



First Quarter 2023

Homeowners Association Newsletter

HOA BOARD MEETINGS

All HOA meetings are “hybrid”, in-person (RB Clubhouse) and via GoToMeeting.

- Tuesday, April 25, 2023 at 6 PM
- Tuesday, May 23, 2023 at 6 PM
- Tuesday, June 27, 2023 at 6 PM
- Tuesday, July 25, 2023 at 6 PM

Virtual meeting details:

Please join GoToMeeting from your computer, tablet, or smartphone. Instructions are printed on the Board Meeting Agenda notice for each month.

MEET THE BOARD

President: Leroy Predmore - *“My favorite thing about living in RB is the river to enjoy.”*

Vice President: Eric Hartman – *“My favorite thing about living in RB is that neighbors help to get something done. I love a good barn raising.”*

Secretary: F. Jay Harrell – *“My favorite thing about living in RB is our semi-rural setting and Mobley and his family.”*

Treasurer: Jennifer Agnew – *“My favorite thing about living in RB is having the wildlife right outside my door.”*

Director: Diana Vick – *“My favorite thing about living in RB is I love the people, they are kind and giving. And plus is we live close to everything. I love the wildlife and especially the horses.”*

OFFICIAL RAINBOW BEND WEBSITE

www.rainbowbendnv.com

The Rainbow Bend Communication Committee is making improvements and updating the website constantly. We have added several sections to the website: **Calendar & Events, News & Updates, Committee Information, ARB (Architectural Review Board), Contact Us, Financial Information, Forms, Governing Documents, Facilities & HOA Board Minutes.**

ARB (Architectural Review Board)

The ARB has come up with an answer to our front yard horse fencing issue. After working with the Wild Horse Connection on what can be done legally and reviewing RB's CC&Rs, Rules & Regs, Bylaws, and NRS laws: the ARB has come up with a solution that will keep homeowners & horse lovers legal. It is not feasible to try to fence the horses completely out of Rainbow Bend. They are too smart and have discovered too many ways in. Many homeowners have expressed their desire to see and have horses near, that's why they moved here. Yet others express that horses damage their lawns, mailboxes, etc. And they are right to want to protect their investments. There are also HOA rules about not fencing front yards.

The Wild Horse Connection has determined that a horse will not go over a 3' / 36" fence. Therefore the ARB has decided to make a TEMPORARY change in front yard fencing approvals to continue to maintain the aesthetic beauty of our community, meet the needs and desires of our homeowners and still allow for the free roaming of our wild horse population per State & Federal law.

The Rules have NOT changed. A homeowner MUST get PRIOR ARB approval before installing/erecting ANY and ALL fences, or changing any fence on their property. NO exceptions.

The CHANGE - This newsletter serves as the Official 30-day Notice of Enforcement by the HOA Board to resume Enforcement of the existing fencing rules that were suspended by the Board in a prior year. Homeowners may apply for a TEMPORARY HORSE PROTECTION FENCE approval from the ARB for their front yard with the following restrictions:

1. No part of the fencing may exceed 36" or 3' in height above street ground level. (We recommend using 30" fencing placed 6" above ground).

2. Fencing must be made of **TEMPORARY movable materials**. No concrete or wood may be used in any part of the installation. Approved materials include metal or vinyl field fencing, along with metal or vinyl-clad temporary posts. Any other form of horse protection fencing may be approved by the ARB as deemed appropriate by the ARB.

3. **ALL TEMPORARY approvals** will be valid only until April 1st of the following year. A new approval will be needed each year.

4. Any homeowner that has erected fencing of any type prior to receiving ARB approval will be required to remove such fencing BEFORE submitting a request for ARB temporary approval. **Beginning in May, any Homeowner with front yard fencing that has not been approved by the ARB will be issued a Violation Notice. Any Fencing that is not brought into compliance by obtaining an ARB approval may be subject to recurring fines up to \$100 every week and may be required to be removed at the request of the ARB. We will be following the HOA's current Violation & Hearing Process.** If you have questions for the ARB, email your question to rainbowbbendarb@gmail.com.

COMMITTEE UPDATES

On the Official Rainbow Bend Website, under the Committee Information and ARB Sections, we have placed a red button to email that Committee or ARB with any questions or concerns you may have. **You may also directly contact any member of the Board, the ARB, or each Committee by phone or email listed on the attached Contact List.**

Communication Committee - We are looking for additional volunteers to help with working on the website, creating the newsletters, and organizing events.

Building Committee - The Rainbow Bend HOA Board will be meeting with Diamond G Construction in early April to review details of the Scope of Work for the remodel project (pool, locker rooms, gym, sauna).

Landscaping Committee - The Board approved Reno Green as our Landscaping Contractor. This year-round contract includes all common area landscaping and grounds maintenance, as well as seasonal front lawn mowing, aerating, weed treatment, etc. Reno Green will remove horse manure from the common areas

and front lawns that they mow (green dot). It is your responsibility to remove any temporary fencing and or any other obstacles on your lawn, and provide adequate access to your lawn. The CGID is responsible for cleaning and maintaining our streets. Please let them know about your concerns. The Xeriscape project proposals received are expensive and the Board is looking at options and prioritizing the different areas. We received one bid for replacing trees around the Clubhouse areas and the Board is reviewing our options.

The RV Lot Committee - Thanks to weeks of snow, freezes, etc., we have very few updates except that we have fixed the entry gate, and all codes should be working. Spring & Summer will be here very soon. Reserve your RV space ASAP. Only 5 left! Please complete the RV Space Request form in the Clubhouse lobby or go to the website www.rainbowbendnv.com under the Forms Section & place it into the RV box in the clubhouse Lobby. Still only \$10/month!

Volunteer Applications - If you are interested in serving on any Committee(s), you need to complete the RBHOA Volunteer Application. Appointments to Committees can be made monthly at the HOA meeting. **Note: If you are currently serving on a Committee, you will need to renew your Volunteer Application yearly at the April HOA Meeting regardless of when you were appointed. For this year, please submit your form by April 20 to Kenyon & Associates.** The application is located in the Clubhouse entrance, or you can go to the website - www.rainbowbendnv.com - Forms Section.

REMINDERS

Rainbow Bend Clubhouse Rainbow Room available for rent

Did you know that Homeowners can affordably rent out the Rainbow Room for your next event? Email terri@keynonandassociates.com or call Terri Kenyon at Kenyon & Associates - 775-674-8000 to first inquire if your preferred date is available for your event.

If so, complete the Rainbow Bend Room Rental Agreement form (available on the www.rainbowbendnv.com website under Facilities, or in the Clubhouse Lobby). Submit your completed form and check to Kenyon & Associates at their address listed on the form or place both the completed form and check in a separate envelope and place in the drop box in the Clubhouse.

Clubhouse Key Cards – Call the Rainbow Bend Patrol Office to schedule an appointment for obtaining a new or additional Key Card (775-342-0911). Key Card forms are available in the clubhouse lobby or on the website www.rainbowbendnv.com under the Forms Section.

LIBRARY - Diana Vick, our Volunteer Librarian, has requested that the Library **IS NOT ACCEPTING ANY DONATIONS OF BOOKS** at this time. Please only return the books you have borrowed. The Library has added a combination set game board for all to enjoy. One side is for chess or checkers, the other side is a tic-tac-toe board. You can set it up on the long table and have fun.

Horses - The horses are managed and controlled by The Wild Horse Connection (WHC). The WHC is a private 501(c)(3) nonprofit whose mission is to keep the Wild Horses of the Virginia Range Free, educating the Community about living with our Mustangs and Rescuing those that have to be removed from the range.

It is important to know that it is illegal to feed the wild horses in Nevada. Because of a cooperative agreement with the Nevada Department of Agriculture, one of the most important things Wild Horse Connection does is diversionary feeding. WHC has NDA approved diversionary feeding sites that are used to divert horses from roadways and neighborhoods. So, you can rest assured that the horses are being cared for. Horses follow patterns. If you feed illegally in your yard, then the horses learn to come there for food. This is dangerous for you and for the horses. The goal of WHC is to feed in the hills in approved areas to teach the horses to stay up where they belong and not come into your yard or onto our streets. **Follow the laws, and leave the management of the horses to WHC so we can keep the horses where they belong.**

If you see anyone feeding or harassing the horses, please contact Wild Horse Connection Hotline at 775-352-3944, Lockwood Liaison Bob Holleman at 775-209-3282, or the Storey County Sheriff's office at 775-847-0950. Visit www.wildhorseconnection.org for more information.

Please watch out for our “Lockwood 3” family – Mobley, Elsie & Arby.

Dogs - Remember dogs must be on a leash. In consideration for other dogs and their humans, please pick up after your dogs. Disposable waste bag stations are located along the river.

Pets - It is helpful if your pet has an identification tag. If your pet happens to get out of your home/yard, is lost or scared, a person would be able to identify your pet and give you a phone call.

Tube next to your mailbox - Flyers for the HOA and the Lockwood Community are not always mailed to the homeowners. In order to receive Community Flyers (example: HOA Board Meeting Agenda, Country Club, and other County & Community flyers, etc.) a tube must be placed next to your mailbox. The US Postal Service does not allow Flyers to be placed inside the mailboxes.

Calendar and Events - There is a section listing all of the events held in the Community each month, including flyers for events, on on the Rainbow Bend website - www.rainbowbendnv.com

COMMUNITY INFORMATION

Waste Management is offering FREE Bulky Item Disposal at the Lockwood Landfill - 2700 E. Mustang Road - April 18-22, 2023 & April 25-29, 2023 - Event hours: Tuesday - Saturday - 8:00 am - 4:30 pm. To learn more about what they will and will not take, visit their website ktmb.org/illegaldumping, or visit our website www.rainbowbendnv.com under News & Updates or Calendar Events for the Waste Management Flyer.

NV Energy conversion from Liquid Propane Gas to Natural Gas is scheduled to happen in Summer to Fall of 2023. NV Energy has provided us with a contact email - Lockwood@nvenergy.com. The NV Energy Flyer regarding the conversion is included in this packet. As we receive updated information, we will post it on our website under News & Update, however they will also be directly contacting each homeowner throughout their conversion.

The Lockwood Community/Senior Center offers programs to the community including Meals on Wheels, rides to doctor's appointments, plus many other services. There is a weekly Food Pantry open to all on Fridays from 10 am to 12:30 pm, 800 Peri Ranch Rd.

The Rainbow Bend Country Club hosts monthly social events such as Bingo Night on the first Saturday of each month, etc. The Club also meets monthly on the first Tuesday of each month. Most events are for adults over 21 years of age. Monthly event flyers are placed in the mailbox tubes.

Storey County Community Emergency Response Team: (CERT) will be holding its monthly meeting on the 2nd Tuesday of each month at the Lockwood Community Center at 6pm. Neighborhood Watch, Community Patrol, and Senior Well Check programs are all under CERT now, and we are looking for new team members to help make Lockwood an even better place to live. We have many jobs that even homebound people can do! All adults 18 - 100 are invited to come to any meeting and get to know what we do. We even have a cadet program for ages 15 to 18. Please come out & learn how you can make a difference. For more information please see the attached Flyer and contact the River District Coordinator, Lisa Holleman at 775-209-3282 / hollemanranch@aol.com

SAVE THE DATES

RAINBOW BEND HOMEOWNERS ASSOCIATION OPEN HOUSE:

Sunday, April 30, 2023: 1 pm - 3 pm

Rainbow Bend Clubhouse, 500 Ave De La Bleu De Clair, Sparks, NV 89434

All Lockwood households welcome

Come learn more about living in Lockwood! In addition to representatives from both LCC and RBHOA, several community organizations will be there, including the CGID, Lockwood Senior/Community Center, Storey County Commissioners, NV Energy, Wild Horse Connection, CERT, just to name a few. Games & Refreshments for all ages!

A list of Storey County services and other community entities attending will be posted on the website www.rainbowbendnv.com - News and Updates

Keep Truckee Meadows Beautiful (KTMB) RIVER CLEANUP: - Saturday, April 29, 2023, 8am-Noon. We will have additional heavy equipment this time that will be used to clear long stretches of the riverfront. We need people to help with removing branches, chipping branches & greeting volunteers. There is something for Everyone to help with, even just passing out water & snacks. Gloves & equipment provided. Contact Lisa Holleman at 775-209-3282 for more info or to help.

The Rainbow Bend Communication Committee is planning a Rainbow Bend Community Yard Sale – Saturday, June 3, 2023 - 8 am to 2 pm. Flyers will be available at a later date. FYI - *The Community Yard Sale information along with a map will be posted on several Garage Sale websites and social media, and a new large banner has been purchased for placement at the Main RBHOA Entrance.* We will distribute maps showing houses participating in the Community Yard Sale to all who enter our community and will need **volunteers** on the day of the Community Yard sale. **Free Registration for inclusion on the map will be available on the website www.rainbowbendnv.com under News & Updates.**

INCLUDED WITH THIS NEWSLETTER

Rainbow Bend Contact List
Rainbow Bend HOA Open House Flyer – April 30, 2023
NV Energy Flyer
Storey County CERT Flyer
Rainbow Bend Committee/Volunteer form
ARB Board Application

