

Sunridge at MacDonald Ranch

Spring 2020



Included in this notice is information about the following:

- ◆ March 11, 2020 Meeting Notice
- ◆ Spring Garage Sale Date & Time
- ◆ Save the Date—Spring Fling at Henderson International
 - ◆ Important Reminders—Pick Up After Your Pets
 - ◆ New Landscape Maintenance Provider

Sunridge at MacDonald Ranch Board of Directors

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Dave Ruffino

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Richard Greene

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Cynthia Woodward

Director

Paul Einarsson

BOARD OF DIRECTORS MEETING NOTICE

Wednesday, March 11, 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

the 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.

Who To Contact

Terra West Management Services

Association Email:

sunridge@terrawest.com

Association Phone Number

702-856-3713

Community Manager:

Jenny Scott

Community Assistant:

Brandi Whitton

Customer Service/After Hours:

702-362-6262



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!
When: Saturday, April 18, 2020
7AM till 2PM

Please register your home to participate in this event by emailing your name and address to events@sunridgemacondaldranch.com. This information will be used to advertise the sale and provide exposure to participating properties.

Sunridge at MacDonald Ranch will be welcoming a new landscaper for the regular maintenance of the community. Effective March 16, 2020 you will begin to notice GTI Landscape vehicles throughout the community.
Welcome GTI!



SAVE THE DATE!

The Sunridge at MacDonald Ranch Annual Spring Fling is right around the corner. It will be held at the Henderson International School on **Saturday, April 25th from 11AM—2PM**

In order to ensure we have enough supplies please RSVP with your address and number of attendees to:
events@sunridgemacondaldranch.com



Friendly Reminder—Please Pick Up After Your Pets



It's easy to tell that Sunridge at MacDonald Ranch has a lot of pet owners and dog friendly neighbors. Unfortunately, not everyone picks up after their pets when walking them around the community.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. **Also, it is important to remember to immediately clean up after your pet.** This is your responsibility as a pet owner. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of a potentially costly nuisance in our community. Thank you for your cooperation.

ARCHITECTURAL GUIDELINE STANDARDS AMENDMENTS – DECEMBER 2019

After some review there were a few changes and additions to the association Architectural Guidelines and submittal packet. Listed below are the additions to the Architectural Guidelines reminding Owners of their responsibilities in regards to vendors, proper construction waste disposal and liability for any damage to common area. The Architectural Submittal package will remain the same with the exclusion of the “Breaching Community Wall” form and required deposit. These minor amendments and updates have become part of the existing Architectural Guidelines and Submission Packet.

If you would like the complete set of Architectural Guidelines and the Architectural Submittal Package with these amendments you can get them by reaching out to management at sunridge@terrawest.com or view them on the homeowner portal by logging in at <https://terrawest.com/homeowner-assoc-login/>.

HOMEOWNER RESPONSIBILITY FOR VENDOR ACTIVITY

The Homeowner is responsible for repair or replacement of any damage or defacement of common areas that occur as a result of improvements to their property. Homeowner shall ensure that any debris, rubbish, organic and non-organic materials will be removed from common areas impacted by improvements to their property upon completion of project.

IMPROVEMENTS REQUIRING THE USE OF CEMENTITIOUS MATERIAL

Homeowner shall ensure that any commercial contractor retained by them for an improvement to their property requiring the use of cementitious materials is notified that the “clean out” of construction equipment is prohibited in the storm/sewer systems within the community.

DAMAGE TO COMMON AREA

Homeowner is responsible for the cost of any damage to the common area as a result of construction for improvements caused by the homeowner and or their contracted vendor. Common Area Landscape is only to be modified, removed or restored by the association’s contracted landscaper or a vendor of the Association’s choosing. Damage to common area landscape caused by the construction of improvements will be repaired by the Association’s vendor of choice and the amount of repairs will be assessed to the homeowner’s account.

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.

Other Helpful Contacts

Animal Control
(702) 267-4970

Crime Stoppers Tip Line
(702) 385-5555

Republic Services
(702) 735-5151

Please note that any issues on public streets within Sunridge at MacDonald are controlled by the City of Henderson. Along with reports to the HOA to issue violations you can also contact the City of Henderson Code Enforcement for additional assistance.

<https://www.cityofhenderson.com/code-enforcement/home>