



Third Quarter 2023

Homeowners Association Newsletter

HOA BOARD MEETINGS

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

- Tuesday, September 26, 2023 at 6 PM
- Tuesday, October 24, 2023 at 6 PM
- Tuesday, November 28, 2023 at 6 PM - Annual Budget Meeting

Virtual meeting details:

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

YOUR BOARD OF DIRECTORS

President: Leroy Predmore
Secretary: F. Jay Harrell
Director: Diana Vick

Vice President: Eric Hartmann
Treasurer: Jennifer Agnew

OFFICIAL RAINBOW BEND WEBSITE

www.rainbowbendnv.com

The Rainbow Bend Communications Committee is responsible for all improvements and updates to the website. A notification will be placed on the Facebook Lockwood Groups when there are significant website updates.

ARB (Architectural Review Board)

The ARB Board would like to remind homeowners to get an ARB Request approved BEFORE starting any projects. The ARB members are authorized to stop any work being done without approval, or even make you undo work done prior to approval. An ARB Request Form can be obtained in the Clubhouse entry or on the website - www.rainbowbendnv.com - Forms Section. Drop the completed form into the ARB box in the Clubhouse entry.

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 the 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.

Communications Committee - Committee Members will update the Rainbow Bend website as needed. Committee Member, Davie Phillips, volunteered to organize future events.

Our Games and Barbecue was a successful event. We had a good showing. Lots of games for all ages were available and lots of trophies and prize winners. Facepainting, and of course, hot dog, chips, desserts, salads, and drinks. We need help to make more of these events for all! So if you are available to help with the events, including set-up and clean-up, we would love to have you join us.

Clubhouse Committee - The design architect has completed the 3D scans of the project areas and will be compiling the measurements and renderings for the General Contractor to begin the subcontractor bid process.

Governing Documents Committee - Committee Members are holding meetings to discuss ideas on reviewing our HOA regulations & documents in order to recommend updates as necessary. Guests have been invited to provide expertise, knowledge and skills to aid this project.

Landscaping Committee -The newly donated trees have been planted and are doing well. The new drip irrigation is in place. Reno Green has been doing a good job overall. Kinks are being worked out. To avoid ruts on lawns, ensure that lawns are only minimally watered on Sundays. If you have a compliment, suggestion, or complaint, please feel free to call 775-852-8952 and speak with Cristy. If you have any questions, please contact F. Jay Harrell 702-375-5062.

Lawn Mowing Dots. Lawn Mowing Dot is either a green or red painted dot on the curb in front of your residence, to let the mowers know whether your property is to be serviced (mow, weed, or feed) or not. Reno Green, in coordination with the Landscaping Committee, will now be responsible for painting these dots. If you want your lawn serviced, you should have a green dot. Alternatively, if you don't want the service, you should have a red dot. If your property doesn't have a dot or you wish to change the dot selection, please go to the website: www.rainbowbendnv.com. Under Committee Information, click on the red button marked: Questions for the Landscaping Committee to send an email to the Committee to let them know your service preference. If you have any questions, please contact F. Jay Harrell 702-375-5062.

The RV Lot Committee - To reserve your RV space, please complete the RV Space Request Form can be obtained in the Clubhouse entry or on the website - www.rainbowbendnv.com - Forms Section. Drop the completed form into the RV box inside the Clubhouse entry. You will be notified of your space number when one becomes available.

Volunteer Applications - If you are interested in serving on any Committee(s), please complete the RBHOA Volunteer Application. The application form can be obtained in the Clubhouse entry or on the website - www.rainbowbendnv.com - Forms Section. Drop the completed applications at the RB HOA payment slot at the Clubhouse entry. Appointments to Committees are made monthly during the HOA Board meeting.

Rainbow Bend Clubhouse Rainbow Room

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

The Rainbow Bend Room Rental Agreement form can be obtained in the Clubhouse entry or on the website - www.rainbowbendnv.com - Facilities. Submit your completed form and check to Kenyon & Associates at their address listed on the form or place in a separate envelope and drop in the RB HOA payment slot in the Clubhouse entry.

Clubhouse Key Cards – Call the Rainbow Bend Patrol Office to schedule an appointment for obtaining a new or additional Key Card (775-342-0911).

LIBRARY - Diana Vick, our Volunteer Librarian, has requested that the Library **NOT ACCEPT ANY DONATIONS OF BOOKS at this time**. Please return only books borrowed from the Library. Unfortunately, some books had to be donated because there is no room to store any new books.

Horses - The horses are managed and controlled by The Wild Horse Connection (WHC). The WHC is a private 501(c)(3) nonprofit organization 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.*** 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. 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.

Dogs - Please 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. An identification tag on your dog/cat would help to identify and return your pet.

Tube next to your mailbox - In order to receive Community Flyers, a tube must be placed by your mailbox.

Calendar and Events - On the Rainbow Bend website, www.rainbowbendnv.com there is a section listing all of the events held in the Community each month.

COMMUNITY INFORMATION

NV Energy Conversion from Liquid Propane Gas to Natural Gas is estimated to begin in the Spring of 2024. For questions, contact by email - Lockwood@nvenergy.com

Waste Management has provided a phone number for trash issues i.e. missed address, etc. Please call 775-329-8822. (Give them our customer number 6-62433-15002 and identify yourself as a Lockwood NV resident.)

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. Game Day on Thursdays and exercise classes on Mondays and Wednesdays.

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 those over 21 years of age. Monthly events are listed in the Calendar and Events and flyers are placed in the mailbox tubes.

Storey County Community Emergency Response Team: (CERT) holds their monthly training meeting on the 2nd Tuesday of each month at the Lockwood Community Center at 6pm. All residents are welcome. For more information contact the River District Coordinator, Lisa Holleman at 775-209-3282 / hollemanranch@aol.com.

Tell us about your first car. We are planning a new feature for the next newsletter. Submit your blurb and pictures, if you have it, to our email: RBHOACommunication@gmail.com. Submissions selected will be posted in the newsletter and website.

SAVE THE DATES

Rainbow Bend Community Yard Sale - Communications Committee is planning a Fall Yard Sale on October 14, 2023, Saturday, 8am -2pm.

INCLUDED WITH THIS NEWSLETTER

Rainbow Bend Contact List

