

# Sunridge at MacDonald Ranch

February 2021



## Sunridge at MacDonald Ranch Board of Directors

**President**

Dave Ruffino

**Vice President**

Chris Dreyer

**Treasurer**

Richard Greene

**Secretary**

Paul Einarsson

**Director**

Thomas Huynh

## 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, February 10, 2021**

**TERRA WEST MANAGEMENT SERVICES**

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

Email: [sunridge@terrawest.com](mailto: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](mailto: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](mailto: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.



## ADDRESS PLATE LIGHTS

The most common violation in the HOA is the house address light failure. Many residents have reported that their address plate light goes out quickly and is unsure why. Below is some information provided from one of our Board members that may provide some answers and may also be useful.

**DISCLAIMER:** Use these instructions at your own risk author is not an electrician and is not responsible for any damage or harm of any kind. IF YOU DO NOT FEEL COMFORTABLE WORKING WITH LOW VOLTAGE WIRING USE A LICENSED ELECTRICIAN.

CAUSES: One or SEVERAL of the following:

1. Voltage too high on transformer in garage.
2. Wires in the light shake loose from the wind, garage door etc... (the wires are only pressed in a clip or sometimes loosely wrapped around the bulb fixture)
3. Bulb burned out. (due to age or voltage is too high)
4. Transformer has failed (your doorbell runs on this same transformer so if the doorbell is not working you can bet it is the transformer and you need a volt meter to test). This is the least likely.

FIXES:

1. Make sure your transformer wires are not attached/set at 24V. See the wires on the transformer in your garage. On mine you have three options 24V, 16V, or 8V (it is printed on the orange material on the transformer showing which two poles to use for each voltage setting). If it is on the 24V your bulbs will burn out often and fast. 8V is too low so ignore that. If your Transformer has 12V that would be ideal as bulbs are 12V. For my situation mine was on 24V and the bulbs kept burning out. I changed the wires to the two for 16V. That solved the voltage issue.
2. Carefully remove your address light cover with very slight pressure in the center on the top and bottom to release the clips with the lower one shown in the photo (these covers crack easy so be gentle) If you do need a new cover you can get them from the hardware store (Lowe's, Home Depot).
3. Make sure your wires are tight at the bulbs under your address cover (this is the most common issue). I bought some small connectors and soldered wires to fix the issue forever see photo. I could have skipped the soldering and just put the wires in the little connectors I used which clamp on the metal tab part of the bulb fixture. You cannot use a wire nut as the bulb fixture connection is not a wire it is a metal tab so your options are to solder directly to this tab (not shown) or use this screw type connector I found at Lowe's/ Home Depot.
4. For the bulbs the long term fix is to take your bulb and buy a 12V LED bulb with the same base which is a T5 or T3.5 as pictured. Bulb you probably have is pictured first and the LED one I replaced it with is pictured second:
5. In the unlikely event your transformer has failed (no power at the transformer in the garage) and your doorbell does not work either.... Turn off the breaker (confirming with a voltmeter) and remove this transformer so that you can take it with you. You can ask for a replacement at your hardware store or electrical supply store.

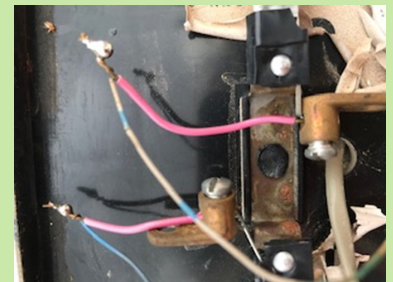


Figure 1 Standard wedge bulb

Figure 2 LED Wedge bulb should last longer