

August 28, 2012

# The Fairways at Fieldcreek Ranch

“A Common Interest Community”

Dear Neighbors,

For those of you who were unable to attend the last association meeting, I would like to introduce myself as the new President of the Fairways at Fieldcreek Ranch Homeowners Association. I would like to update you on a few items pertaining to our community.

## **Upcoming Entrance Remodeling Project**

The “Gate Committee” comprised of me, Mike Vonada, and Connie Duncan, have been working for the last several months on the remodeling project. We expect the *landscaping portion* of the project to begin within the next 2-3 weeks. The project will entail replacement of many overgrown bushes, pruning of overgrown bushes which are still salvageable, removal of a dying tree, replacing faded bark with river rock, placing fire-resistant ground cover around trees, mending and extending rock walls, and updating the aging drip system. I would like to thank Connie Duncan, who has spent dozens of hours arranging this project. Connie has also volunteered to oversee future landscaping maintenance to ensure that we are proactively addressing issues and ensuring that the contractors provide high quality service.

The *gate portion* of the project is currently in the bidding stage. From the concept drawings that were approved at prior association meetings; we created the full architectural plans. The updated gate area will contain new signage, a new rock wall, energy-efficient and low-maintenance LED lighting, and gate mechanism enhancements. A total of eleven [11] contractors have been approached. Three contractors, who agreed to bid on the project, failed to submit bids in a timely fashion. The majority of contractors are uninterested in doing projects of this size. A new set of contractors are currently bidding on the project.

## **Current Gate Problems**

We’re all acutely aware that the gates are currently broken and are not reliable. Tholl Fence has been working on the most recent problem and reported that the inbound gate had been struck by a vehicle. Tholl sent someone out to reshape some of the metal components of the gate. Now, there are reportedly additional mechanical issues for which they are preparing a bid.

## **Vandalism at Front Gate**

There has been repeated vandalism at the front gate with tire tracks being left on the new concrete. Fortunately, a homeowner saw an unlicensed vehicle reportedly driving recklessly and leaving tire tracks. The homeowner contacted the Washoe County Sheriff’s Office (WCSO) and the driver was cited. The case is still pending, but if you witness further vandalism of our community property or other such issues, you are urged to report it to the WCSO and our property manager.

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### **Block Party**

The Social Committee, comprised of Gary Fornfeist and Karin Klove, is planning a fall block party for which a flyer will be distributed shortly.

### **Brush & Weed Abatement**

We would like to thank the property owners who have completed brush and weed abatement on their lots. Their actions have considerably reduced the load of fuel on the properties in the Fairways, which will be invaluable when the next wildfire approaches our community. Our contracted landscaper has just provided bids to the owners of the remaining lots that need attention as well as bids to all the owners of vacant lots for spring pre-emergent treatment. I would like to thank our ex-fire chief Board member, Mike Vonada, for his hard work on this project.

### **Fall Community Clean-Up**

October 20th has been slated as the date for the 'Fall Community Clean-up Day'. Dumpsters will be available in the community for landscaping waste.

### **Dumping Landscaping Materials in the Street**

Please note that dumping of landscaping materials, such as rock and decomposed granite, in the street is prohibited by section IV(F) of the Declaration of the Protective Covenants. The storm drains in the Fairways are in a closed system maintained by the association. Periodic removal of accumulated debris from the drains by a vacuum truck represents a considerable cost to the association.

### **Exterior Improvements**

Exterior property improvements such as re-landscaping, erection of pet/trailer enclosures, and changing of paint colors are subject to approval by the Architectural Review Committee, so please review the requirements set forth in the Declaration of the Protective Covenants before commencing work on such projects.

If you have any questions or concerns, please feel free to contact Sharon at A`La Carte. I know that the Board members are looking forward to meeting both new and old neighbors at the upcoming block party.

Sincerely,

*Jeff Houston*

President, The Fairway at Fieldcreek Ranch

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## The Fairways at Fieldcreek Ranch

1 message

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**Sharon Walsh** <sharon@alacartemanagement.com>

Tue, Aug 28, 2012 at 3:10 PM

Cc: Susan Long <susan@alacartemanagement.com>, William Shaw <billy@alacartemanagement.com>



**Homeowner Letter 8 27 12.pdf**

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