

Canyon Pines HOA Newsletter - Fall 2021



ASSOCIATION CONTACTS

Community Management Company:

HOAMCO
5484 Reno Corporate Dr. Suite 2
Reno, NV 89511
www.HOAMCO.com

Community Manager:

Brian DeLisle
bdelisle@hoamco.com
775-446-4479

After Hours Contact:

For general questions and after hours or emergency service call 844-744-4316.

Community Website:

Caliber Web Portal

Homeowner log-in for account status, the associations governing documents, financial reports, board meeting minutes, architectural review requests and much more!

Link to the Caliber Web Portal can be found on the Community Manager Website (www.hoamco.com) or the Community Association website (www.canyonpineshoa.org).

Community Association website: canyonpineshoa.org

Log-in-free access to the association's general information.

- Board of Directors Contact information
- Community Manager Contact Information
- Electronic Copies of Governing Documents
- Board Meeting Calendar and Minutes

ASSOCIATION ASSESSMENTS

Due: 1st of month, Late on the 15th
Amount: \$45.00. Late fee: \$10.00

You can pay by the following methods:

- Online at www.HOAMCO.com
- At HOAMCO Residential office (checks or money orders only)
- Your banks bill payment
- Mailing to:
Canyon Pines HOA (508)
c/o HOAMCO
PO Box 94346
Las Vegas, NV 89193-4346

Please note: you must clearly write your full account number on your check e.g.

THE PRESIDENTS CORNER

Greetings residents and neighbors of Canyon Pines!

Welcome to 2021 Fall and Winter Season! We all hope you're enjoying this beautiful fall weather (with a mini taste of winter.) Our beautiful little community is thriving and looking amazing. HOAMCO is continually working diligently in upholding our current guidelines and regulations. We thoroughly enjoyed all the holiday decorations and look forward to seeing more this winter!

With freezing temperatures coming into place, we are making sure all common areas within our community stay beautiful and a safe place for our residents. All common area sprinkler systems have been turned off and will make sure snow removal will be in place when needed. Now is a wonderful time to make sure your personal sprinkler systems are drained and set for winter as well to prevent any leaks/breaks or ice buildup on sidewalks.

We look forward to continuously serving our community. As your BOD, we give a warm welcome and huge thanks to our new ACC Board, thank you all for volunteering and helping make a difference within Canyon Pines!

COMPLIANCE CORNER 1, SEE REVERSE FOR 2

- The Association conducts community-wide CC&R, General Rules, and Architectural Rules compliance inspections on a monthly basis.
- Homeowner are required to maintain landscaping to required standards.
- Pet owners: Please pick up your pets waste when walking the community.

SEASONAL INFORMATION—HOLIDAY LIGHTING AND DECOR

Christmas decorations may only be displayed from the day after Thanksgiving until January 31st. Any lighting shall not cause a nuisance or visual impairment to neighboring properties or to passing motorists.

All decorations shall be in good repair; no tattered or torn flags may be displayed.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

- The ACC meets twice per month, every month. The meetings are typically held the first and third Wednesday of the month.
- The number one reason for a rejected Architectural Review Application is for an incomplete application. To ensure your application and project are approved, please follow the rules and directions carefully, provide as much information as possible so the committee is clear on what you are proposing.

OTHER CONTACTS

- Emergencies: Dial 911
- Non-emergency: Dial 311
- Washoe County Regional Animal Services: 775-322-3647. Use for barking dogs or other animal-related issues.
- City of Reno issues (abandoned vehicles, nuisance, graffiti, marijuana, building permits,) 775-334-4636, email at renodirect@reno.gov, or www.reno.gov/community/reno-direct.
- To report a street light out: www.nvenergy.com/outages-and-emergencies/streetlight (You will need the location & identifying number from bottom of light fixture).

ASSOCIATION VOLUNTEERS

Board of Directors:

President & Director: Shonna Giraud
Vice President & Director: Heath Bynum
Secretary & Director: Jeff Sallan
Treasurer & Director: Sheila Kenyon
Director: Ron Eckhardt

Architectural Control Committee:

Committee Member: Heath Bynum
Committee Member: Sue Armstrong
Committee Member: Roy Flores
Secretary: Sheila Kenyon

2021 ASSOCIATION MEETINGS

All meetings start at 5:30 pm and are held at the HOAMCO business office located at 5484 Reno Corporate Drive Suite 2. This schedule will be updated as changes are made.

FEB 16, 2021

- Board of Directors
- Annual Meeting

MAY 11, 2021

- Board of Directors

AUG 10, 2021

- Board of Directors

NOV 9, 2021

- Board of Directors

DEC 6, 2021

- Board of Directors
- Budget Ratification

ASSOCIATION NEWSLETTER

- To suggest an article idea: use the "Contact Us" section found on the Association's website (www.canyonpineshoa.org) under "More" and then scroll down to the "Contact the Board" area.
- Newsletter to be published quarterly
- Other Association information may be posted at the community mailboxes such as townhall meetings and special meetings.
- This newsletter will be posted at both of the Associations websites.

VENTANA RIDGE DEVELOPMENT

Case Number: LCD21-00060

Submitted Date: 04/29/21

Parcel Number 081-160-17

BACKGROUND

The City of Reno Community Development Department received an application for 1) a tentative map to develop 67 single-family detached dwelling units and 2) a major site plan review for a) cluster development; b) hillside development, c) grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height; and d) grading that results in the disturbance of a major drainage way. The 166.8 acre site, is composed of five parcels that are located north of the terminus of Sandestin Drive and +/- 450 feet north of the terminus of Peavine Pines Court. The site has a Master Plan land use designation of Parks and Greenways and Open Space (PGOS) and Single Family Neighborhood (SF). The site is within the following zoning districts: Ventana Pointe Specific Plan district (SPD). Single Family Residential—3 units per acre (SF3), Single Family Residential—five units per acre (SF5), and Parks, Greenways, and Open Space (PGOS).

UPDATE

At the July 7, 2021 Planning Commission hearing, it was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC21-00060 (Ventana Ridge), based upon compliance with the applicable findings, to approve the tentative map, and associated major site plan reviews, subject to conditions, with the additional condition that prior to the approval of the first final map the applicant shall have a color palette with neutral tones approved by the city. Motion carried with five (5) in favor and one (1) opposition by Commissioner Villanueva.

At the August 25, 2021 Reno City Council Meeting, It was motioned, in the case of LCD21-00060 (Ventana Ridge), by Council Member Jardon, seconded by Council Member Weber, to uphold the approval of the Planning Commission, and move to approve with additional updated conditions as presented. Motion carried with five (5) in favor and two (2) oppositions by Council Member Brekhus and Council Member Duerr.

For more information, visit the City of Reno Planning Department website: <https://www.reno.gov/government/departments/community-development/planning-engineering-applications>

COMPLIANCE CORNER 2

It has been observed that there are several abandoned or improperly installed satellite dishes in the community. These will be identified during monthly compliance inspections. Please ensure you are in compliance with Architectural Rules section 3.11 which generally requires that satellite dishes not be visible from the street.

DirectTV generally charges \$49 to relocate the antenna. Antenna relocation requests can be made via 800-288-2020.

Dish Network generally charges customers with Dish Network insurance \$50 or \$60 to relocate an antenna; customers without Dish Network insurance are generally charged \$145 to relocate the antenna. Their customer service department stated that customers can add insurance at \$9.99 per month before requesting the relocation and that a \$30 cancellation fee is generally assessed if insurance is cancelled within 6 months of the start date. Antenna relocation requests can be made via 800-333-3474.

Homeowners should call their service provider to verify that the above general information is applicable to their home.