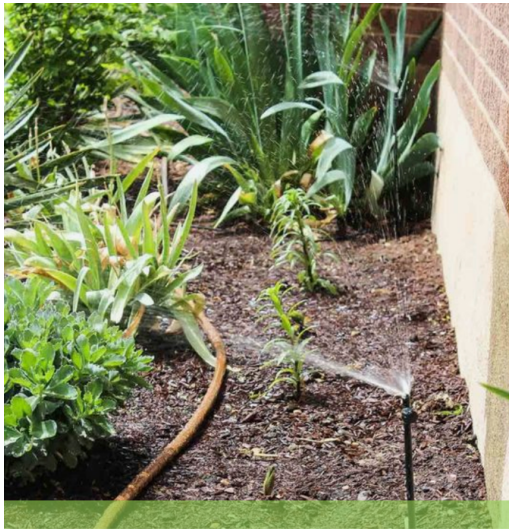


# NEWSLETTER | SEPT 2021

## 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](http://www.PineTreeRanch.org)).



Wedge Parkway  
Irrigation Replacement Project

### New: Irrigation Replacement Project

One of the responsibilities of the Pine Tree Ranch West Homeowners Association is to maintain the common areas within the subdivision. This includes care of the trees, plants and irrigation system that run along the west side of Wedge Parkway from the Steamboat Irrigation Ditch north to Whites Creek Lane. Our irrigation system is original, installed when our development was first constructed. Now 25 years later, we are experiencing almost weekly breaks in both the main and drip lines, and many of the trees and plants are not being watered properly. Over the past several years, our Landscaping Committee has responded to leaks by calling our landscape contractor with requests to repair each leak. Due to the recent rise in breaks and leaks, the Board has decided to move forward in determining a more fundamental solution via an Irrigation Replacement Project.

Landscaping Committee member and architect homeowner Der Bass, AIA prepared documents with eight sheets depicting the scope of the project in five irrigation zones, and the committee sent out 4 Requests for Proposal (RFP) documents to potential landscape contractors. The scope of work

included (a) demolition of existing tubing and emitters, (b) installing new PVC piping, valve boxes with battery powered controllers, flexible tubing and emitters, (c) installing new PVC piping under Saddlebrook Way, Green Springs and Wisteria Drives, and (d) completing, testing and programming the system. Proposals were due to our HOA's management company, Controlled Resource Management Group (CRMG) by August 18.

As of August 27, CRMG has received just one proposal from landscape contractors: one withdrew from the proposal process and two others have not yet submitted their proposals. Our HOA Landscape and Architectural Committees have reviewed this proposal and will give their recommendations to our HOA Board of Directors on Tuesday, Sept 21, 2021. Upon Board approval, this landscape contractor may be selected.

Fortunately, our HOA has \$75,000 in reserves from homeowners' assessments collected over the years. Despite our HOA assessments being some of the lowest in the Reno area, our Board has not spent funds on a substantial maintenance project such as this since the HOA's inception. A reserve study is required to be conducted at least once every 5 years by a reserve study specialist who, pursuant to NRS 116A.420, is qualified by training and experience. A reserve study includes an analysis of all common areas, an assessment of each component's condition and remaining life, cost estimates for repairs or replacement, summary of reserve amount required, evaluation of adequacy of reserve balance, and recommendations on contributions to the reserve account. Our reserve study was conducted 4 years ago, and our reserve account is fully funded. We believe we have enough money in reserves to cover the costs of this project, and it is our aspiration that completion of this project will have a long-lasting positive effect for our development for the next 25 years. We encourage homeowners to attend our quarterly HOA Board meetings for updates on this project; you can also find updates on our website <http://pinetreeranch.org>.

# HOA Legislative Updates

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The 81st (2021) Session the of Nevada Legislature passed several bills concerning common-interest communities which the governor signed into law. Of the six bills that modified NRS 116, only one, SB186, directly impacts the Pine Tree Ranch West HOA. Effective October 1, 2021, NRS 116.31068 is amended to require HOAs to send all notices and correspondence by both USPS and electronic mail (email). To ensure our compliance, you recently received a request from our HOA manager, Tom DeFalco, asking for your email address. Please provide Tom with this information at your earliest convenience. Tom's email address is [info@crmgreno.com](mailto:info@crmgreno.com). He needs your name, physical address, phone number(s) and email address(es).

SB186 also requires common-interest communities containing 150 or more units to establish and maintain a secure website by January 1, 2023 in which owners may pay assessments electronically. Pine Tree Ranch West only contains 100 units. SB186 only encourages smaller common-interest communities to maintain such a website. Our manager is working on developing such a website. Your HOA's Communication Committee also maintains an informational website at <http://pinetreeranch.org>. While this website is not designed to accept payments, it is a good source for community information.

If you are interested in reviewing all the HOA related bills signed into law (AB237, AB249, AB301, SB72, SB186, and SB356), the Nevada Legislature's website (<https://www.leg.state.nv.us/>) contains detailed information on each bill. If you would like to join your HOA's Ad Hoc Legislative Bill Tracking Committee during each legislative session, please email Tom DeFalco expressing your interest ([info@crmgreno.com](mailto:info@crmgreno.com)).

## Request to Homeowners Who Rent Out Their Homes

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Do you own a home in the Pine Tree West HOA but live elsewhere and rent out the home? If so, it's important that Pine Tree Ranch West HOA Community Manager Tom DeFalco has a way of getting in touch with you. If this applies to you, please contact Tom at (775) 826-8092 or [tom@crmgreno.com](mailto:tom@crmgreno.com) to share with him your current phone number and mailing address.

## Fall Tips

### Gutter Cleaning

Gutters are really put through their paces during the fall months when all type of debris can get into them. If you clean them now, they'll be in prime condition before autumn begins in earnest.

### Sprucing up your Yard

Cleaning and sprucing up your yard is a great low-cost alternative to major home improvement. For fall maintenance, consider pruning your trees and shrubs, removing dead or diseased plants, and weeding inside and along the perimeter of your property. You can help your lawn recover from the stresses of summer, repair brown spots, and prepare for winter by applying a fall fertilizer that feeds your lawn and controls weeds. Fall is also a good time to plant new trees and perennial flowers that bloom in autumn, plus adding mulch for plant protection and beauty.

## Managing those Pesky Weeds

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With all the smoke and heat this summer, it's been difficult for many to keep up with removing weeds in our yards and along our sidewalks. Nonetheless, Article IV, Section 33 of our Covenants, Conditions, and Restrictions (CC&Rs) requires that we not allow weeds to grow on any portion of our lots or portion, "thereof". If you prefer to kill weeds rather than pulling out by hand, distilled vinegar can do the trick. Vinegar changes the pH of the soil and kills weeds when sprayed or trickled at the base of the weed soaking into the soil. It's great for hard-to-get places: sidewalks, between sidewalks and curbs, pavers or other tight spots. But remember, vinegar doesn't discriminate so avoid using near your plants or grass.

# Pine Tree Ranch West HOA: Board Meetings, Committees and Annual Meetings

## Board Meetings

Your HOA Board meets quarterly. The next meeting is scheduled for 6:00 PM on September 21, 2021 via Zoom. Homeowners are invited to speak at the opening and ending of each meeting. The four Committees offer reports during each meeting. See the call-in details below.



## Committees

The Architectural Review Committee membership is dictated by the CC&Rs and is full, however the Landscape, Communications, and Legislative Bill Tracking Committees are looking for new members.

- If you enjoy walking our community, the Landscape Committee may be just your ticket. You can help keep your community lovely simply by being observant.
- If you enjoy writing, the Communications Committee which maintains the website, publishes the newsletter, and oversees other forms of member communication could use you.
- The Legislative Bill Tracking Committee's work is done during the legislative session. If research is your thing, you may enjoy identifying HOA related bills and letting the Board know about potential impacts.

## Annual Meeting

The Executive Committee (the Board) membership is up for election annually. The next Annual Members meeting is scheduled for 6:45 PM on October 19 following a brief 6:00 PM Board meeting.

We invite you to put forth an application to run for one of the five HOA Board positions. Tom will be mailing out applications soon and board members will be elected at the Annual Meeting. Officer positions will be decided amongst the new board members.

## You Are Invited | Upcoming Pine Tree Ranch West HOA Meetings



Sept 21, 2021  
Oct 19, 2021  
Oct 19, 2021

Board Meeting	6:00 PM
Board Meeting	6:00 PM
Annual Meeting	6:45 PM

You may join by videoconferencing or call in by phone using the information below.

[www.zoom.us/join](https://www.zoom.us/join)  
Meeting ID: 973-7248-8611  
Passcode: 698953  
Phone: (669) 900-9128