

University Ridge Homeowners Association (URHOA) – Annual President’s Report

November 16, 2017

Dear University Ridge Residents:

As we approach the end of the year, I am reaching out to provide an update on the past year’s events and accomplishments. There has been a great deal of activity in the past year, but before I go into details, I would like to thank all of the Board members as well as the Architectural, Landscape, and Quality of Life committee members for their volunteer work, time, and contributions to ensuring that our association is in good standing. I would also like to extend my appreciation to the homeowners for your cooperation in keeping the neighborhood clean for the benefit of all. My thanks go to the many homeowners who have actively provided feedback and suggestions to making our neighborhood a pleasant and safe place to live.

In an effort to preserve, protect, and enhance the association’s common areas, we have repaved an old cracked asphalt pathway from University Place to the University Ridge Park with a new concrete path. Additionally, we have worked closely with our landscaper (Reno Green Landscaping) to ensure the clean up of a number of spaces on a weekly basis in our neighborhood, including:

- removal of five dead trees in the common elements
- pruning trees and shrubs as well as weed and debris removal in the median on Socrates Dr. and all common areas
- trimming of shrubs and trees specifically to prevent encroachment upon the public right-of ways (sidewalks, streets, and alleys)
- a thorough clean up of the ‘bowl’ and adjacent V-ditches to reduce the potential fire danger and to allow for proper water drainage
- repair of leaking irrigation lines

To create a safer environment, we collaborated with the Reno Police Department to increase police patrols in the neighborhood. Through collaborative efforts with the City of Reno, NV Energy, and Truckee Meadows Water Authority (TMWA), several areas have been cleaned up at no charge to the association, including:

- the red curbs in front of the fire hydrants and the street lines on the pavement were repainted
- cheat grass has been cleared near the TMWA water tower at the T-intersection of Sienna Park Dr. and South University Park Loop
- a fallen lamppost has been replaced at the corner of Socrates Dr. and Achilles Dr.
- areas along Socrates Dr. between Achilles Dr. and Demos Ct. were cleared of weeds, branches hanging over the sidewalk, litter, and dead shrubs to allow pedestrians to walk unobstructed
- large boulders located on the eyelets on the corner of Socrates Dr. and North University Park Loop were removed as preventative measure against road accidents
- the gate at the T-intersection of Socrates Dr. and Sienna Park Dr. was repainted
- graffiti was removed from the park gazebo and the University Ridge Park sign, which was repainted as well
- the University Ridge Park was cleared of trash, weeds, and other debris

We have introduced a new reporting process from our landscaper (Reno Green Landscaping) and Equus Management to increase visibility and accountability of open activities. We redesigned our website to make it more current and user friendly for the community (www.universityridgehoa.com). Our new website provides up-to-date information regarding Board meeting times, the latest governing documents, and contact form for homeowners to contact the Board and Equus Management. This has resulted in an

increased number of inquiries from the homeowners. We have cleaned up an email database with the management company to ensure that homeowners are receiving announcements via email. To increase our reach, we will be sending out requests for current email addresses from all homeowners. In addition, to keep the homeowners better informed, we began publishing a quarterly University Ridge HOA Newsletter (www.universityridgehoa.com/association-news).

In an effort to streamline and bring consistency to the architectural review process, we have implemented an internal process for review of the architectural applications. This has helped increase the response time to the architectural applications from the Architectural Review Committee (ARC).

To facilitate an ongoing dialogue with the homeowners and various stakeholders in the surrounding community, the Quality of Life Committee (QLC) has organized a number of events to address homeowners' most pressing needs. Attorney Greg Salter joined our homeowners for a discussion regarding a commercial development at Gaslight Lane adjacent to our neighborhood. Homeowners met twice with Ward 4 Council member Paul McKenzie to discuss issues related to the commercial development project at Gaslight Lane and the Cottages at Comstock development. Rob Fitzgerald, the developer of the Cottages at Comstock spoke to the homeowners at the Board of Directors meeting to address the plans for his new development. Homeowners in attendance were given an opportunity to ask questions related to this development and its impact on the community at large, to include the University Ridge Association. Officer Tim Broadway from the Reno Police Department spoke to the residents about safety tips, security systems, and steps required to establish a Neighborhood Watch Program. With our retired residents in mind, representatives from the Sanford Center for Aging at the University of Nevada, Reno spoke about various senior outreach services and community wellness programs.

With a focus on preserving property values, we've recognized homeowners for their efforts in maintaining pristine yards and contributing to the overall aesthetics of the neighborhood through the Yard of the Month series, including Holiday Yard of the Month in October and December.

To stay compliant with state laws, we have adopted a new Compliance, Violation, & Fine Policy as well as a revised Collection Policy to address the new requirements regarding collection of delinquent assessments for service members and their dependents. The Covenants, Conditions, & Restrictions (CC&Rs) were corrected to include missing maps of the common areas.

We appreciate all of your efforts in taking care for your homes and yards. As your HOA Board, we intend to continue serving you to the best of our collective abilities. We are currently in the process of updating the exterior colors to provide expanded options, so stay tuned for more developments. We thank you for your continued support and participation, and we look forward to seeing you in the neighborhood as well as at our future meetings and events.

Warm regards,

Żaneta Janiczak-Serafico
University Ridge HOA, President