

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

Successful Care and Maintenance of a Community Takes a Board



The Board of Directors of Pine Tree Ranch West Homeowners Association (HOA) invites you to become a member of the Board of Directors. It is understandable that you may feel hesitant to accept this invitation. You might be worried about the amount of time you need to commit to the role or about the (mis)perception of the job as “meddling” with your neighbors’ CC&R violations. This response is common and reasonable, but the Board’s role is an integral one in ensuring the success of the community.

What Is Expected of a Board Member?

In all transparency, serving on the Board of Director takes some time. Board meetings take place once each quarter in the early evenings to accommodate those who work during the day, though the Board conducts much of its work via email. The HOA Board needs people with good problem-solving abilities, strong communications talents, landscaping interests, financial skills and more. Your HOA Board consists of a President, Secretary, Treasurer and two Directors. There are also several committees composed of community members who are not Board members: the Architectural, Communications, Legislative, and Landscape Committees.

Your HOA has a Management Company

Additionally, to offset the amount of work for Board members, Pine Tree Ranch West HOA also employs a management company called Controlled Resources Management Group or CRMG that does a lot of the work. CRMG performs most of the administrative tasks as well as other tasks such as dues collection, financial reporting, homeowner communication, and vendor management. The company also assists the Board, with budget preparation and covenant enforcement. In short, employing a management company has proven to be an excellent way to reduce the amount of work for our Board members.

Consequences of Not Having an HOA Board

The Nevada Revised Statutes requires that HOAs have a Board of Directors. Without a Board, an HOA cannot handle its normal business. This can result in the appointment of a receiver to conduct business on behalf of the community. This is not an ideal solution because receivers can be quite expensive, charging more than \$200/hour to manage tasks that Boards do for free, and that cost would be passed on to homeowners in the form of increased dues or rounds of special assessments. HOAs without a board may also lose their insurance coverage, with little option for defending against any kind of legal action. Some communities in receivership find it difficult to get a response to noncompliance issues. The weed infested community to the south of Pine Tree Ranch West on Wedge Parkway is an example of such a situation. The consequences of going into a receivership are endless, so it is essential to continue having community members step up to serve as board members.

Our Challenge: Retiring Board Members

Several residents have served on the Board for many years, some since the inception of this HOA over 25 years ago. Some have recently retired from the role, and others are ready to retire, but first are hoping that other homeowners will step up so they can step down.

Toward that end, you are asked to consider stepping into one of the Board roles. Right now, just 4 of our 5 board positions are filled and one of those 4 is retiring after over 25 years on the Board. New and different perspectives can help our community thrive and become the best it can be.

Learn More

If you are interested but have a few questions, please fill out this Board Interest Form: <https://bit.ly/pinetreehoaboardinterest>. One of the Board members will contact you within 24-48 hours to set up a phone appointment to talk about your potential involvement in the future of the Pine Tree Ranch West Homeowners Association.

Excessive Weed Growth in Our Community

Many of us are having trouble controlling the weeds in our yards. Nonetheless, our CC&Rs require that no brush, weeds, or underbrush be permitted on any property (Section 33, Article IV). This includes weeds growing in the cracks in the sidewalks and driveways up to the curb.



Please help improve our community's appearance by addressing the weed problem. If you are hesitant to use chemicals, consider vinegar applied full strength only on the weeds. Some people mix Epsom salts with the vinegar. Be aware that vinegar will change the soil's PH and kill all vegetation.

In the next few weeks, the HOA manager will be notifying homeowners if they are in violation of the CC&Rs. This is an attempt to ensure adherence to the CC&Rs (the Board's job) and to help maintain all of our property values.

The Board's Landscape Committee walked Wedge Parkway with our landscape contractor to discuss how best to manage weeds and remove and replace dead plants along that corridor.

See you out attacking weeds.

Drainage Easement Excavated and Recompacted

At the recommendation of a consultant civil engineer, 12 feet of the easement between Green Springs Drive and Ironhorse Drive was excavated and compacted to prevent possibilities of water runoff onto private property in the future. In June 2023, a qualified and experienced contractor was hired to do the work resulting in a firm and unyielding surface. Any disturbed areas were hand seeded with a native seed mix to help prevent erosion. Additionally, 33 feet of the channel bottom was cleaned and regraded to create a positive longitudinal slope to the concrete receiving structures.

Your HOA Board meets quarterly. The next meeting is scheduled for 6:00 PM on July 25, 2023, via Zoom. Homeowners are invited to speak at the opening and ending of each meeting.