

HOA NEWSLETTER

First Quarter 2025

Website: www.rainbowbendnv.com



HOA Board Meetings:

All Meetings are held in person at the Rainbow Bend Clubhouse Rainbow room and via GoToMeeting held on the fourth Tuesday of the Month at 6 pm.

Board of Directors

Glenn Martin - President
Diana Vick - Vice President
Secretary - George Angel
Treasurer - Dave Neidert
Director - Dan Root

Spam Emails

In the Rainbow Bend Lockwood Community, people are receiving SPAM EMAILS from a Board Member(s). In the email they are asking to send money, make a purchase, etc. *A BOARD MEMBER WOULD NEVER MAKE A REQUEST BY EMAIL TO A HOMEOWNER. DO NOT RESPOND TO THIS EMAIL. REPORT this email to the FTC - by going to their Website www.FTC.gov.* Locate on the page where you can report the SPAM email. Add the spam email address and answer the questions. The FTC will investigate.

Monthly Drive Through the Rainbow Bend Properties

Hoa Board Member(s) with Property Manager, Terri Kenyou will hold monthly drives throughout the Rainbow Bend properties looking for any violations. If they see a violation on a homeowner's property, a violation letter will be mailed to the homeowner.

Alcoholics Anonymous (AA)

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

Waste Management

Free Dump Days at the Lockwood Landfill
2700 E. Mustang Road - (775) 342-0401
April 17th - 19th & April 21st - 26th
See the Website for items they will accept or the flyer on the Clubhouse Bulletin Board.

NV Energy Conversion Project

NV Energy has completed the conversion from propane to natural gas in all homes in the Lockwood Community.

Brycon - Appliance Installation

Brycon has completed the installation of the water heaters & stoves. They have installed the new furnaces and air conditioners to most of the homes. Due to the delays from the manufacturers on receiving the furnaces and air conditioners for the modular homes, not all modular homes have been completed. Once they receive the next shipment from the manufacturer, Brycon will be scheduling appointments with the homeowner to install your new furnace and air conditioner. Homeowners who have had their air conditioner installed, Brycon air conditioner installers are now contacting homeowners to schedule to have the electrical portion to the air conditioner unit installed. If you have questions, contact *Brycon Senior Superintendent - Bill Heckman at (775) 250-3792.*

Sheriff's Office & Lockwood Substation:

- Open Tuesday-Thursday from 7 am to 2 pm
- Drop off unused medications at the Substation
- Sheriff's office offers to check your property while you are out of town
CALL (775) 847-0959
- Have a full staff of 38 deputies
- SCSO is looking forward to this year's annual National Night Out August 5th.
- The Sheriff's Office is always looking for volunteers to help at events. If interested contact Amber Kern at (775) 847-0959.
- The Sheriff's Office 1st Citizen's Academy has begun - look for updates on the first class of attendees.
- Spam emails from someone you know - do not respond. The Sheriff's Office recommends filing a report to the FTC Website - www.FTC.gov.

Storey County Dog License

Applications are available in the Clubhouse Lobby or on their Website

www.storeycounty.org. For questions, call the Storey County Sheriff's Office at (775) 847-0959.

Pet Reminder

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

Clubhouse Rainbow Room Rental

Contact Terri Kenyon Assistant Melissa by email: assistants@kenyonandassociates.com

or call Melissa at (775) 674-8000 ext. 0

to inquire if your date is available and reserve your date. The Room Rental Agreement

form is available at the Clubhouse entry or on the Website. Submit your completed form and checks payable to **Rainbow Bend HOA** and mail them to Kenyon & Associates at the address listed on the form or place them in a separate envelope labeled **room rental** and drop them in the RB HOA payment slot in the Clubhouse entry.

Lockwood Community Center:

Contact Toni Hillyard at (775) 530-7110 to answer your question.

- Soup Cook Off - Saturday, March 22nd - contact Toni for more info.
- New Lockwood Community Building is progressing smoothly. See the article from the February 14th issue of the Comstock Chronicle posted on the website and the Clubhouse Bulletin Board.
- Cow Bus - Preschool Classes are held Monday - Thursday in the Cow Bus by RB Clubhouse. For questions, contact Beth Cerny at (775) 560-5707.
- Chair Exercises held Monday, Wednesday & Thursday - 2:30 pm - 3:15 pm at the Clubhouse Rainbow Room.
- Card Games are held in the Lockwood Community Center every Thursday from 12:30 pm to 4 pm.
- Seniors - If your Pet(s) require food or supplies, contact Toni Hillyard.

Rainbow Bend Country Club:

A community social group that holds monthly bingo and events. Event flyers are placed in the homeowner's tubes and posted on the Clubhouse Bulletin Board and the Rainbow Bend Website. Contact Dave Hart for more information by email steeler17@att.net.

RAINBOW BEND COMMITTEES

We need your help. We are looking for homeowners to volunteer their services to be on a Committee(s). Take an interest in the Community. It is only a few hours a month. Without your help, we will not be able to run our Rainbow Bend Lockwood Community.

Volunteer Application is available in the Clubhouse Lobby or on the Website.

Budget & Financial Committee

Committee Chair - Davie Phillips

Email: iamlgoddess@gmail.com

Phone (707) 372-1858.

The Committee meets the 2nd & 4th Fridays of the month at 4 pm at the Clubhouse. All Residents are welcome to attend. You must be a homeowner to be a participating member of this committee. Want to have an input on our budget, spending and investment? Feel free to stop by and be a guest.

The committee submits a budget to the board and reviews the Association's management of money and makes recommendations when needed and necessary.

We are in the process of consolidating and changing financial institutions which were approved by the Board at the 2-25-2025 Board Meeting.

Clubhouse Area Committee:

Committee Chair - Michele Primus

Email: palomarpainter@yahoo.com

Meeting scheduled - The Committee meets the 1st & 3rd Monday of the month at 4 pm at the Clubhouse. All Residents are welcome to attend.

The new Sound System has been installed in the Clubhouse Rainbow Room.

The Committee has selected the paint colors for the Pool Area, which were approved by the Board at the 2-25-2025 Board Meeting.

The pool project is in progress. Weekly reports with pictures will be provided by Michele and placed on the Website by the Communication & Events Committee.

The pool & spa are closed to all homeowners. No one may enter the Pool area while it is under construction.

Communication & Events Committee:

Committee Chair - Janice Kraft

Email: rbhoacommunication@gmail.com

Phone: (775) 300-8880.

The Committee meets monthly on different days at the Clubhouse. Future meetings will be posted on the Website and all Lockwood Facebook sites. All Residents are welcome to attend.

The Committee updates the Website and Bulletin Boards with current information. *Reminder: No flyers may be placed on the entrance glass doors, only on the Clubhouse Bulletin Boards.*

We create and organize newsletters (like this one!) and events. Refreshments will still be provided at the RB HOA Board meetings. Donations of refreshments are appreciated.

The following events were approved by the Board at the 2-25-2025 Board Meeting. *Community Yard Sale - Saturday, May 31st.*

Governing Documents Committee:

Committee Chair - Davie Phillips

Email: iamlgoddess@gmail.com -

Phone (707) 372-1858.

The Committee meets the 1st & 3rd Fridays of the month at 4 pm at the Clubhouse. All Residents are welcome to attend. You must be a homeowner to be a participating member of this committee. Want to have an input on our governing documents and forms? Feel free to stop by and be a guest.

The Committee reviews the Association's governing documents, charters, and forms. Recommendations are made for changes when needed or appropriate. Currently we are working on the HOA's By-Laws.

Landscape Committee:

Board Liaison - Glenn Martin

The Committee meets monthly at the Clubhouse. Future meetings will be posted on the Website and all Lockwood Facebook sites. All Residents are welcome to attend.

New Picnic Tables have arrived and been installed at the two parks along the Truckee River.

Our new Landscape Company is Green Diamond Landscaping. Their contract will start on April 1, 2025. They will be mowing the lawns on Mondays, so don't run your sprinklers on Mondays. Plus they will be picking up horse poop on Mondays. If you have any questions or problems with your lawn service, contact Glenn Martin Email: gglennwmartin@aol.com Phone: (714) 915-0681.

FYI - CGID is responsible for picking up horse poop on the streets. For any questions, please call CGID - (775) 342-7021.

RV Lot Committee:

Committee Chairs - Lisa & Bob Holleman
Phone: (775) 209-3282

The fences along the entryway to the RV Lot have been fixed. Bob is still working

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

Architectural Review Board (ARB):

Lisa Holleman- Secretary

Phone: (775) 209-3282

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.***