

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

December 19, 2019

Dear University Ridge Residents:

As 2019 nears its end, I would like to take this opportunity to update you on the recent developments and accomplishments of the University Ridge Homeowners Association (URHOA). The past year has proven to be yet another productive and exciting one for the University Ridge neighborhood. Volunteering on the Board of Directors and the association’s communities is a rewarding and time-consuming responsibility but what better way to give back than to serve the community where you live. To that end, I would like to commend and acknowledge the hard work, countless hours, and dedication of all of the Board members as well as the Architectural Review, Landscape, and Covenants, Conditions, & Restrictions (CC&Rs) Revision committee members. To the homeowners, thank you for your support of our efforts in preserving the property values and making our neighborhood a pleasant and welcoming place to live.

In our ongoing efforts to maintain and enhance the common elements in the association and the overall appearance of our community, the following spaces were cleaned up and/or repaired:

- Completed Cloud View Circle asphalt maintenance to include paving 1 ½ inch asphalt overlay, slurry seal, and paving crack fill, etc.
- Dead tree and shrubs were removed from the common areas along Socrates Dr. between the railroad tracks and the University Ridge sign by our landscaper, All Seasons Lawns and Landscaping
- The vegetation encroaching on the stretch of sidewalk going southbound on Socrates Dr. between Achilles Dr. and Demos Ct. was cut back and cleaned up by the City of Reno to allow for easy and clear pedestrian access
- Debris, trash, and shopping carts abandoned at the railroad crossing and Gaslight Lane were cleared by the City of Reno
- Irrigation was upgraded and dead vegetation were removed in the center median on Socrates Dr. by our landscaper in order to prevent leaks and ensure proper vegetation growth
- Vegetation and irrigation in the median were cleaned up by our landscaper on both the north- and south-bound lanes after recent car accidents caused damage in this area
- New signs and reflective pavement markers were installed on the curb along the median on Socrates Dr. by the City of Reno to ensure the safety of drivers
- Graffiti were removed from the rockface next to the gazebo in the University Ridge Park and on the sidewalk by the City of Reno as well as from a mailbox by the US Postal Service
- Numerous burnt-out streetlights were repaired by NV Energy throughout the neighborhood
- Damaged sidewalks at University Ridge Dr. were repaired by the City of Reno to ensure the safety of pedestrians
- Flexible delineator posts were installed at the corners of Socrates Dr. and N. University Park Loop as well as at University Ridge Dr. and University Pl. to diminish the hazard to drivers in wet, icy, or snowy conditions
- Dead brush and trash were cleared from both sides of Socrates Dr. at the railroad crossing by Union Pacific

All of the labor performed by the City of Reno, NV Energy, Union Pacific, and the US Postal Service was completed at no charge to the association.

We have increased our communication via email with the homeowners in order to provide the latest information about the public hearings at the City of Reno regarding the adjacent developments including

Comstock Cottages, NV Energy Gaslight Lane, and Mountain View Estates. The following informational events were organized to facilitate an ongoing dialogue with the homeowners and surrounding community:

- Ward 4 Councilmember Bonnie Weber met with homeowners to discuss issues pertaining to our community, including but not limited to the C4 Equity development project and safety around the median on Socrates Dr.
- Meeting with Cynthia Esparza-Trigueros, Community Liaison from the Office of Communications and Community Engagement, City Manager's Office was held to answer questions regarding safety issues on Socrates Dr., C4 Equity Development, and NV Energy Gas Light Lane Facility
- Alan Ghisletta with NV Energy and Derek Kirkland with Wood Rogers, Inc. spoke to the homeowners regarding improvements NV Energy is conducting on their site to the east of the University Ridge HOA

The Board of Directors has formed a Covenants, Conditions, & Restrictions (CC&Rs) Revision Committee to hold periodic reviews of the CC&Rs to maintain relevance with consideration to any changes to the conditions and environment in the local community. The CC&Rs Committee has identified a couple of areas in the CC&Rs that require correction and further clarification in the Rules and Regulations. At this time, the association is conducting a membership-wide vote to eliminate the rental restriction in the URHOA contained in Section 3.22 of the CC&Rs. The Board of Directors believes that ALL homeowners in University Ridge Homeowners Association are entitled to the same property rights with respect to the rental rights. Therefore, in order to ensure equality and fairness among all University Ridge homeowners, the Board is asking for your vote for the removal of section 3.22 by approving (**YES Vote**) the proposed First Amendment to the CC&Rs.

In order to ensure parking/storage compliance of RVs, trailers, boats, etc., throughout the community, as defined in the Rules and Regulations, Part III, Section 4, the Board implemented a new process. The Landscape Committee in conjunction with the Architectural Review Committee (ARC) revised the URHOA Recommended Tree List and tree planting tips that are available at:

<https://universityridgehoa.com/committees/landscape-committee/>. A new Compliance, Fine, and Violation Policy was adopted to ensure proper maintenance of the houses and yards for the benefit of the neighborhood as a whole. Lease covering the use of railroad was renewed. We have approved a revised insurance policy for the association to ensure proper and full coverage is in place. We are in the process of reviewing various options to deter unsolicited parking along Cloud View Circle.

Thank you for your participation in helping us bring our community together. We appreciate your cooperation in maintaining house exteriors and yards. We will continue to serve the neighborhood to the best of our abilities. We look forward to seeing you in the neighborhood and at our future meetings.

Wishing you and your loved ones the Happiest of Holiday Seasons!

Best wishes,

Żaneta Janiczak-Serafico, President
University Ridge Homeowners Association