

"Updated New Year 2020 Newsletter with Reports"

January 28, 2020 at 6:11 PM

From "Quita Deleon"

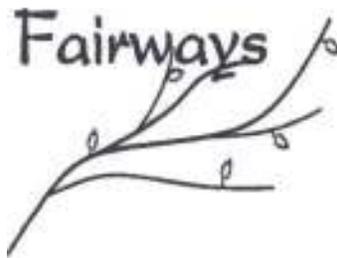
To Jeffrey Houston

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 [Fairways -...2019 Final.pdf 120.54 KB](#),  [Fairways -2020 \(2\).pdf 194.73 KB](#)

Good Evening -

"Updated New Year 2020 Newsletter with Reports"

Q. deLeon



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com



New Year 2020 Board Letter to The Fairways Homeowners

This is an Important Notice to inform you of the positive things going on at The Fairways.

Dear Fellow Homeowners:

Happy New Year 2020 to all of our Fairways Neighbors!

This is to give you a "first of the year" look at the condition of our Association. The Fairways is fully funded, and running smoothly. We are graced with great neighbors and wonderful volunteers.

Please Remember Your "Dues Payment Holiday" For the First Quarter 2020

After review of the Fairways solid financial condition, the Board voted to give all homeowners a First Quarter (January-March 2020) "Dues Payment Holiday" for the third year in a row. (Please don't forget to pay your dues for April Quarter 2020, and each quarter for the rest of the year.)

Our Treasurer, Laura Miceli recommended, and the Board approved, moving \$125,000 in excess operating funds into the Reserve account last quarter 2019. Our Reserve account is projected to be amply able to fund the replacement of our roads scheduled in about ten years, as well as to meet our common area maintenance. You will note that Sierra Nevada Construction performed another crack seal, including the curb lines, in early December. This will be followed by a Slurry Seal in the spring to give us a smooth, protected road surface for another two-three years.

Legal fees for homeowner disputes (once a large drain on the budget) remained dramatically down for the third year, as most of our neighbors faithfully followed our CC&Rs and reasonably recognize the importance of working together to preserve the quality, beauty and esthetics of our community.

Special Thanks to Our Fairways Homeowner Volunteers

Over the past three years, many of our neighbors have volunteered their skills assisting the Board's efforts to maintain and improve the high quality of our Fairways community, for the benefit of all of us. We want to recognize and honor those of you who have so generously given your ideas and many hours of personal time since this Board was elected in 2016.

These wonderful volunteers include (there are more listed in the attached Volunteer Contributions):

Jeff Houston, Mike Vonada, Connie Duncan, Jim Manly, Kathy Braband, James Pinger, Larry Bandt, Jim Hermansen, Cathy Hermansen, Robert Devin, Russ Squelch, Lori Stanko, Tina Montella, Jean Held, Jenn Markwell, Marc Markwell, Dean and Dana Marcoccia, Gene Yup, Tom Swope, Gretchen Swope and Karin Klove.

A description of the many accomplishments and changes, these great people have helped to craft in the Fairways and for their neighbors, is attached at the end of this Letter. It is impressive, we believe. The Board could not have accomplished many things these past years without their ideas and hard work.

We welcome the talents and interests of any of our other neighbors who may want to contribute to this beautiful enclave of homes and neighbors we call our Fairways community. We are always open to new thoughts and help. Please call or email Community Manager Quita de Leon 775-674-8000 x 204 or email quita@kenyonandassociates.com before the next Board meeting presently scheduled for January 22, 2020 at 6:00pm.

Past Emergencies Show the Need for Immediate Alerts to Homeowners

This Last Fall we've had a number of potential emergencies including prowling bears and prowling people caught on homeowner residential ring videos and personal sightings. In the future, when such an event occurs, we want to be able to alert you quickly. We believe the best and most reliable "alert" is by text message.

With your permission, we would like our Community Managers to gather a complete list of homeowner mobile phone numbers for immediate alerts, in the event of a dangerous condition within the Fairways. Please give your consent by email (with mobile number, name and address) to Quita de Leon at: quita@kenyonandassociates.com at your earliest convenience. Participation is voluntary.

Please drive within 25 Mph at All Times — Our Neighbors Deserve Your Compliance

*The Fairways Association has no authority to, and can not, provide or insure safety for its members. Safety is up to all of us. However the Board does have the authority to set rules as reminders for the peaceful enjoyment and use of our common roads by our neighbors. For several years the Association has had in place the **25 MPH Rule** on the Fairways roads. (The Fairways 25 MPH policy and graduated, significant fine amounts are posted on the Fairways website)*

In addition to 25 MPH signs, we now have video cameras and speed monitoring, particularly along SWR (for cars going up and cars going down), and at the entrance gate, which easily and confidentially capture High Definition videos of a vehicle, its driver, its license plate, and speed.

*Importantly, the videos confirm that most of us (82 %) honor the **25 MPH Rule** every day.*

However, the remaining 18 %, including guests, and vendors, feel free to travel our roads between five and ten mph faster at 26-30 mph (17%) and 31-to 35 mph (1%). (See the attached graphs with speed ranges for September and December). These drivers forget that we have neighbors and children who stroll and walk our private roads each day and evening.

*The Board is committed to enforcing the fine policy for this Rule. It is what our neighbors and children deserve and expect. Please make sure that your family members, any guests and any vendors who serve you, such as contractors, landscapers, and housecleaners, follow **the 25 mph Rule**.*

We all have the shared responsibility to allow our pedestrian neighbors and guests reasonable use of our roads. Please watch out for them, and please comply with the Fairways 25 MPH Rule. This is a matter of health and safety for everyone. Thanks for your continued help!

Christmas at the Fairways

Homeowners and guests were welcomed again by our lighted Christmas wreaths and trees at the Fairways Entrance, which have become a seasonal event. We have tried to keep the display simple and elegant, with little expense. Hope you enjoyed them.

Successful Fall 2019 Clean-Up

Fall Cleanup was extended to 10 days including two weekends. All four green bins were full, with landscaping vegetation and debris. Thank you for not misusing the bins for discarded furniture and household items.

Weed and Fire Alert Continues!

Fire Season will soon be upon us. Please remember that all lots, whether undeveloped entirely or partially, must be in compliance with the Association's "Weed Abatement Policy", found on the Fairways at Fieldcreek Ranch website. Terri or Quita will also provide a copy of the Policy upon request.

According to our former neighbor and retired Fire Chief Mike Vonada, an important preventive step is to consider spraying pre-emergent by late March to limit the weeds that will develop later.

All of us have a responsibility to our neighbors not to put their homes, and ours, at Fire Risk.

We thank each of you for your help in keeping The Fairways at Fieldcreek Ranch a highly desirable and beautiful place in which to live, no matter the season.

We especially thank and welcome our new Community Managers, Terri Kenyon and Quita de Leon, who are bringing a renewed sense of service to the needs of our members.

If you see them, please welcome, as we do, our two new board members, Norm Kelly and returning Director Gretchen Swope.

Jack Angaran, President; Tom Duncan, Vice President;

Jennifer Rogers-Markwell, Secretary; Gretchen Swope, Director at Large; and

Norm Kelly, Treasurer

2020 Fairways Board of Directors



At Fieldcreek Ranch Homeowners Association

Contributions by Fairways Neighbors and Volunteers since November, 2016

Many recent Fairways improvements were conceived and approved by the Board due in part to the advice, ideas and diligence of our neighbors who volunteered their time for the good of the community:

Finances:

Fully funded, Dues Holidays for three years, Reserve fund augmented by \$125,000:
Laura Miceli, Jim Manly, Bob Devin, Russ Squelch, James Pinger

Entrance:

Entrance wrought iron fencing expanding exclusive appearance of the Fairways: Jeff Houston Mike Vonada, Connie Duncan

Entrance privacy enhanced: Jeff Houston Mike Vonada, Connie Duncan

Backlighting of the Fairway Entrance logo: Tom Swope, Jeff Houston, Mike Vonada

Christmas lighting and wreaths: Connie Duncan, Jeff Houston, Karin Klove

Seasonal flowers/color gate exit and entrance area: Connie Duncan

Clearing of the trees, brush and debris, lighting both sides of Whites Creek by Green Things: Jeff Houston, Mike Vonada

Installed Key pad outgoing for walkers and strollers; replaced all prior homeowner entry codes (last twenty years) with new codes for current homeowners and guests to promote member privacy. Jeff Houston, Mike Vonada, Connie Duncan, Dean and Dana Marcoccia

Refreshed rocks and green belt landscaping on each side by Green Things: Connie Duncan

Homeowner Tranquility:

Gentleman's Agreement with Washoe County to remove large asphalt deposits in view of south east Homeowners: Jim and Cathy Hermansen

Lack of homeowner disputes, resolution and litigation savings, homeowner friendly, open and proactive active approach: Larry Bandt, Kathy Braband, James Pinger, Gretchen Swope, Marc Markwell

Board meetings: attendance, input and participation by members at Wolf Run: Mike Billow, Gary Fornfeist, Marc Markwell, Russ Squelch, Connie Duncan and Social committee, Lori Stanko, Gretchen Swope Tina Montella, Jean Held, Larry Morasse, Alex and Kathy Bullentini.

Social Committee: pink flamingo, one yearly social event or gathering: Lori Stanko, Gretchen Swope Tina Montella, Jean Held

Homeowner communication: cost effective use of email approved by majority, plus new text list for emergency instant contact. Laura Miceli, Betty Stanko, Ray and Bobbie Engel

Architectural Committee:

Several homes and numerous landscaping projects timely, fairly and patiently, approved and inspected: Larry Bandt, Kathy Braband, James Pinger, Mark Markwell, Dean Marcoccia

Fairways website updates and ongoing records of Association meetings and activities at Fairways: Jeff Houston, Laura Miceli, Jenn Markwell

Maintenance:

Drainage Canals (along entire east side of Fairways lots/homes) cleaning by Green Things, due to many years of overgrowth, and monitoring.

Completion of the Fairways east drainage canal; planting of additional trees and many shrubs by TMWA to further hide view of the Well House at TMWA cost, in return for minor well house easement to Catch pond.

Biannual bins for clean up of weeds, tree cuttings, and street cleanings.

Roads: crack seals, and slurry seal: Marc Markwell, Gary Fornfeist

Weed and Fire Abatement Policy: advocacy for cooperation of Fairways home and lot owners. Mike Vonada

Entrance Gates inspections and maintenance: Jeff Houston, Mike Vonada, Monte Meredith

We apologize if we may not have included all of our good neighbors who have lifted a hand on behalf of the Fairways these last few years. We thank you as well.

Your Fairways Board of Directors

www.fairwaysatfieldcreek.com

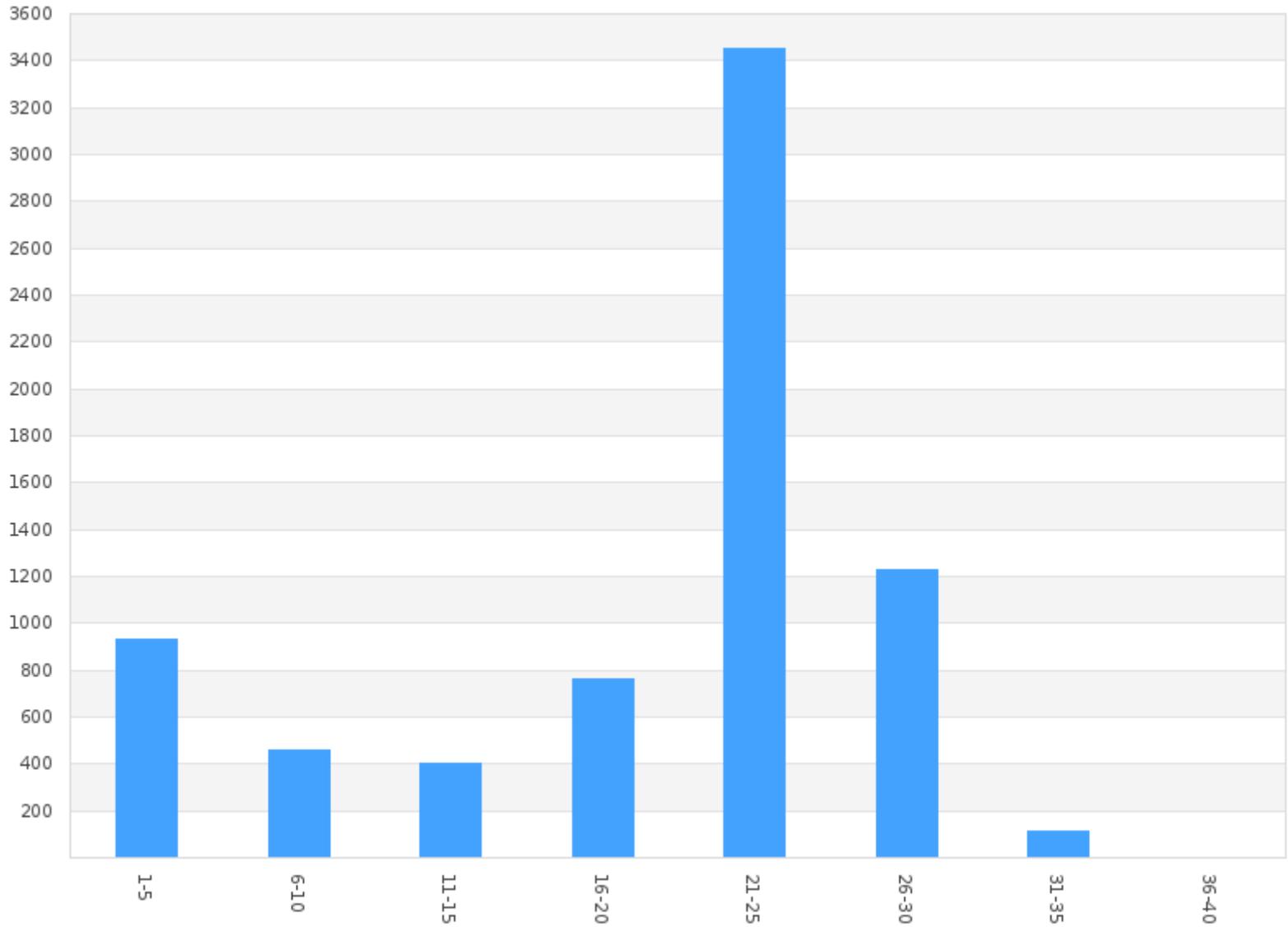
Count by Speed Range Report

Silver Wolf Rd(12840 Silver Wolf Road, , Nevada, USA)

Period: 09/01/2019 to 09/30/2019

Count By Speed Range

Speed (mph)	Count
1 - 5	931
6 - 10	460
11 - 15	401
16 - 20	764
21 - 25	3450
26 - 30	1230
31 - 35	114
36 - 40	3
Total	7353



Count by Speed Range Report

Silver Wolf Rd(12840 Silver Wolf Road, , Nevada, USA)

Period: 12/06/2019 to 12/31/2019

Partial month data due to sign electrical utility construction

Count By Speed Range

Speed (mph)	Count
1 - 5	690
6 - 10	1231
11 - 15	615
16 - 20	606
21 - 25	2695
26 - 30	1136
31 - 35	140
36 - 40	6
Total	7119

