOWED AND NOT ALLOWED TO GO?

Golf carts are frequently seen around ArrowCreek – especially this time of year! Carts are frequently seen on the golf course and around the community as a convenient means of transport and a way to enjoy the beautiful ArrowCreek community as an alternative to walking or driving a car. While golf carts are wonderful to use, it is vital to be aware of the risks as well as advantages. Golf cart rules are created with the safety of drivers, passengers, pedestrians, and other motorists in mind. For your own protection and concern for others it is certainly an advantage to be aware of these policies.

Please see rules below for golf cart best practices:

#### Current HOA Golf Cart Use Rules

1. Golf cart drivers must be 14 years of age or older.
2. Drivers aged 14 to 16 may not carry any passengers except for family members.
3. The number of golf cart occupants must not exceed the designated seating capacity of the cart, which is usually two. (Some golf carts carry four or more passengers.)
4. Golf carts must only be operated on combined-use paved pathways (e.g., designated for both walkers and carts), streets or driveways unless otherwise noted below.
5. Drivers must observe all traffic control signs, speed limits, and radar control speed devices.

6. Drivers must stop on either side of the street or pathway when a stopped school bus has its “Stop” sign extended.
  7. Golf carts must not be driven on open spaces, ArrowCreek Club golf cart paths, hiking trails, fire evacuation roads or common areas.
  8. Only Club at ArrowCreek members may operate carts on the Club’s paths on the golf courses.
  9. All golf carts traveling on ArrowCreek Parkway must use the combination walking and golf cart paths on both sides of the road.
  10. The paved walking pathways at the following locations may be used by golf carts:
    - a. Winding Ridge: From Cocopah Court along Winding Ridge to the cart crossing between the 15th green and the tee box at hole 16.
    - b. Masters Drive: From High Vista at Masters Drive to the cart crossing between the 2nd green and the tee box and hole 3.
    - c. High Vista: Through Harbottle Park
  11. All other areas of paved pathways along community roadways other than those listed above are designated as walking paths, and golf carts are prohibited.
  12. On all other streets, golf carts must operate on the roadway and not on the walking paths.
  13. Golf cart operators on all streets or roadways shall drive as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction, except when making a left turn or when driving on the right would not be safe.
  14. When encountering a pedestrian on a designated combined walking and cart path, golf cart drivers must stop and allow pedestrians to pass safely.
  15. Golf carts which are driven after dark must have appropriate safety equipment, including head lamps, taillights, stop lamps, and rear-view mirrors.
- Violations of these rules are subject to the same fines as for motor vehicles. The following fine information is taken from the HOA’s Rules & Regulations. The first number is the initial fine; the second is for continuing violation(s) after the first offense.
- Section 41 –
- » Operating of Motor Vehicles (speeding, running stop signs, tailgating, etc.): \$50 to \$100
  - » Overtaking a school bus (if not health and safety): \$100\*
  - » Reckless Driving. Includes but is not limited to speeding over 50 mph, blatant running of stop signs, overtaking a school bus: \$100.
- \*Note: Reckless Driving may also be considered health & safety with penalties exceeding \$100 to be commensurate with the violation as determined by the Board.*

*Marian Young,*  
ASN Community Manager

# EXCEPTIONAL SHADE IN EVERY OUTDOOR SPACE

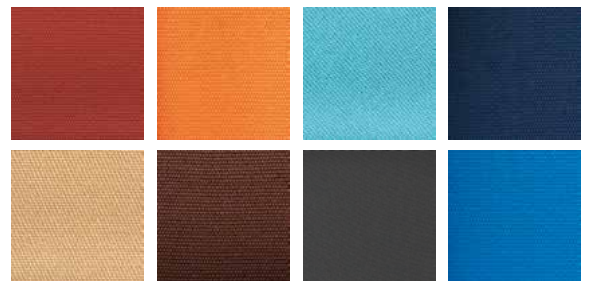
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**GOLDEN OAK**

A finely textured matte powder coat finish with wood grain details. Rich deep lowlights and bright lively highlights lends to a pure, natural look.

**HEATHER WILLOW**

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A soft matte white powder coat finish. Ideal for a minimalist concept.

**DESERT BRONZE**

A rich antique matte bronze powder coat finish. Amber tones, and iridescent browns with a metallic top finish. Ideal for the warmly designed setting.



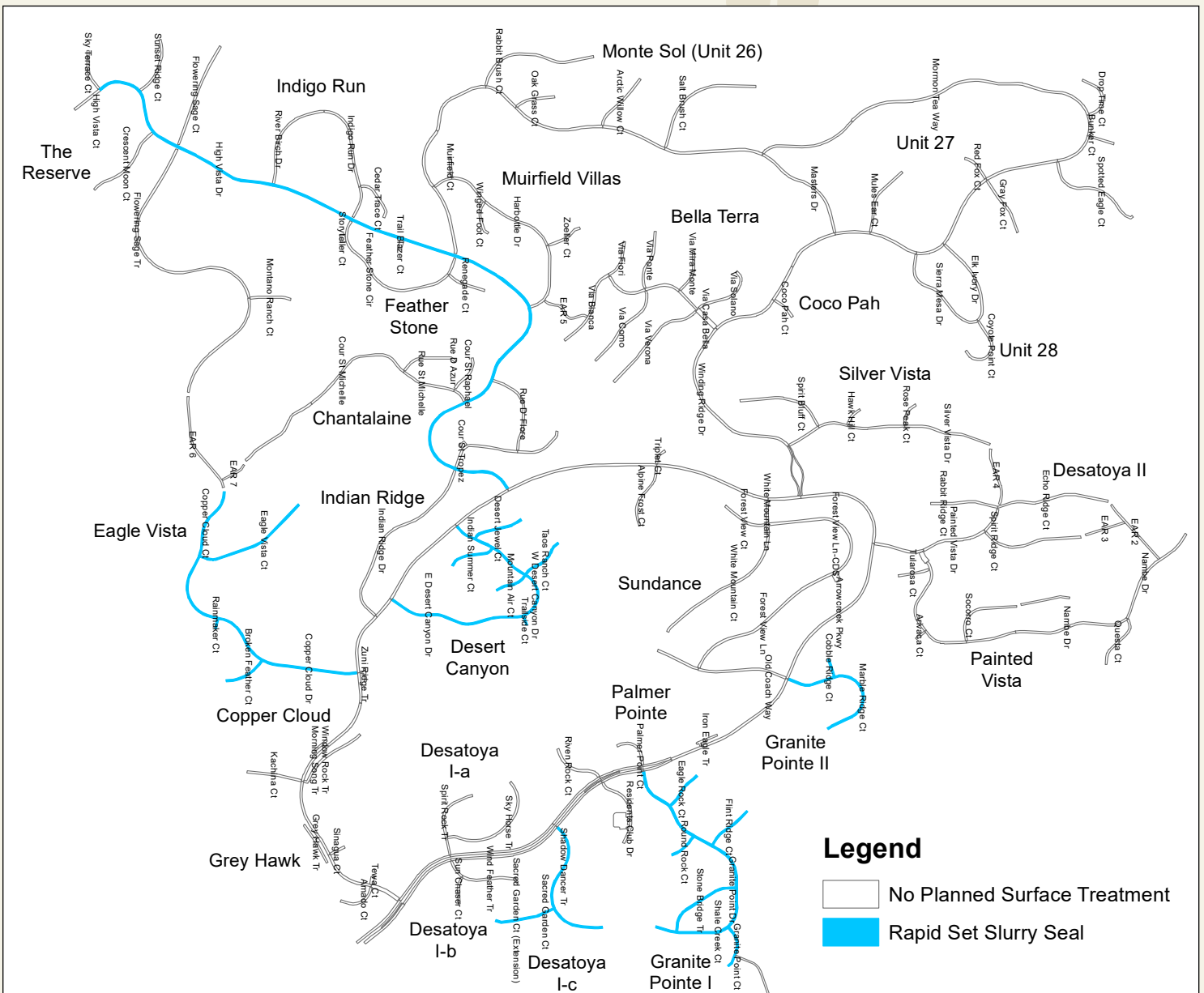
# GENERAL MANAGER REPORT

## 2023 ROAD WORK UPDATE

On May 16, the Board of Directors selected Sierra Nevada Construction (SNC) to perform the road maintenance in ArrowCreek. No major reconstruction is scheduled for this year; however, due to the harsh winter the scope of work was expanded to address surface cracking and concrete repairs that were discovered during the inspection of the road network this Spring.

The asphalt pathways will also receive patching this year to address any tripping hazards. Many of you who walk, or drive golf carts are aware of the bumps along the ArrowCreek pathway loop. In 2024 the entire pathway on ArrowCreek Parkway is scheduled for reconstruction.

The majority of work performed in 2023 will be preventive maintenance to extend the life of the roads. A slurry seal will be







applied to the following areas: Granite Pointe One and Two, Desert Canyon, Copper Cloud, Shadow Dancer, Sacred Garden Court, and High Vista. Please see the map to confirm if your street will receive a slurry seal this year.

Once we have confirmed the road work schedule, ACHOA will send out a detailed email to all residents with any potential impact or delays. Door hangers will also be placed at each affected home 24-48 hours in advance alerting residents of the upcoming road work in their neighborhood.

During the slurry seal, roads may not be accessible for up to six hours. Provisions will be made for emergency vehicles and the contractor will work with the school bus drivers to ensure they stay on schedule if needed. Emergency access gates will also

be opened to provide alternative routes for ingress and egress.

To all, please, be patient, slow down, allow extra time and be courteous and aware of workers on the road during this project.

### TMWA WEST ARROWCREEK PARKWAY PRESSURE REDUCING STATION PROJECT

Truckee Meadows Water Authority has recently constructed the West ArrowCreek Parkway Pressure Reducing Station at the intersection of Morning Song Trail and West ArrowCreek Parkway. This project was in response to ArrowCreek residents' concerns regarding inconsistent water pressure, water hammer and noise. Sierra Nevada Construction was the contractor TMWA selected to install the PRV.

TMWA investigated the matter and identified that the existing PRV was struggling to reduce the water pressure consistently. TMWA then initiated a Capital Improvement Project to improve the water pressure in the neighborhoods adjacent to West ArrowCreek Parkway.

TMWA engineers, operators and mechanics collaborated on this project to address the water pressure issues and add system redundancy and reliability. The West ArrowCreek Parkway Pressure Reducing Station Project went into service late April 2023. ArrowCreek HOA appreciates the responsiveness of TMWA to quickly implement this utility upgrade.

*Scott Peterlin,*  
Scott Peterlin, General Manager

**ON EXHIBIT NOW!**

**MONSTERFISH**  
IN SEARCH OF THE LAST RIVER GIANTS

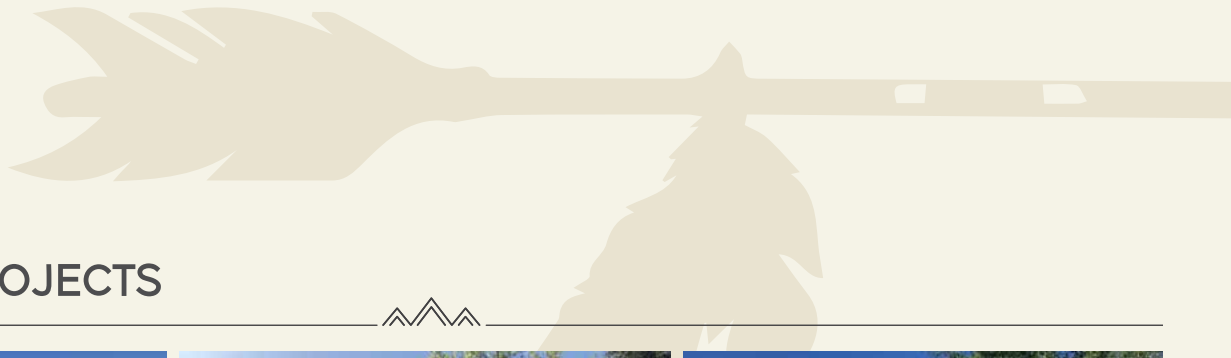
**WHAT LURKS BELOW?**

Beneath the surface of the world's rivers swim mysterious giants. Giant freshwater fish measuring six feet or longer and weighing more than 200 pounds! Explore *Monster Fish: In Search of the Last River Giants* and join National Geographic Explorer and University of Nevada, Reno professor Dr. Zeb Hogan on a quest to find and study these rare, colossal, and often mysterious us fish.

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# FACILITIES & PROJECTS



## LANDSCAPE IMPROVEMENTS IN ARROWCREEK

The Landscape Committee along with the Facilities Staff identified grass turf areas along High Vista that provided little aesthetic value to the streetscape. The committee agreed to recommend to the Board to remove the grass turf at two locations, at the lower High Vista golf cart crossing and next to the visitor lane at the Reserve Gate.

The Board of Directors tasked the Facilities Staff with removing the grass and irrigation system during the winter of 2022/23. Due to the heavy snowfall, the project was postponed until the Spring and was completed in May by our staff. The grass was replaced with decomposed granite and decorative boulders.

This project accomplishes two goals. We have reduced water usage and the labor it takes to mow and maintain these areas,

both of which are cost saving measures. The HOA recognizes that grass does provide a pleasing aesthetic value, and we do not plan to remove grass in high visibility areas currently.

Our in-house Facilities Staff was also able to accomplish this task at a fraction of the cost of hiring a landscape contractor, which is a direct benefit of ArrowCreek HOA retaining its own employees.

Scan to see ArrowCreek Listings

*Real Estate*  
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Trinette Borgen | (775) 447-6202 | Trinette.Borgen@CbselectRE.com  
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# FullCycle

## MARCE HERZ STUDENTS GRADUATE

BY BRANDON BRINGHURST, PRINCIPAL

The end of the 2022-2023 school year marks the completion of our third year of operation. As I reflect back on these three years, I am very proud of what we have done. Just before Spring Break of 2020, we heard about something called COVID and some schools started closing. Little did we know that WCSD, along with most schools in the country, would close for the remainder of the year. Marce Herz Middle School was not open at the time, but I fully anticipated things would be back to normal by the time we opened in August. As we know, that certainly was not the case.

We welcomed our first group of students in August of 2020. Not only were they experiencing Marce Herz Middle School for the first time, but they were also experiencing school in the midst of a pandemic, which was drastically different than what school was like before. The experience was even more daunting for our 6th graders. This was their first exposure to middle school. The transition to middle school is one of the most challenging transitions a young person can face, and they were doing it devoid of the normal school routines. No open house, no sports, no assemblies, no

dances, only coming to school every other day and doing so while wearing masks is not the way they envisioned middle school.

Now, that first group of 6th graders has completed middle school. They are the first class to start and end their middle school career at MHMS. As we have told them, they are the true pioneers of this school. They have overcome challenges that no one could have anticipated. Hybrid learning, full-distance learning, social-distancing, masks, mass quarantine exclusions, school closures, periods of no school buses and even smoke days characterized their time in middle school. Finally, they made it to 8th grade and school was back to "normal." As 8th graders, they were the leaders of the school, but they were asked to lead a "normal" middle school when they did not even know what "normal" middle school was supposed to be like. Through it all, this group of students has faced every challenge with a sense of optimism and determination. They have been a true pleasure to work with and have set an extremely high bar for every class to follow. One of the keys in starting a school is to establish a positive school culture. This group has defined what it means to be a MHMS Falcon and we could not have asked for a better group to do that. They will graduate from high school in 2027. Given all that they have overcome, we are very confident they are ready for the next challenge of high school. We have no doubt that they will not only succeed, but that they will change the world. In many ways, they already have.

## NNJ offers year-round programs for players ages 3-18 at multiple locations

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- » Tryouts for travel and non-travel teams in October
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## ARTS & CULTURE



*Susan Christopher*



*Jewelry heart by Mary Love*



*Patricia Poulos-Leonard*

### ARROWCREEK ARTISTS AT THE RTIA SHOW

If you have a child interested in art or a student in art or if you are a supporter of the arts, this is the one place in Reno to see over 200 local artists at the Reno-Tahoe International Art Show! You will be amazed and proud of your local talent that is bringing notoriety to Reno. Diversity, exploration, invention and development in painting, collage, jewelry making, sculpture and photography reflect our unique environment. As exhibitors last year, we were blown away and can hardly wait to see what we have all created since then. Don't hesitate to stop and say hi to us at the show. See you there. Susan Christopher, April Gratrix, Tricia Poulos-Leonard, and Mary Love.

### ARTOWN IS BACK

Artown is Reno's major summer festival, typically hosting over five hundred events and activities county-wide at named venues. An award-winning family-friendly event, this year's theme, "Voices of Artown" recognizes the many voices in northern Nevada who make Artown possible "through their art, creativity, dedication to craft, civic participation, and community building."

**Free Sunday night Midtown Series** at Brasserie Saint James at 7:30pm, July 2, July 23.

**Monday Night Music Series** at the Robert Z. Hawkins Amphitheater at Bartley Ranch Park, July 3, July 10, July 17, July 24.

**Artown on the Quad** Tuesday nights, July 11, July 18, July 25.

**Cultural Connections** Wednesday nights at 7:30pm at the Wingfield Park Amphitheater, July 5, July 12, July 19, July 26.

**Artown's Headliner** July 9, July 13, July 16, July 20, July 27.

Please check out and support Artown, a wonderful and entertaining series of events. You will probably see your neighbors there. Go to [artown.org](http://artown.org) for more information.

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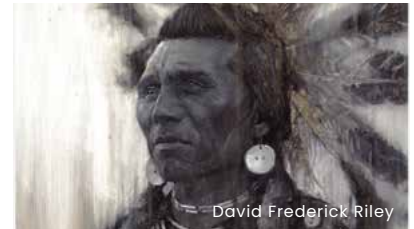
*Destination art fair of the West returns with double the footprint from 2022*

## Fine art.



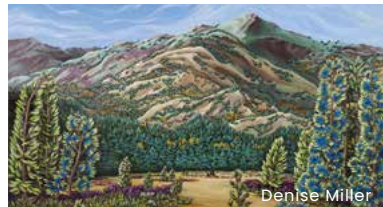
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First Nations Pavilion | Short Film Programming

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# ARROWCREEK INTEREST GROUPS

## BOOK CLUB

Deb Marko debmarko@icloud.com

## BRIDGE SOCIAL

Betsy Burgess betsyhburgess@gmail.com

## CHEFS CLUB

Carol Steingard sedona1927@gmail.com

## CRAFTERS

Mary Steele marysteele6239@att.net

## CYCLING CLUB

Jeff Foster jeff-foster@sbcglobal.net

## DOMINOES / MEXICAN TRAIN

Text Judy Hutchinson 775.560.0955

## HAND & FOOT CLUB

Ginger Furumoto 775.851.9381

## HIKING CLUB

Marc Kuder marc.kuder@gmail.com

## LUNCHTIME COED PICKUP

## SOCCER / BASKETBALL

Ryan Grandfield ryangrandfield@gmail.com

## MAH JONGG

Donna Branson renobrasons@yahoo.com

## MASTERMINDS

Jessica Hartwig jessica@lavinvision.net

## MEN'S TENNIS

Don McConnell dfmconnell67@gmail.com

## MOTORCYCLE

Thomas Wroblewski tomwro@sbcglobal.net

## PICKLEBALL

Don Unruh emailacpc@gmail.com

www.acpc.clubexpress.com

## SCALE MODELS

Hawley MacLean hawley@hmaclean.com

## SKIING

Stan Jaeger stanjaeger@gmail.com

## SNOW SHOEING

We're looking for a Group Leader!

## THE COMMUNITY SERVICE GROUP

Debra Wurzel debra.wurzel@icloud.com

310.560.6433 commserviceac@gmail.com

## WINE LOVERS

Terry Brodt terrybrodt@comcast.net

## WOMEN'S TENNIS

Nancy Aston cmgreno2@gmail.com



## SOCIALS & EVENTS

### THANK YOU TO THE EMPLOYEES OF ARROWCREEK!

When we celebrate the value of our employees and staff, everyone wins. Employees are happier, less burned out and less likely to explore other options. Workplace culture thrives, and ArrowCreek, as a community, experiences a myriad of benefits, including lower turnover, higher earnings and positive feedback from employees on social channels or networks, not to mention a beautiful, clean and well-maintained neighborhood.

Additionally, when we recognize the value employees bring, we demonstrate our community's own values of gratitude and appreciation. That is why the Social Committee organized an Employee Appreciation Luncheon in May to let our employees know that we think they are amazing! From the routine stuff they do like mowing, weeding, emptying trash and pet stations to irrigation leak repairs, landscaping, pruning and snow removal of pathways, the residents see they take pride in their work, and we take pride in them. We acknowledge

their hard work and contributions and are extremely grateful for their work and dedication to our ArrowCreek community.

The luncheon meal of meatballs, bratwursts, pasta salad, fresh rolls, fruit and cookies was prepared by professional chef and ArrowCreek resident Sue Thorsteinson. Employees also received a gift card to In-n-Out as an extra thank you. Many expressed it was the "best employee lunch yet" and we are thrilled our staff knows that every one of them is appreciated!



## THE CLUB AT ARROWCREEK GARDEN CLUB ENJOYED A PRIVATE TOUR

The Club at ArrowCreek Garden Club toured the American Daffodil Society (ADS) Private Display Garden 'Owls Roost' right here in ArrowCreek at the end of April, which happens to be positively the best bloom-viewing time this Spring. About twenty Garden Club members viewed the Owls Roost Private Display Garden, one of only two ADS Private Display Gardens west of the Mississippi River. The other is in Arkansas. Of the thirty-two total public and private gardens in the ADS Display Garden Program, seven are west of the Mississippi River, four are in the Western Region of the ADS and the Owls Roost Garden is the only one here in Nevada. Garden owner Susan Duncan pointed out over 1,300 varieties of daffodils she has planted since 2012. Susan also provided guests with informative handouts, while

everyone had enjoyable conversations and ate delicious treats. Several members also toured the Owls Roost a few weeks later to see the hundreds of iris blooming.

The Club at ArrowCreek Garden Club has monthly garden events, tours and lectures. Please contact Carolyn Dragics at [dragics@sbcglobal.net](mailto:dragics@sbcglobal.net) for more information regarding The Club at ArrowCreek Garden Club.



### 2023 HIGH DESERT IRIS SOCIETY ANNUAL FUNDRAISER

Save these dates! Browse comfortably indoors and purchase fresh-dug rhizomes at low prices in almost every color! July 22, 9am - 6pm & July 23, 9am - 3pm @ Moana Nursery on Moana Ln. And July 29, 9am - 5pm @ Sparks Moana Nursery.



### NEW CASUAL COED SOCCER GROUP

Hello AC residents, we are forming a casual, coed soccer group to take advantage of our terrific resident field. Depending on the weather, could be weekdays at lunch, after work, and/or early morning on the weekend. Please contact Ryan Grandfield at 925.640.0973 if you are interested in playing regularly or even just occasionally! If you know anyone outside the neighborhood that would like to join us, please let us know as well. We can facilitate that with a couple release forms.



## Music ON THE LAWN

DUST OFF THOSE LAWN CHAIRS... IT'S MUSIC ON THE LAWN AUGUST 12

Ready to dance? Ready for Bam!Dog gourmet hot dogs and free Kona Ice? Music on the Lawn starts at 5:30pm on August 12th on the Residents' Center lawn. Stuff your lawn chairs with adult beverages and come on down.

What better way to celebrate in ArrowCreek than watch, dance and sing with First Take featuring Rick Metz. This multiple FORTE award-winning Best Jazz Group plays their own unique take on Vocal Jazz from The Great American Songbook (Rat Pack style and beyond) with selections from Frank Sinatra, Ella Fitzgerald, Harry Connick Jr. to Michael Bublé.

We are excited to have Bam!Dog Righteous Hot Dogs, a family-owned establishment right here in Reno, available for purchase with favorites like All American Picnic, Chi-Town Pride, and Texas Throwdown...just to name a few. There is a kid's menu and bacon ranch tater tots, too.

To beat the heat, we have another Reno favorite, Kona Ice. Kona Ice has a Flavorwave of shaved ice flavors! Choose as much of as many flavors as you want! In short...you do you - Kona style for free. Do not miss Watermelon Wave, Groovy Grape, Island Rush, and a whole lot more.

Join us for Music on the Lawn on August 12th at 5:30pm on the Residents' Center lawn. There will be fun for all with great music, food, and games! See you then!





*Devan Stormont (Owner)*



*Tina Romero, Maura McDermott, Ijere Onunaku, & Donna Branson*

### OILS AND VINEGARS AND DIPS, OH MY!

In collaboration with Big Horn Olive Oil Company, ArrowCreek residents were invited to a tasting event with Big Horn on Sunday, June 4. Due to limited space, this private event requested residents to RSVP. The event occurred at Big Horn's tasting room in Mayberry Landing.

Big Horn's ultra-premium olive oils come from countries all over the world, such as Italy, Greece, Tunisia, Spain, New Zealand, Australia, Chile, Argentina, and Portugal, and within the US in California. Also, offered year-round and fresh, are balsamic vinegars (from Italy and Spain) made from wines, honey, champagne, and more.

At the tasting, ArrowCreek residents enjoyed the best selection of ultra-premium extra virgin olive oils, balsamic vinegars, spreads, dips, and an array of specialty and gourmet goodies, paired with fresh bread and baked goods. Garlic lovers have to try their garlic olive oil, made with certified ultra-premium extra virgin olive oil — particularly lovely as a replacement for butter over pasta, baked potatoes, rice, vegetables, or

mashed potatoes. For something bright and herbaceous, try their basil infused olive oil. It is a fantastic pairing for a burst of freshness and bolder Mediterranean flavors. Save calories, but not sacrifice taste, by substituting in their chocolate and coconut flavored vinegars over ice cream or their Cara Cara orange and vanilla white vinegar in lemon cake or their Persian lime olive oil in key lime pie! For something fresh, fruity and bubbly, try a combination of peach, lemongrass and mint vinegars in sparkling water! Their products contain no artificial flavors, colors, or additional ingredients.

In 2022, Devan Stormont and a partner became the new owners of Big Horn. Devan has great passion for Mediterranean cuisine and has been a resident of Reno since 2008. Big Horn's extreme passion for sharing simple, healthy, and delicious foods and recipes is why they are here. They are also known for their pairings. Their boxed olive oil and balsamic pairings make fantastic gifts! Stop by their store and tasting room the next time, you are in the area – Big Horn would love to share their passion with you.



*ACHOA board with the old and new Associa management team.*

### ASSOCIA HELLO/ GOOD-BYE

On June 8, the HOA held a Welcome and Farewell event at the Residents' Center to allow residents to celebrate the retirement/farewell of Community Manager Jeanne Tarantino and ADRC Manager Judy Pinto for over 20+ years of working with Arrowcreek HOA. We also welcomed new/incoming President Ed Maciel, Community Manager Marian Young and ADRC Manager Tammy Hooper. The event was planned and executed by the Social Committee. A total of 68 participants attended: 41 former or current Board/ Committee members and their spouses/partners, 20 residents (non-Board/ Committee members), and seven Associa/Staff members.







# Winemaker

## IN ARROWCREEK

BY TERRY BRODT, PRESIDENT OF THE ARROWCREEK WINE LOVERS

Recently, Mark Aston, ACHOA President and a fellow lover of wine and I met with Dan Carrick at his home on Featherstone Circle to discuss his love of wine and his unique wine cellar. After initial conversations, Dan took us down eight feet to his 1500 bottle capacity wine cellar. It was a substantial size room with a wine table in the center and many award ribbons from various State and County fairs. He currently has five hundred bottles on the racks and the cellar temperature stays around 65-68 degrees year-round without any air conditioning.

Mark and I were delighted when Dan offered to open a splendid 2017 Cabernet Sauvignon (14 percent being Merlot) made by Dan to share.

Winemaker Carrick has been making wine for over 25 years and he has been growing grapes using regenerative techniques for over twenty years in Penn Valley, CA, just off Highway 20 near Grass Valley. Growing about 160 plants and five varieties on his 1/4th acre of land—Cabernet Sauvignon, Syrah, Sangiovese, Albariño and Viognier

can be a challenge. On average there are about one hundred grapes per cluster, and it takes about 4,000 grapes to make ten bottles of wine, or four hundred grapes to make one bottle. According to Dan, it is a lot of work especially in the spring when all the weeds start to grow.

Some of his education on grape growing came from various UC Davis weekend courses when he started in the business. However, most of his wine knowledge came from books on winemaking, grape growing and discussion with fellow members of the Sierra Wine and Grape Growers Association. Dan's first homemade wine was a 1994 Chardonnay, and the bottle is still in his cellar.

Dan's passion in his winemaking career started with a gift of a wine making kit and he jokingly says it went downhill from there. His knowledge of winemaking and the history behind it was truly an experience to enjoy. As we were leaving the wine cellar, we noticed a small sign tacked on one of the wine racks. It said, "Wine a little bit, you'll feel better."



## Who is Tom?

### YOUR LOCAL REAL ESTATE EXPERT

As a 30-year Reno/Lake Tahoe resident, Tom is constantly amazed by northern Nevada's natural beauty and vistas which translate into an incredible quality of life. Living, exploring, and understanding the area, the many communities and the advantages and amenities of living in each is one of Tom's specialties. Tom's real estate geographical area of interest is southwest Reno and the surrounding area, home to Arrowcreek his community of residence since 2000.

Tom's pre-real estate executive experience in high-touch, customer-centric tech businesses, helps him to understand and focus on his client's needs and desires. His interests include skiing, hiking, ice hockey, motorcycle touring, and traveling to Italy with his wife of 24 years Penelope.

Tom's focus is to provide experienced, confidential and professional service to all his real estate clients. Whether they are private banking or first-time homebuyers, Tom helps his clients understand current markets and options so they can make their best decisions and realize their real estate dreams.



**TOM REARDON**  
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## SAVE THE DATE

### ONGOING

#### Mondays

Mah Jongg 3 - 5pm

#### Tuesdays

Dominoes/Mexican Train 1 - 5pm

3rd Wednesday of the Month

Wine Lovers Club

Mondays & Thursdays

Barre Blitz 9 - 10am

#### Thursdays

Social Bridge 3:30 - 5:30pm

2nd Thursday of the Month

Chef's Club

#### Fridays

Hand & Foot Club 1 - 5pm

Dates vary each month

### JULY

04 Independence Day - ASN Office Closed

11 Town Hall, 5pm @ the Residents' Center

12 ADRC Meeting, 11am

18 Executive Session/Hearing Meeting  
5 - 6pm via Zoom

28 ADRC Submittal Deadline  
(for August 9 meeting)

### AUG

09 ADRC Meeting, 11am

12 Music On The Lawn @ Multi-purpose  
Park below the Residents' Center

13 Board Meeting, 6pm

### SEPT

01 ADRC Submittal Deadline  
(for Sept. 13 meeting)

04 Labor Day - ASN Office Closed

13 ADRC Meeting, 11am

19 Executive Session/Hearing Meeting  
5 - 6pm via Zoom

24 End of Summer Bash

27 2024 Budget & Reserve Owner  
Workshop 6 - 7:30pm @ the Residents'  
Center and via Zoom

29 ADRC Submittal Deadline  
(for Oct. 11 meeting)

*\*The above meeting schedule may be subject to  
change and may be modified at any time.*

## CALENDAR KEY

**ADRC** Architectural Design Review Committee (closed meeting). Held the 2nd Wednesday of each month. Deadline to submit is the 1st Wednesday of each month.

**ASN** Associa Sierra North

**BOARD MEETING** Regular meeting of the board of directors. Homeowners welcome. Owner forum at the beginning of each meeting. Executive Sessions may be held prior to each regular board meeting. Meeting dates may be subject to change.

**EXECUTIVE SESSION** Meeting of the board of directors to discuss delinquencies, legal issues and CC&R violations. (Closed meeting.)

**TOWN HALL** Informal gathering with owners and board for open general discussion about items of concern. (No action is taken at meeting.)



## Volunteer Spotlight

### JESSICA HARTWIG

"What do two kids from the Midwest of Illinois, growing up in the 1970s have in common?" Aaron and Jessica Hartwig both worked within a glass pyramid (Luxor) in Las Vegas as part of the Grand Opening Crew in 1993... and fell in love. The huge staff of over 200 within the Rides and Attractions Department became their team, and this opportunity launched their "happy coincidence." They were married in 1998 at the Golden Nugget in downtown Las Vegas, and they are still going strong after 25 years.

Volunteering time to various communities is important to Jessica. Currently, she enjoys supporting the ACHOA Social Committee through various planned activities. Fun and friendship is what the Hartwigs' events are all about! Aaron and Jessica have been advocates for children in foster care. Most currently they are supporting the national/local organization Raise the Future as a "Buddy" for their upcoming TBRI Summer Camp in Colorado. Locally, Big Brothers Big Sisters of Northern Nevada allows Jessica to assist on the Big Chefs Little Gala committee.

Aaron's career brought them to ArrowCreek in 2015. "Living among our AC neighbors is a lifestyle which we had dreamed of. Now we're living it and surrounded in community pride, strong values, kind hearts, interesting backgrounds, and unique stories." says Jessica.

As you walk past their backyard on the AC loop, you will hear their Basset Hound "Moose" repeatedly and proudly barking at you while proudly dressed in his plaid bow tie. "That voice is a warm hello from our hearts to yours." He will quit eventually.

Jessica and Aaron's 19-year-old daughter is a full-time student at UNR. She works at Land Ocean and has many exciting goals ahead of her in Psychology. Aaron has grown to live his CFO dream job at Edgewood Tahoe. Jessica has become an ICF Certified Results Coach, partnering with her fantastic clients to live their biggest dreams. In their home they say, "LIV IN VISION."

All possibilities are presented to them because they are possible, and Jessica and Aaron look forward to connecting with you along the way.



May 2022

May 2023

MEDIAN SALES PRICE



**\$1,495,000**

HOMES SOLD



**7**

MEDIAN SALES PRICE



**\$2,150,000**

▲ +44%

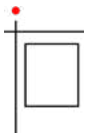
HOMES SOLD



**4**

▼ -43%

MEDIAN DAYS ON MARKET



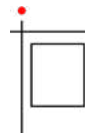
**7**

NEW LISTINGS



**8**

MEDIAN DAYS ON MARKET



**10**

▲ +43%

NEW LISTINGS



**10**

▲ +25%

Cheenu Sandhu of Engel and Völkers Lake Tahoe has a reputation for delivering exceptional service and possessing unrivaled expertise in the community. "I live here, this is my home. Buyers hear firsthand from me why ArrowCreek should be their obvious choice when looking for a home in Reno. My success in this neighborhood has come from educating the buyer on the lifestyle of living in this high-end community, the amenities, golf courses, the country club, social scene, schools and security that are all top-notch. It truly is the best place to live and I help buyers visualize it through my personal experience." Call me to discuss my expertise in selling ArrowCreek.



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cheenu.sandhu@evrealestate.com

## 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 into 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.

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)



**EMERGENCY NUMBER** 911

## NON-EMERGENCY NUMBERS

Reno 775.334.2121  
 Public Safety Dispatch  
 Washoe County 775.785.9276  
 Communications Dispatch  
 City of Sparks  
 Emergency Services 775.353.2231



## WILDLIFE ISSUES

ArrowCreek is one of many communities located in a "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))



## SECURITY & SAFETY



## THANK YOU, SECURITY

Our Security team went above and beyond their usual daytime tasks last May. The ACHOA bid for painting the yellow protective utility poles around ArrowCreek came in at \$8,500. (We have several hundred poles). Rick and Leda painted the poles themselves because Rick said that was too much to pay. They also used the Security UTV to work their way around the pathway loop painting the poles. We are very fortunate to have a staff that is willing to go the extra mile.

TYPE OF VIOLATION	NUMBER OF VIOLATION RECORDS ENTERED YTD
SPEED LIMIT (RESIDENT & NON-RESIDENT)	120
STOP SIGN - DID NOT STOP	27
STOP SIGN - SCHOOL BUS	1
MAINTENANCE OF LOTS	1
LIGHT POLLUTION (BRIGHT EXT LIGHTS)	1
PET BARKING / LOOSE / ETC.	2
RV / BOAT / TRAILER & PARKING	2
TRASH CONTAINER IN PUBLIC VIEW	22
CONSTRUCTION VIOLATIONS (VARIOUS)	10
TOTAL OF ALL VIOLATION RECORDS ENTERED	223
OTHER: ARCHITECTURAL CHANGE REQUEST RECORDS ENTERED	191





## THE ACHOA CARES ABOUT YOUR SAFETY

Volo Village is an emergency communications tool available to all members of the community.

The system is designed to send emergency information (e.g., fire) and quick announcements (e.g., road closures) to keep ACHOA residents informed and safe.

If you are not getting Volo announcements, it may be because you don't have your cell and/or home number in the property location.

Below are some important tips that may help to clarify how Volo Village works and how you can update your account contact information:

» Homeowners are automatically registered to receive Volo messages using the contact information you provided to the ACHOA. However, if we don't have your contact information, or if you have changed your information but have not updated your

Volo record, your Volo account may not know how to reach you.

- » Your contact information in Volo is for ACHOA use only. The ACHOA completely controls all the communications sent.
- » Each lot owner can update their contact info by visiting arrowcreek.com website home page and click on the Volo Village URL or by logging into your Volo account at portal.volorecovery.com. You will be required to enter your username & password that was previously sent. If you do not have a password, contact Associa Sierra North for assistance to set one up at ACService@associasn.com or at 775.626.7333.
- » ThunderCall Option. While in your Volo account you also have the option to sign up for weather alerts. These notifications come directly from the weather service, not the HOA.
- » From feedback received, we have modified how messages will be sent. How you enter your contact info will affect how you

receive notifications. See below details and screenshot from Volo:

- » Phone calls will only be made to the phone number provided in the Home field.
- » Text messages will be sent to numbers in the Cell and Other fields. (Note: Other can be used if you want to add another cell phone number to receive messages).
- » You have the option to enter your cell phone in both the Home and/or Cell field if you want a phone call and a text on your cell phone. Or, if you only want a phone call on your cell with no text, enter your cell in the Home field and nothing in the Cell field.
- » The Work phone will not be used. If you want to receive calls on your work number, enter your work number in the Home field.
- » Emails will generally be sent via a separate email blast and not typically through Volo.
- » For Surveys, only a text to the cell phone will be sent (this is to be sure we don't get duplicate results)

We hope this communication tool will be an effective and easy way of keeping you updated using communication methods you most prefer. Please do not hesitate to contact Associa Sierra North with any questions.

**Make sure your info is current in Volo Village!**

# Getting around the neighborhood



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**ROAD SAFETY**

Most people are familiar enough with radar enforced speed cameras. They capture the details of cars and license plates after being triggered by a vehicle surpassing the speed the camera is set for. ArrowCreek uses radar enforced speed cameras to increase safety in the community.

Cars speeding in neighborhoods pose a threat to the residents. Not only are they dangerous for kids crossing or playing in the streets, but they also can cause disruption to other traffic on the road. But how do you deter drivers from speeding in their vehicles when there are already traffic signs or, in some cases, speeds bumps already in place? This is where the radar speed security camera comes in.

A radar speed security camera, also referred to as radar enforced speed cameras, monitor streets for speed infractions. Once a vehicle commits a speed infraction, the radar camera records the vehicle and retains the video evidence. Security staff review the evidence and analyzes to determine what actions should be recommended concerning the infraction.

The resulting actions could be anything from issuing a community warning to issuing a hearing notice where the Board of Directors will review the infractions and decide if fines or suspension of privileges

will be placed on the violator. After capturing an infraction, the footage from a radar speed security camera the digital information forward directly to security for analysis. They are then able to view the infraction in real-time and make the necessary determination on a situational basis. In addition, radar speed cameras can capture license plate information on top of the vehicle details, such as make, model, and color.

The radar cameras aid in reducing accidents caused by dangerous driving practices. Every day, children playing or even walking on the sidewalks are put at risk by drivers that choose not to respect the posted speed limits. Moreover, driving over the speed limit poses a risk to other drivers sharing the road in addition to the pedestrians traveling on it.

Increasing residential road safety gives residents and families living inside the community a greater sense of peace and safety. Reducing the potential dangers and risks of these irresponsible drivers while helping to deter others from repeating those actions is the primary purpose for speed cameras.

A radar speed security camera also enables the community to gain vital details for issuing warnings or even fines to the perpetrators. Capturing license plate images in real-time further permits

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--	--	--

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community security personnel to find the wrongdoer once they have left the confines of the community streets.

Security has been using these radar units placed around the community for years and they have helped tremendously with the overall speed in the community. Security has recently added a new high tech radar camera to their mobile unit. This has allowed security to address hot spots in the community. The new mobile unit has become quite an asset to our speed safety in ArrowCreek!

### STOP SIGN ENFORCEMENT

In addition to monitoring speed safety, the security team regularly visually monitors intersections throughout the community to make sure people are safely stopping at the posted stop signs. Every day each shift monitors a different intersection. Security staff rotates their monitoring to other intersections to provide equal enforcement throughout the community.

### TEEN GOLF CART SPEEDING

ArrowCreek instituted Golf Cart Stickers in the summer of 2022. This is where we asked residents to register their golf cart with security, and we applied a number to the back side of the golf cart where security would be able to see the number. Most residents did register their golf carts, but there are some that are still out that have not. With regards to teens speeding on golf carts, with this system in place we can narrow down the residents and be able to talk to the parents. If it does not yet have a sticker and we cannot catch them in time, then we write down all the information and keep an eye out for them so we can find out who it was and let them know our policies and to prevent the issue in the future.

Some of our Rules for driving a Golf Cart inside of Arrowcreek are:

- » Drivers 14 to 16 years of age may not carry passengers except family members.
- » The number of occupants must not exceed the design seating capacity of the cart.
- » Golf Carts driven after dark must have appropriate safety equipment.
- » All golf carts must observe Arrowcreek's traffic control signs.



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## GOVERNING COMMITTEES

### DID YOU KNOW ABOUT THE ARROWCREEK VIEW?

Because of the 2017 community survey results, the ACHOA Communications Committee changed course. There was overwhelming feedback that needed to be addressed and used to expand their influence in the community.

Many residents stated the current newsletter was not getting information to the residents of ArrowCreek and to perspective homebuyers all while each mailing cost the community a few thousand dollars to produce and mail several times a year.

Fast forward a few months in the winter of 2018, ArrowCreek partnered with regional marketing firm CC Media, and the Communications Committee along with chairman Norm Reeder, created the ArrowCreek View. This first edition was a full-blown magazine. The ArrowCreek View now comes out six times a year and is a valuable marketing and branding tool for the ArrowCreek community.

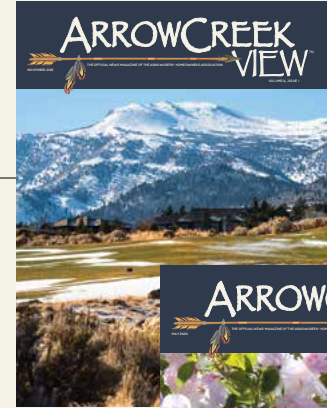
Volunteers from the Communications Committee reach out to neighbors and work

with the ArrowCreek management team to come up with stories that focus on the community's neighborhoods.

There have also been many articles about new businesses and the prospect of new construction in the area that occurred outside the gates. The new middle school opening outside the front gate was covered because of the zoning impact on the community. As time goes on, most issues continue to feature either Marce Herz or Hunsburger administrators or students that happen to be residents inside the gates.

While the goal is to keep a positive look and feel to the community, the business of the "small town" that is ArrowCreek is also included. This may mean posting financials, road improvements and schedules, and even the occasional accident.

All of this comes at NO COST to the residents of ArrowCreek. Why? The advertising that comes with each magazine covers total production and mailing costs. This literally saves the community



thousands of dollars each year versus the previous less informative version.

Each of the past 28 issues of the ArrowCreek View can be found on ArrowCreek.com, under "The View" tab.



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## COMMUNITY SURVEY RESULTS



### 2023 COMMUNITY SURVEY RESULTS

Is ArrowCreek getting younger? Marginally, but not by much. What amenities would the community like to see added? Not horseback riding or firepits. Those were just some of the results with extended answers given in the 2023 Community Survey, which ran from the beginning of March through the middle of April.

This comprehensive survey was the fourth since 2015 presented to the residents of ArrowCreek. The goal has been to have a group of “legacy” questions to create trends. Some questions included: How long have you lived in ArrowCreek, how many people in your household, and how many people under the age of 18 live in your home?

The answers were not surprising as there has been no reason for the community to turn over much like the Great Recession of 2008 and 2009. While the pandemic happened since the previous survey in early 2020, most surveyed stayed in their homes. As a result, the number of ArrowCreek residents that have lived in their home for more than 6 years grew to 65%. That number was under 60% in 2015. As for new neighbors, the number who just moved in or have lived in their homes for less than two years shrunk to around 15%. That number was more than 20% in 2017. Half of one of the two primary residents in each house are retired.

How about the question of “Are there more families with kids in the neighborhood?” Yes, but not by much. This question was first asked in 2015 with

the answer of 79% had no children living in their home. This year the response came back with 72% having no children living in their home. Again, a slight change but still an overwhelming answer with more than seven in ten homes not having children in the household.

That answer was also reflected in the question of why you moved to ArrowCreek. Year after year the answer is views and security. Eighty-five percent gave views a “five stars” answer with security following with 79% “five stars.” This answer was consistent with years prior, with schools and close to family receiving the least “five stars” votes.

The Residents’ Center is at the center of many discussions in community meetings. While most said they use the Residents’ Center “rarely,” the most common answer to which amenity they would like to see added is improved gym equipment inside and better shade by the pool outside. The pool was overwhelmingly the most popular amenity even since The Club added a pool for their members. Half of the eight hundred respondents said they were members of The Club.

As for the rest of the community amenities, a “pump track” was offered as a suggestion more than any other answer. A distant second was “dedicated dog park.” Many asked not to add “anything” or “firepits.”

All the results from the 2023 Community Survey are on TownSQ as a secure document, different than public documents found on ArrowCreek.com.



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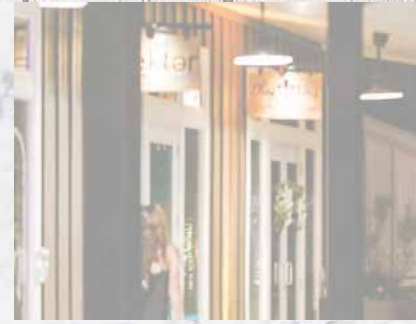
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## EMPLOYEE SPOTLIGHT



**JEFF STURGEON**

**HOMETOWN?** Anacortes, Washington

**TELL US A LITTLE BIT ABOUT YOURSELF?** I was born and raised

in Anacortes. Between 2016 - 2022 I completed a bachelor's and master's degree

in business administration. I love to travel and explore new areas. Since moving here in February, I've made many wonderful discoveries in the Reno area.

**FAVORITE TEAM?** Las Vegas Raiders

**HOW LONG HAVE YOU BEEN WITH AC? WHAT IS YOUR JOB?**

I started with ArrowCreek Security in March as a night shift Security Associate.

**TELL HOMEOWNERS SOMETHING ABOUT THE SECURITY DEPARTMENT THEY MAY NOT BE AWARE OF?**

We respond to reports of loose pets. Occasionally these lost pets serve as honorary security guards while waiting for a family member to recover them!

**WHAT ASPECT OF YOUR JOB DO YOU ENJOY MOST?** Patrolling the community. There is almost always some kind of wildlife encounter on patrol!

**WHAT ASPECT OF YOUR JOB IS THE MOST CHALLENGING?**

It was difficult acclimating to the nighttime schedule.

**INTERESTS AND/OR HOBBIES?**

Golfing, trying new restaurants, computer programming, hiking, driving, finance, real estate, movies, video games and television.

**ANY ADVICE FOR HOMEOWNERS AS IT RELATES TO THE SECURITY DEPARTMENT?** Secure refuse containers during bear season!



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# 2023 Grads

## IN ARROWCREEK



**JOAQUIN PARDO**  
GRADUATED FROM MARCE HERZ 8TH GRADE  
ATTENDING GALENA HIGH SCHOOL IN THE FALL

Joaquin played football for Galena Grizzlies Pop Warner team and Babe Ruth Baseball. He wrestled and ran cross country and track at Marce Herz. Joaquin also traveled extensively this past year.



**SPENCER WIRSHING**  
GRADUATED FROM GALENA HIGH SCHOOL  
ATTENDING ST. MARY'S COLLEGE ON AN ACADEMIC  
PRESIDENTIAL SCHOLARSHIP AND TRACK SCHOLARSHIP IN  
THE FALL

Spencer capped his track season by winning State in the boys 800 (1:53.3) and third in the 1600 (4:22.2). Spencer is also an avid fly fisherman and enjoys spending his free time on the Truckee River.



**KAYLA VASS**  
GRADUATED FROM WOOSTER HIGH SCHOOL'S  
INTERNATIONAL BACCALAUREATE PROGRAM  
ATTENDING UNR ON THE PREMED TRACK IN THE FALL

Kayla earned 4 varsity letters in golf and 2 in softball. She was recognized in both sports regionally as a top player and competed at state individually for golf. She plans on being a radiologist.



**VICTOR LIU**  
GRADUATED FROM GALENA HIGH SCHOOL  
ATTENDING UNIVERSITY OF WASHINGTON (SEATTLE) IN THE  
FALL WHERE HE PLANS TO DOUBLE MAJOR IN COMPUTER  
SCIENCE AND BUSINESS ADMINISTRATION

Victor was the Salutatorian of his class, a two time 5A tennis singles state qualifier and a Top 10 Student Athlete in the region.





# Bears Among Us

ARROWCREEK ENCOUNTERS BY JEFF FOSTER

We have all seen the warning signs at the front gate. Most of us have heard stories from neighbors about bears getting into trash cans or ransacking bird feeders. You have even seen cell phone footage of a bear crossing a neighbor's back yard. But how many ACHOA members have had the not so good fortune of having a bear causing damage to your home?

Last September, we awoke to sounds on the hill behind our house. Grabbing a flashlight and pointing it in the direction of the noise, we witnessed a black bear enjoying a 20-pound bag of black oil sunflower seeds that it had hauled up the hill after breaking into a patio box where we normally store cushions during the winter. He or she paid no mind to the flashlight beam, and we decided to just leave it be, though we could hear it snacking for some time. One replacement patio box later (sans seeds of course) and life returned to normal...until late April.

Early in the morning on April 28, we again awoke to sounds in the back yard. Turning on the patio light, I could see nothing out of the ordinary. My wife went out to the kitchen but stopped short. Our sliding glass door, which had been left partially open to let the cool night breeze in, stood wide open. Two of our cabinets, both upper and lower, were also wide open and a bag of electrolyte packets lay spilled on the ground. We could still hear sounds on the hill, so I grabbed a flashlight and went back to our room to get a better angle on where the sounds were coming from. There it was, snacking on whatever it had taken out of the cabinet. This time it did not like the focused light beam and retreated to the top of the hill where it stared back at us for some time, seeing if it could outlast us so it could go back to finish its treat.

In the morning, we found an empty bag of marshmallows on the patio, and another empty bag of marshmallows on the hill (our daughter is a huge fan of s'mores) along with the remaining crumbs from a shredded box of vanilla wafers. Thankfully, this time it did not cause any damage during the early morning raid. The screen door had retracted into its housing and amazingly there were no scratches on the glass door or cabinet doors either! Not surprisingly, we were soon restocked with marshmallows to pair with the graham crackers and chocolate bars that the bear must have figured it would go back for later.

It is not a matter of if but when the bear will be back. Determined to avoid a repeat performance, we have invested in a motion sensing floodlight with video camera along with an electric mat (yes, that is a real thing) from Bear Busters (<https://www.tahoebearbusters.com>). When bears encounter their systems, they receive a strong electrical shock, which does not harm bears, just scares them off. Electric deterrents keep bears wild by creating a negative association with your home and teaching them to stay away from humans. Removing attractants like outdoor trash cans and bird food is critical. Bears are among us, and we should do our part to help keep them wild.



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coming up from the Hawaiian Islands, oftentimes producing a lot of wind, rain, and snow. Atmospheric rivers are responsible for a good portion of California's water supply each year. Way more than normal atmospheric rivers moved through the west coast this winter and spring, boosting our water supply. According to the Scripps Institution of Oceanography and the Center of Western Weather and Water Extremes, thirty-one atmospheric rivers moved through the west coast from October 1st through the end of March. The Central Sierra Snow Lab, which is in Soda Springs at 6,894 ft elevation, says they have the most water content they have ever seen since 1965, as of April 12. The chart below shows the current snow water equivalent for the Tahoe Basin, as of May 16th, compared to years past.

# Winter 2022-23

## TRUCKEE MEADOWS WATER SUPPLY

BY ANGELA SCHILLING, METEOROLOGIST, RENO KTVN CHANNEL 2 NEWS

As seasons change, the weather changes, too, but our past winter took forever to leave. On the one hand, this was good news; but on the other hand, it also caused a lot of problems. As of the middle of May 2023, most of California is no longer in a

drought, except for the far southern part of California and close to the Oregon border on the other side of the state. Numerous atmospheric rivers moved through the west coast over the past several months. Atmospheric Rivers are plumes of moisture

All the snow is great news for our water supply, not only in the mountains but in the Reno area as well. The Truckee River, which is mostly fed by Lake Tahoe, is responsible for most of the Truckee Meadows' water supply.

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**Brooke Sullivan, BS.145990**  
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### LARRY & LEA KAMMERER AND RON & STACY ROWAN

Larry & Lea Kammerer (left) and Ron and Stacy Rowan (right), ArrowCreek residents and long time friends traveling in Ireland – at Kylemore Abbey.

## SEASONAL PET CORNER



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“Bear”  
Susan and Steve McKinney

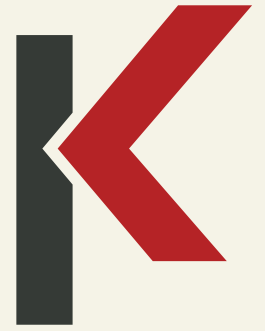


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