

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

November 28, 2018

Dear University Ridge Residents:

As my two-year term as your University Ridge Homeowners Association (URHOA) President nears its end, I would like to take this time to provide an update on some of our current projects and accomplishments over the past two years. When I first submitted my application for the URHOA Board of Directors, I wanted to take a proactive role in the community. Like you, I am a homeowner first and I am concerned about the needs of our neighborhood and the protection of our property values. My highest priorities in serving you as president when joining the URHOA Board of Directors two years ago were 1) safety, 2) keen financial oversight, and 3) being responsive to homeowners’ feedback. As I look back, here are a few highlights of what has been accomplished during my term:

### 1) Safety

- In regards to C4’s ongoing pursuit to obtain a permit for commercial use of their land at Gaslight Ln., I have maintained an open dialogue with Ward 4 Councilmember Paul McKenzie and Ward 1 Councilmember Jenny Brekhus as well as Attorney Greg Salter in order to protect the safety of our homeowners
- The cracked and uneven asphalt pathway to the University Ridge Park has been replaced with a new concrete pathway at University Place
- The University Ridge Park sign was repainted and cleared of graffiti along with the park gazebo by the City of Reno; the park was also cleared of broken glass and trash as well
- Numerous burned out street lights were replaced by NV Energy to provide adequate lighting and aid in creating a safer environment
- Communicated to NV Energy and the Reno Fire Marshal about checking on the power lines and posts to prevent future fires in the adjacent areas to our association in the north-east part of our neighborhood
- Numerous public spaces owned by the City of Reno and Truckee Meadows Water Authority (TMWA) as well as common areas maintained by the URHOA in our neighborhood were cleared of cheatgrass and overgrowth to mitigate the risk of wild fire
- Conducted an extensive dead tree and shrub removal effort to eliminate the fire hazard posed in the median on Socrates Dr.
- Street cleanup after a rainstorm in the summer of 2018 (rocks and sand debris on streets and sidewalks) was completed
- Police patrols have been increased throughout the neighborhood by working directly with the Reno Police Department
- Safety tips are now being provided at the meetings and on the URHOA website including free home security checks during vacations and crime prevention tips
- Email alerts are now sent to homeowners advising of suspicious and/or criminal activity in the neighborhood

### 2) Finances

- Saved approximately \$6000 by negotiating with the City of Reno installation of xeriscaping and cleanup of dead trees and debris in front of the University Ridge sign
- Eliminated approximately \$1200 of extra charges with our management company
- Assessment fees have remained constant and cash reserves have continued to increase (by 9.7% (\$12,816)) since December 2016

- Changed landscape companies to All Seasons Lawn & Landscaping, which resulted in a savings of \$1008 per year in maintenance costs
- Published updated color palette books through a design studio free of charge to the HOA
- Had our management company retroactively credit homeowners who were overcharged for late fees between the period of January to July 2017
- Worked with the City of Reno, NV Energy, and TMWA to clean up several areas at no charge to the association

### 3) Responsiveness and Communication with Homeowners

- Redesigned the ARC review/approval process to facilitate quicker turnaround of applications
- Established a direct line of communication with homeowners via personal email (urhoapresident@gmail.com) and a contact form for homeowners to reach the Board of Directors on the URHOA website at <https://universityridgehoa.com/contact/>
- Created access to governing documents and community resources on the newly designed website
- Published the URHOA newsletters at <https://universityridgehoa.com/association-news/>
- Conducted an email audit to ensure that we are able to contact residents via email in urgent cases
- Re-established a community Landscape Committee for a more targeted and timely response to an area of high homeowner feedback
- Representatives from the Sanford Center for Aging at the University of Nevada, Reno presented on various senior outreach services and community wellness programs that are free of charge to the public
- Established a process of documenting legal counsel from our attorney for future reference by the Board of Directors in order to create a historical database

It is important to acknowledge that while there have been numerous projects the Board has undertaken, it was a collaborative effort of the Board of Directors, as well as the Architectural, Landscape, and Quality of Life committee members that has made our accomplishments possible. The homeowners' efforts in maintaining their properties and participation in HOA initiatives have been essential in ensuring that our neighborhood is well preserved, clean, and a safe place to live. The City of Reno, NV Energy, and TMWA have been since supporters and collaborators with our association on many of these initiatives.

In conclusion, it has been a privilege to represent you and the community, and I am proud of the direction this association is headed. I want to thank the current Board members for their support and you, the homeowners, for your active engagement. The success of our association depends on the collaborative efforts of all of us. This is our community and I am proud of what we have accomplished together. Thank you for your support.

Warm regards,

Žaneta Janiczak-Serafico, President  
University Ridge HOA