

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

November 17, 2020

Dear University Ridge Residents:

It has been my honor and privilege to serve as your president for the past four years. As you may or may not know, I will be handing the reigns off to a new HOA president for 2021. I want to thank all of you for your confidence and support during my time as president. I am proud of what we have accomplished together. In particular, I would like to thank all of you who have taken the time to participate in various committees including the Architectural Review, Landscape, Covenants, Conditions, & Restrictions (CC&Rs), and Quality of Life. To the homeowners, thank you for your ongoing efforts in preserving property values and making our neighborhood a pleasant, clean, and safe place to live for the benefit of all. It is when the homeowners speak up and get involved that we see the greatest impact on our community- from maintenance and beautification of common properties to ensuring that the organization is in a good financial standing.

As I look back over our time together, I am most proud of the following accomplishments:

- For years the community debated on what to do with the landscaping in front of the University Ridge sign. In 2018, this issue was resolved as I was able to work with the City of Reno to clean up old debris and dead trees as well as install xeriscaping installation in front of the sign at the entrance to the community- at no cost to the association (approximate savings of \$6000)
- The pathway from University Place to the University Ridge Park was replaced with a new concrete path
- In order to mitigate the hazard to drivers in wet, icy, or snowy conditions, 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.
- The URHOA website (universityridgehoa.com) was redesigned to generate a better online presence for our homeowners (and future homebuyers) to include community resources, news, events, governing documents, and meeting information
- After years of homeowners’ feedback, we were able to update our color palette book to include more contemporary exterior paint colors
- In response to homeowners’ feedback and suggestions, various processes and policies have been amended including the *Guidelines to Making External Changes*, *URHOA Rules and Regulations*, and the internal review process of architectural applications, etc.
- Through collaborative efforts with the City of Reno, NV Energy, and Truckee Meadows Water Authority (TMWA), several areas in the neighborhood have been cleaned up at no charge to the association
- Repairs of failing irrigation lines along Socrates Dr. were completed

Through the years we have had several guest speakers attend HOA meetings to provide updates and answer homeowner questions including:

- Ward 4 Councilman Paul McKenzie met with the homeowners three times to discuss issues related to the commercial development project at Gaslight Lane and the Cottages at Comstock development
- Attorney Greg Salter joined Councilman Paul McKenzie to answer questions regarding the commercial development at Gaslight Lane adjacent to our neighborhood

- Rob Fitzgerald, a developer of the Cottages at Comstock discussed his plans for building this new subdivision.
- 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.
- Cynthia Esparza-Trigueros, Community Liaison from the Office of Communications and Community Engagement, City Manager's Office attended the URHOA meeting 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 homeowners regarding improvements NV Energy is conducting on their site to the east of the University Ridge HOA
- 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

These are just some highlights of our most significant accomplishments. It takes all of us to ensure that the day-to-day activities such as keeping our streets clean, our common areas safe, our streets properly lit, coupled with our standard neighborly obligations in the community to make it a safe, peaceful and enjoyable place to live.

I am proud to have represented you not only with our association but also with the local community. I look forward to settling into my role as a homeowner and being active with various committees down the road. I am proud to be a member of the University Ridge community, and I believe we are in a good position to remain strong and prosperous for many years to come.

Sincerely,

Żaneta Janiczak-Serafico
University Ridge HOA, President