

From: Melissa Turner donotreply@appfolio.com

Subject: Fairways - Meeting Agenda, Weed Abatement Letter & Weed Abatement Policy

Date: April 10, 2026 at 10:46:23 AM

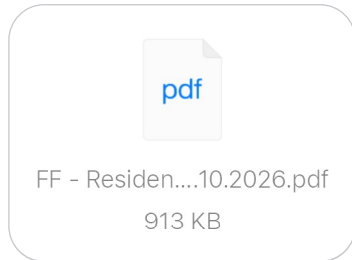
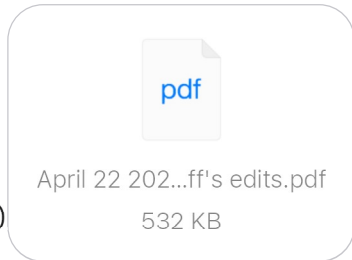
To: [REDACTED]

Hello

Please see attached meeting agenda for April 22, Weeds Abatement Letter and the Weed Abatement Policy

Thank you,
Melissa Turner
Administrative Assistant
Kenyon and Associates
6490 S, McCarran Blvd. Suite F50
Reno, NV 89509

775-674-8000





The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

Professionally Managed by:

Kenyon & Associates
6490 S McCarran Blvd Ste 50
Reno, NV 89509-6120

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www.fairwaysatfieldcreek.com

Board of Directors Business Meeting
April 22, 2026 at 3:00 pm
Executive Session Immediately Following Members Meeting
Raley's Conference Room at 18144 Wedge Parkway, Reno, NV 89511

AGENDA

1. **CALL MEETING TO ORDER /ROLL CALL** **Action**
2. **MEMBERSHIP OPEN FORUM**
This is the time dedicated to member input for items on the AGENDA ONLY
3. **APPROVAL OF MINUTES** **Discussion/Action**
 - A. January 28, 2026
4. **FINANCIAL REPORTS** **Discussion/Action**
 - A. Financials - Review of Reports
 - B. Review of Bank Statements
5. **COMMITTEE REPORTS**
 - A. Gate & Landscaping Committee
 - B. Road Maintenance Committee
 - C. Architectural Committee
 - D. Website Committee
6. **UNFINISHED BUSINESS** **Discussion/Action**
 - A. Report of Action Taken Between Meetings by the Board:
Irrigation Repair & Upgrade
Gate Spectrum Internet Installation
 - B. Discussion Regarding CDs & Rollovers
 - C. Update on Detention Pond Access & Silt Removal
 - D. Update on Drainage Ditch Restoration Projects and Repair of Leaking Ditch
 - E. Update on Storage Pad & TMWA Easement Projects
 - F. Review Status of Any Pending Legal Action – Case No. 25-042
 - G. Update of Manhole Risers
7. **NEW BUSINESS** **Discussion/Action**
 - A. Approval of Resignation of Shaun Bittick from ARC
 - B. Revision of Weed Abatement Policy
 - C. Transition from Gate Controller DKS Cellular to VoIP Using New Internet Connection
 - D. Appointment of ARC Committee Member(s)
 - E. Discussion & Approval to Repair Mag Locks
 - F. Discussion & Approval to Repaint Front Gates
8. **CORRESPONDENCE** **Discussion/Action**
9. **ITEMS TO BE ON NEXT AGENDA** **Discussion/Action**
10. **EXECUTIVE SESSION SUMMARY** **Discussion/Action**
11. **MEMBERSHIP OPEN FORUM**
This is the time dedicated to member input for ANY ITEM PERTAINING TO THE ASSOCIATION
12. **ADJOURNMENT** **Action**

****Please note that this agenda may be revised 24 hours prior to the Board Meeting and the revised agenda will be available upon request at Kenyon and Associates. ****

Upon request, unit owners are entitled to a copy of the audio recording, the minutes or a summary of the minutes of the meeting in electronic format at no charge to the owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

From: Jeannie Redinger communications@kenyonandassociates.mailer.appfolio.us

Subject: Correction of prior email

Date: April 13, 2026 at 10:17:26 AM

To: [REDACTED]

We would also like to remind residents who have the Public Utility, Equestrian & Pedestrian (PUEP) Easement in the rear of their property to please clear any weeds growing in the easement. The PUEP Easement involves even-numbered properties from 12760 - 12880 Silver Wolf Road.

Sorry for the incorrect information sent out.



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April 10, 2026

Dear Homeowners,

The Board has requested that we go ahead and send out the Weed Abatement Policy, and at the April meeting, the Board will be updating the Weed Abatement Policy. We would also like to remind residents that back up the PEUP to please clear the area of any weeds and sage brush that me be growing in the area.

Please see the Fire Adapted Communities – The Next Step in Wildfire Preparedness (Washoe County Version) document for further details:
[Fire Adapted Communities: The Next Step in Wildfire Preparedness \(livingwithfire.com\)](http://livingwithfire.com)

Sincerely,

Jeannie Redinger
Community Manager for the Board of Directors



The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

**ARCHITECTURAL COMMITTEE
WEED ABATEMENT POLICY**
Amended June 29, 2015

Due to the two devastating fires that recently spread near our neighborhood, the Association has enacted a policy on weed abatement to reduce the threat of fires involving our community.

The Architectural Committee and the Board of Directors adopt the recommendations of the Living with Fire program for Fire Adapted Communities applicable to vacant lots and those un-landscaped portions of existing lots:

- Remove all brush and vegetation (grasses and weeds) within 10 feet of all property lines.
- Remove all dead and dying vegetation.
- Remove other sagebrush and bushes as needed to create a separation between them of two times the height of surrounding bushes. For example, if the bush or sagebrush is 3 feet tall, the surrounding brush needs to be at least 6 feet from it. This standard is used to reduce the fuel loading, thereby reducing the BTUs that cause fire spread.
- All weed abatement work is to be completed annually by June 1st. Reminder Notices will be issued to vacant lot owners in the spring.

Please see the *Fire Adapted Communities – The Next Step in Wildfire Preparedness (Washoe County Version)* document for further details: [Fire Adapted Communities: The Next Step in Wildfire Preparedness \(livingwithfire.com\)](http://livingwithfire.com)

We will advise lot owners each year when to begin removing weeds and grasses. This process needs to happen after the grasses and weeds fully bloom or they will return and need to be cut a second time.

Thank you for helping us to create a fire-safe community!

This policy was duly adopted by the action of the Architectural Committee on November 20, 2012 and the Board of Directors on December 10, 2012. It was amended at the Board of Directors meeting on June 29, 2015. It shall be effective as of August 1, 2015 and replaces all previous versions.

Attested by: Mike Vonada, President

Community Manager:

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