

Sunridge at MacDonald Ranch

Fall 2020



Sunridge at MacDonald Ranch Board of Directors

President

Dave Ruffino

Vice President

Chris Dreyer

Treasurer

Richard Greene

Secretary

Cynthia Woodward

Director

Paul Einarsson

Who To Contact

Terra West Management Services

Association Email:

sunridge@terrawest.com

Association Phone Number

702-856-3713

Community Manager:

Joella Malimban

Community Assistant:

Brandi Whitton

Customer Service/After Hours:

702-362-6262



BOARD OF DIRECTORS MEETING NOTICE

Wednesday, October 14, 2020

TERRA WEST MANAGEMENT SERVICES

11135 S. Eastern Ave., Ste. 120 Henderson, NV 89052 / Office: (702) 362-6262

Email: sunridge@terrawest.com

Office Hours: Monday – Friday 9:00 AM – 5:00 PM

Executive Session will begin at 6:00pm

Regular Session will begin at 7:00pm.

For the Executive Session homeowners will be seen in the order which they have signed in.

Note: A regular agenda will be made available to the association's membership per NRS 116.3108. You can obtain a copy of the agenda through your Community Manager five business days before the meeting by contacting her at 702-362-6262 or by email at sunridge@terrawest.com.

Homeowners' Forum: There will be two forums for homeowners in the Regular Session; one at the beginning of the meeting where you may comment on agenda items only and one at the end of the regular session for comments on general topics. No action can be taken upon a matter raised during the second forum until the matter has been included on a future agenda. Comments may be limited to three minutes and you can't give away your allotted time to expand another owners' time.

Minutes/Audio Recordings: The Regular Session will be audio recorded by Management. Copies of the minutes and/or the audio recording will be available from Terra West Management Services by contacting management at 702-362-6262 or by email at sunridge@terrawest.com.

As a note, the Board meets in Executive Session which is closed to homeowners to discuss only: matters of litigation; the conduct of a community manager or employee; violations of the governing documents; delinquent assessments; penalties for failure to adhere to construction schedules. Please remember that **executive sessions may not be recorded**. Minutes of Executive Session are confidential and are not available to homeowners. A homeowner may request a copy of the part of the record that pertains to one's self.



COMMUNITY GARAGE SALE



**Saturday, October 10th
From 7am to 2pm**

**Just a friendly reminder to maintain social
distancing guidelines if participating
for this event.**

****Please note that some gated communities within Sunridge at MacDonald Ranch may have chosen not to participate in the community garage sale and their gates will not be open.****

If you have any questions or concerns regarding this matter,
please contact 702-362-6262 or email sunridge@terrawest.com

Homeowner Portal—How to Access Association Documents

Your management team is working to make items more organized and easier to find on the homeowner portal. While you can contact management for documents you can also access most of what you'll need from this website including the newest and up to date information.

This is where you are able to access your association account and documents including your assessment balances, violation notices or fines and other important information. Also available are the association's Governing Documents, current Policies and Guidelines including Rules and Regulations, Collection Policy, ARC request forms, approved minutes and more.

Please visit <https://terrawest.com/homeowner-assoc-login/> and use your username and password to access this information. Please contact management if you have any questions or if you are unable to find something you are looking for.