
Rainbow Bend

Lockwood, NV

• HOA NEWSLETTER
UPDATED VERSION

• SECOND quarter 2025

www.RainbowBendNV.com

775.342.0911

Contents

Page 1 - Presidential Report

Page 2 - News/Events

Page 3 - Community Info

Page 4 - HOA Information

Key Cards

If your keycard is not working, please see Dave at the Patrol Office - 7 am - 4:30 pm - Monday - Thursday.

Landscaping Notice

Any problems with your lawn pertaining to the landscaping company, call Green Diamond Landscaping foreman Anthony at 775.682.0860 or email at anthony@greendiamondlandscaping.net. Also submit your written request to Terri Kenyon @ terri@kenyonandassociates.com for follow up.

Peri Ranch Road Closure:

The Lockwood Senior Center is nearing completion of all site utilities and will be paving Peri Ranch Road. The County will be patching the utility cuts across the road, there will be **full closure from July 28 to August 1.**



Presidential Report by Glenn Martin

Pool project was completed and reopened on June 7th. The cost of the project was \$725,000. We had to rewire the building, install a new drain system, clean out old drain lines from building to street. The Clubhouse Committee, and Dan Root with the help of Michele Primus did an amazing job in getting this done in less than a year. Our general contractor did a great job and helped keep the cost down.

Our Reserve Budget Plan calls for us to recapture \$300,000 over the next five years. We will create a separate fund at our Edwards Jones account. With proper investment and timely payments, we hope to reduce the time it takes to capture this money.

We have found that we have a large number of key cards in non-homeowners' possession. So, we have been deactivating those cards. If your card does not work, see Dave at the office. As homeowners, we are responsible for the use of club cards. If you let family and/or friends into the clubhouse and any damage is incurred, you will be held respons

7-18-25



LIVE



* An official Rainbow Bend HOA facebook page is now live for all residents!

* In the search bar type in **"Official RBHOA Lockwood NV"** and enter your lot number.

* Weekly updates are posted to the website, facebook page, and clubhouse bulletin board.

* Please check website for information before posting your questions on facebook.

UPCOMING EVENTS

Paint Party- Friday 8/15

Sheriff's Night Out- Tue 8/19 5-8pm

Nevada Legal Services- Wed 8/13

Fall Community Yard Sale- Sat 9/27

Trick Or Treat @ Clubhouse- Fri 10/31

Ugly Sweater Holiday Party- Sat 12/13

Meet the Board Candidates-
02/11/2026

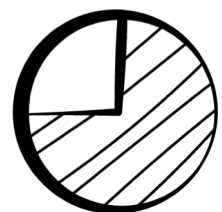
Bird Study

Although Avenue de la Couleurs did not end up being an optimal habitat for Northern House Wrens, we do have several occupied boxes, including one Bewick's Wren nest that successfully fledged six nestlings! Those parents have already begun laying a second clutch of eggs.



Did You Know?!?!

More Detailed information on anything in this newsletter and more can be found online via the Official Rainbow Bend website and/or facebook page.



Brycon

In conjunction with NV Energy, Brycon has set up a special phone number for warranty service on the gas appliances installed or converted during this project. This also includes AC systems. All calls for warranty service should be directed to **(775) 453-6432**. The number provides a recorded message and will collect voicemails and text messages which will be responded to within 2 business days at the latest. **Service call appointments will be made for Tuesdays and Thursdays during regular business hours**. The warranty period is through April 30, 2026. (See Brycon Flyer posted on the website and Clubhouse Bulletin Board for more information.)



Sheriff's Office & Lockwood Substation:

*Monday - Friday hours - 7am to 5pm
*Drop off unused medications
*Sheriff's office offers to check your property while you are out of town CALL (775) 847-0959

Storey County Dog License

If you have a dog(s), please be sure to obtain a Storey County Dog License. The form available on the Storey County Website: www.storeycounty.org or call the Storey County Sheriff's Office at (775) 847-0959.

Alcoholics Anonymous (AA)

Meetings are held on Mondays at 6 pm in the Clubhouse Library.



Reminders

Pet Reminder

- *Pick up your dog's waste.
- *Disposable waste bags are along the river & tennis court.
- *Keep your dog on a leash.
- *Having an identification tag on cats & dogs will help if they get lost.

POOL RULES

The Pool Rules have been posted on the Clubhouse Bulletin Board, Pool Area doors & Sign in Homeowner Sheet on the Pool Deck. Failure to adhere to the Pool Rules, your key card(s) will be deactivated and you face possible fines before your key card can be reactivated.

Friendly Reminder*

There is NO parking on the street in Rainbow Bend.

Rainbow Bend Country Club:

A community social group that holds monthly bingo and events. Contact Dave Hart for more information by email steeler17@att.net.



HOA Info



HOA Board Meetings

Meetings are held in person at the Rainbow Bend Clubhouse Rainbow Room on the 4th Tuesday of the Month at 6 pm. Also available *ONLINE* via meeting link located at the top of board agenda sheet.

ALL ARE WELCOME!

Budget and Financial Committee

Committee Chair - Davie Phillips

The Committee meets the 1st & 3rd Wednesdays & 2nd & 4th Fridays of the month at 4 pm at the Clubhouse Library. The Committee is working on the 2026 Budget.

Clubhouse, Lot A&B, Recreational & Common Area Committee:

Committee Chair - Davie Phillips

The Committee meets the 1st & 3rd Monday of the month at 4 pm at the Clubhouse Library.

Communication & Events Committee:

Committee Chair - Janice Kraft

Meeting times vary.

Governing Documents Committee:

Committee Chair - Davie Phillips

The Committee meets the 1st & 3rd Fridays of the month at 4 pm at the Clubhouse.

RV Lot Committee:

Committee Chairs - Lisa & Bob Holleman

Phone: (775) 209-3282

If you are interested in a space for your RV, RV Lot forms are available in the Clubhouse Lobby or on the Website.

Landscape Committee:

Committee Chair - F Jay Harrell

Meeting times vary. Any problems with your lawn pertaining to the Landscaping Company, **PLACE YOUR REQUEST IN WRITING.**

Architectural Review Board (ARB):

Secretary - Lisa Holleman

Phone: (775) 209-3282

Meeting times vary.

The **ARB reminds** all homeowners to **submit an ARB Request** and be approved **BEFORE starting any projects**. Any changes to the exterior of your home (decks, patios, driveway, landscaping, trees, paint, roofing, irrigation, fences (including temporary Horse Fences), etc., must have prior approval from the ARB before you start the project. **Failure to secure prior approval could result in a violation or fine (up to \$100) and may require you to stop work or remove any improvements you have made.** ARB Forms are available in the Clubhouse Lobby or on the Website. Email requests are not accepted.

Board of Directors

President - Glenn Martin

Vice President - Diana Vick

Secretary - George Angel

Director - Dave Neidert

Director - Vacant

Treasurer (Appointed by Board) - Davie Phillips

Help Wanted!!

Your HOA needs you! Multiple committee seats are open now. Be part of the decision-making process and help shape the future of our neighborhood. Make a difference — join a committee today!

Board Application & Volunteer Application are available in the Clubhouse Lobby or on the Website. Email your application to: Terri Kenyon - terri@kenyonandassociates.com or drop it off at the Patrol Office.