

NEWSLETTER | APRIL 2021

PINE TREE RANCH WEST

HOMEOWNERS' ASSOCIATION



The Pine Tree Ranch West Homeowners' Association has two purposes: 1) To own and maintain all common areas within the subdivision, and 2) To enforce and administer the provisions of the Articles of Incorporation (Section IV) and the Covenants, Conditions, and Restrictions (CC&Rs) (Article II, Section 1). Homeowners received a copy of the CC&Rs when they purchased their homes. If you would like to review either document, they are available on the Pine Tree Ranch West HOA website (www.PineTreeRanch.org).

Who Maintains our Roads?

The roads within the Pine Tree Ranch West subdivision are maintained by Washoe County Roads. Homeowners who have questions or concerns about road maintenance should contact Washoe County Roads directly at <https://www.washoecounty.us/csd/operations/roads/index.php>

Storm Drains & Sidewalks

Proper maintenance of stormwater drainage facilities in the Pine Tree Ranch West subdivision are the responsibility of property owners. To avoid problems with localized flooding, please do your best to keep storm drains clean and free of weeds, sediment, garbage, grass clippings and other debris that may negatively affect water conveyance. If you have a storm drain or sidewalk question or maintenance request, contact Washoe County Roads at 775-328-2180.



Reminder: Trash Bins

A gentle reminder that trash bins should not be visible to those driving or walking by your property. When not placed on your curb on garbage day, please stow them behind a fence or other discreet location.

Spring Tips

Sprinkler System Start-Up

Truckee Meadows Water Authority has some helpful videos including one reviewing how to start up your sprinklers after the winter season. https://tmwa.com/about_us/faqs/how-to-videos/

Yard Maintenance

Spring is great time to focus on yard maintenance. This includes things like weed abatement and tree and shrub trimming, particularly in those areas accessible to the public (e.g. sidewalks, curbs).

Inspect and Maintain House Exterior

With the winter season behind us, this is a good time of year to inspect the outside of your house for roof damage, missing shingles and issues with trim paint and wood trim. Just a simple walk around your house to look for issues like this can help you keep your house in good condition.

Architectural Committee Update

An HOA Architectural Committee enforces the architectural community standards in the subdivision. Architectural Committee members are your neighbors: Jerry Mather, Chair & Board Member, Kirsten Walter and Derwin H. Bass, AIA-Architect. Committee members do their best to respond quickly to homeowners' requests for property modifications.

Our HOA website has information on any changes to your home that require HOA approval. See governing documents: CC&Rs Articles V (pages 15-16) and VI (pages 16-17); Supplemental CC&Rs; Exterior Paint; Exterior House Painting Guidelines.

Additionally, helpful information regarding your property can be found on Plat Maps and by searching Washoe Regional Mapping System at <https://gis.washoecounty.us/wrms/>. There you can find your property by searching your home address, then zoom in and click on your site, as well as selecting layer settings (e.g. topography). If you have questions or would like to submit a request, please contact Pine Tree Ranch West HOA Community Manager Tom DeFalco at (775) 862-8092 or tom@crmgreno.com.



Seeking New Members: Communications Committee

Is there information you believe would be helpful to share with homeowners? Do you enjoy writing? Are you an aspiring cartoonist who would enjoy a creative outlet for your cartoons? If you answered yes to one or more of these questions, you might enjoy being a member of our Communications Committee. If interested, please contact Pine Tree Ranch West HOA Community Manager Tom DeFalco at (775) 862-8092 or tom@crmgreno.com.

Check out our Website

Did you know that the Pine Tree Ranch West HOA has its own website? Resident and webmaster John Walter created and updates the site regularly. There homeowners can access helpful information such as HOA governing documents, meeting minutes, city/county resources, and links to area news (e.g. nearby housing and commercial developments).

Access the website at <https://PineTreeRanch.org>

You Are Invited | Pine Tree Ranch West HOA Annual Meeting October 19, 2021 @ 6:00 pm



Please mark your calendars for October 19, 2021 at 6:00 pm to join a virtual discussion on matters affecting the Pine Tree Ranch West community. During the Annual Meeting of the Pine Tree Ranch West Homeowners' Association, the ballots for the members of the executive board will be opened and counted and the 2022 budget will be reviewed and ratified. We hope our homeowners will attend this meeting to learn more about the association and meet some neighbors. You may join by videoconferencing or call in by phone using the information below.

www.zoom.us/join
Meeting ID: 973-7248-8611
Passcode: 698953