

## PINE TREE RANCH WEST HOMEOWNERS ASSOCIATION

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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 (<https://PineTreeRanch.org>) under documents.

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### **Pine Tree Ranch West Conducted its 2022 Reserve Study**

The Pine Tree Ranch West HOA Board contracted with Mari Jo Betterley from Better Reserve Consultants, a reserve study specialist, to conduct its 2022 reserve study. Nevada Revised Statutes (NRS) 116.31152 requires that HOAs conduct a study at least every five years involving an in-depth evaluation of a property's physical common components. This is to include an analysis of the cost and timeframe for anticipated replacements or major repairs to common area elements, such as the landscaping, irrigation system, and fencing along Wedge Parkway. Such studies are designed to ensure that the Board properly plans to meet its fiduciary responsibilities.

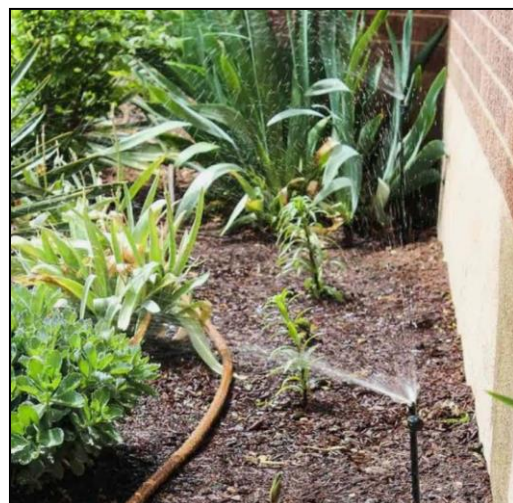
The Pine Tree Ranch West 2022 Reserve Study will be reviewed at the next HOA Board meeting on February 1, 2022, at 6:00 P.M.

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### **HOA Irrigation System**

The Pine Tree Ranch West HOA is facing serious decisions concerning the deteriorating 25-year-old irrigation system along Wedge Parkway. Since replacement is a costly proposition and we are in the middle of a drought, some consideration has been given to simply turning the water off. Recent legislation requires the removal of purely decorative grass around Southern Nevada business complexes, along streets in HOA communities, and in traffic circles and medians by the end of 2026.

At the same time the City of Reno is revising its tree protection standards and ordinances. Their goal is to increase the tree canopy within the city by supporting the retention of healthy trees and creating replacement requirements for trees that must be removed.



Reno's tree canopy is now at 5.2 percent, less than the 10 to 15 percent desired by high desert communities and far less than Las Vegas' 13 percent. And Reno is now one of the fastest-warming cities in the U.S. Our temperatures have increased 7-degrees over the last 50 years.

Trees have been identified as the simplest, cheapest, and most effective way to counteract Nevada's increasing temperatures and reduce Reno's urban heat island effect. The net cooling effect of a young healthy tree is equivalent to 10 room-size air conditioners operating 20 hours a day (U.S. Department of Agriculture). Not only do trees shade and cool our property, but they improve our quality of life by absorbing carbon dioxide and ozone, filtering particulate matter like dust, ash, pollen, and smoke, and releasing oxygen back into the air. They offer wildlife habitats and beautify our homes and open spaces reducing glare and enhancing privacy.

Trees increase our property values by as much as 20 percent (Management Information Services/ICMA). Mature trees can have an appraised value of between \$1,000 and \$10,000 (Council of Tree and Landscape Appraisers). Trees and landscaping can even reduce crime. Residential buildings landscaped with trees had 52 percent fewer crimes than those without any trees. Buildings with medium amounts of greenery had 42 percent fewer crimes (Environment and Crime in the Inner City).

Trees are as important to a community's overall quality of life as are its streets and buildings.

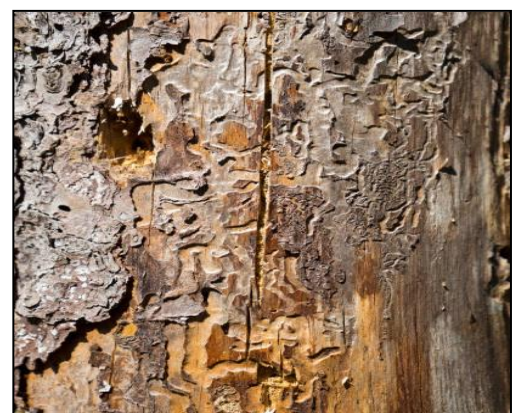
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### **Area Trees Infested with Bark Beetles**

Have you noticed great globs of crystalized sap (pitch tubes) clinging to the trunks of your evergreens, particularly the Jeffrey Pines? The drought has made these trees susceptible to bark beetles. If the globs are white, the tree has resisted the beetle attack. Reddish-brown tubes mean the beetle successfully attacked the tree.

These beetles bore into the trees where they feed and breed just under the bark, disrupting the trees ability to absorb nutrients and water. A healthy tree can fight off these beetles. However, the ongoing drought has weakened trees to such an extent that they are dying. The Jeffrey Pines along Wedge Parkway are suffering from this pandemic-level infestation.

The beetles are dormant right now. Recent storms have added much needed moisture. Consistent water during the warm months, proper nutrients, and a systemic treatment may save our trees.



Your HOA Board meets quarterly. The next meeting is scheduled for 6:00 PM on February 1, 2022 via Zoom. Homeowners are invited to speak at the opening and ending of each meeting.