

*The Fairways at Fieldcreek Ranch  
Homeowners Association*

February 28, 2014

Dear Homeowner,

Over the last few years, your Board of Directors have discussed and reviewed the problem of speeding in our community. We completed a traffic study in 2013 and the data showed we indeed have a speeding problem. Through a series of public meetings, however, solutions have been difficult to reach. At our last Board of Directors meeting, your Board approved adding more speed limit signs and two solar-powered radar speed limit signs that indicate your speed as you approach the sign.

People living in our community have children, pets and walk on our streets, as there are no sidewalks. There have been incidents where people have almost been hit by cars speeding and it is feared that someone will get hurt. Additionally, there have been incidents where cars have hit other cars, driveway pillars and mailboxes.

We all have a responsibility to drive the 25 mph speed limit posted in the community and to advise people who visit us at our homes to observe the speed limit.

The new signs will be installed very soon and will be friendly reminders of how fast we are actually going. We are asking that we all please observe the speed limit and keep our community safe.

Thank you,

Your Board of Directors for  
The Fairways at Fieldcreek Ranch HOA

**THE FAIRWAYS  
AT  
FIELDCREEK RANCH  
HOMEOWNERS ASSOCIATION**

February 28, 2014

**RE: Compliance Enforcement Issues**

Dear Homeowner,

For those of you that I have not met or spoken to, my name is Tracy Jones and I am your new Community Manager. I have started doing violation drive-thru's to make sure everyone is in compliance with the CC&R's and Rules and Regulations for The Fairways at Fieldcreek Ranch. If you happen to receive a Courtesy Notice, you will have 10 days to respond back to me in writing and 30 days to comply. If after 30 days your property has not been brought into compliance, a 2<sup>nd</sup> notice will be sent with a hearing date for you to come in and meet with the Board of Directors in order to resolve the issue.

There is a clear feel of pride of ownership in your neighborhood. Let's try to keep that going by abiding by the CC&R's and Rules and Regulations. Please don't take offense or feel as though you are being singled out if you receive one of these notices. In some cases, there are owners who do not live on the property and may not even realize there is a problem. For others, please think of it as a friendly note to remind you of your Governing Documents.

If you have any questions, please feel free to give me call at the phone number listed below or send me an e-mail.

Sincerely,



Tracy Jones, Community Manager  
Equus Management Group

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