

**Fairways at Fieldcreek Ranch**

C/o Terra West Management Services  
10651 Professional Circle, Ste. A  
Reno, NV 89521  
775-853-9777 Office | 775-853-9771 Fax  
Email: [fairwaysatfieldcreekranch@terrawest.com](mailto:fairwaysatfieldcreekranch@terrawest.com)



September 16, 2016

Dear *Fairways at Fieldcreek Ranch* Homeowners,

The purpose of this notice is to provide you with an opportunity to nominate yourself for election to the Board, which we ask you to consider. **There are three open positions up for election for the terms November 2016-November 2018.**

While serving your community as a Board member can be very rewarding, it comes with great responsibility as well. Board members serve without compensation and are required to read and have a working knowledge of the association's governing documents and Nevada Revised Statute Chapter 116 ("NRS 116"). As community leaders, they are looked upon to solve many community issues in a fair and unbiased manner.

If serving your community appeals to you, please take a few moments to fill out the enclosed Candidate Nomination Information Form. Once filled out, please return it to the management company. Please ensure that your statement meets the disclosure requirements of NRS 116.31034 as noted on the nomination form as it will be distributed to all association members with the balloting information.

Remember, the success of *Fairways at Fieldcreek Ranch* depends upon the volunteer efforts of homeowners just like you!

**Please return the Candidate Nomination & Disclosure Form to:**

**Fairways at Fieldcreek Ranch**  
**C/o Terra West Management Services**  
**10651 Professional Circle, Ste. A**  
**Reno, NV 89521**  
Email: [fairwaysatfieldcreekranch@terrawest.com](mailto:fairwaysatfieldcreekranch@terrawest.com)  
Fax: 775-853-9777

**Candidate Nomination Information Forms must be received no later than October 16, 2015 at 5:00 PM.**  
**Nomination forms can be mailed, faxed, emailed and/or dropped off at the office of the management company.**

Per NRS 116.31034.6 When notice of nomination is given and if, at the closing of the prescribed period (30 days) for nominations for Board membership, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected then: (a) the association will not prepare or mail any ballots to units owners pursuant to this section; (b) A notification must go to the homeowners that this is the case and providing another 30 days for a candidate to nominate himself. (c) If after the second period of 30 days there are no additional volunteers the nominated candidates shall be deemed to be duly elected to the equivalent open positions on the executive board, and not later than 30 days after the closing of the period for nominations; (c) the association shall send to each unit's owner notification that the candidates nominated have been elected to the executive board.

## CANDIDATE NOMINATION & DISCLOSURE FORM

This form is provided for candidates who wish to be nominated for the Board of Directors. The membership will be voting on **three (3) open positions for the terms November 2016-November 2018**. Nevada State Law requires the following disclosures in order for a candidate to qualify for Board membership of a Common Interest Community. **Write-in candidates are not permitted.**

NAME OF NOMINEE: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

Are you a unit owner?  yes  no

(NOTE: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.

Per NRS 116.31034.8 (a) and (b), please complete the following information regarding your candidacy:

8. Each person whose name is placed on the ballot as a candidate for a member of the executive board must: (a) make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board:

I have potential conflict(s) of interest:  (check) Please explain on a separate sheet of paper.

I have no potential conflict(s) of interest:  (check)

And, (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any **unpaid and past due assessments or construction penalties** that are required to be paid to the association.

I am a candidate in good standing as defined above:  yes  no

Also SB174 states: Unless appointed by the Declarant and if the number of candidates is equal to or less than the number of seats to be filled, (a) A person may not be a candidate for or member of the executive board or an officer of the association if [the]: (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association; (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.

I reside in a unit with, am married to, domestic partners with, or am related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association.  yes  no  
(If yes, please explain on a separate sheet of paper)

I, my spouse or parent or child, by blood, marriage or adoption, performs the duties of community manager for the association.  yes  no

Please explain why you wish to serve as a Board member and what your goals are for the Association: (a separate Candidate Statement may be attached) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Per NRS 116.31034 additional information provided is voluntary and NOT a requirement of the law. The Candidate Statement (if provided) a) must be no longer than an additional single, typed page; b) must not contain any defamatory, libelous or profane information and c) may be sent in its entirety with the secret ballot mailed. Responses may be edited. Consent for editing is implied by returning this form.

The candidate must make all disclosures required pursuant to NRS 116 in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established by the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane. Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034. NOTE: Nothing cited in this disclosure is intended to be used to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of Nominee \_\_\_\_\_ Date \_\_\_\_\_

MAIL NOMINATION FORM TO: 10651 Professional Circle, Ste A, Reno, NV 89521 or FAX: (775) 853-9771 or Scan and Email to:  
fairwaysatfieldcreekranch@terrawest.com. Deadline: October 16, 2015, by 5:00 PM



**TERRAWEST**  
MANAGEMENT SERVICES

10651 Professional Circle, Suite A  
Reno, NV 89521

RECEIVED MAIL BOX

RECEIVED MAIL BOX



Jeffrey D Houston  
12840 Silver Wolf Rd  
Reno, NV 89511

89511 \$34.00

