



# *Quail Ridge Estates*

## *Neighborhood News and Information*

### *May/June 2021*

## **Board**

On March 22, 2021, the Board had a Zoom meeting with the HOA and attorney John Leach. Discussion was over our governing documents. The By Laws have two sets of recorded documents; one said 7 BODS with staggered terms and the other said 5 BODS with a one a year term. Mr. Leach confirmed that the previous Boards over the years have not done anything illegal, but a decision must be made.

Seeing this was a point of contention at the last election John Leach informed the Board that they must come to a unanimous decision as to the number of Board of Directors and, if the Board cannot come to a unanimous, we must send it to our homeowners, to see what they would like. Once this is done Mr. Leach will update the By Laws. This new system will become effective next January after the election and include staggered terms as required by NRS 116.

## **Pool Drainage**

As per the City of Henderson it is a violation to drain your pool onto the streets, they must be emptied into your sewer drain

## **Spring Time**

While our HOA was doing the monthly inspection, they noticed additional items that we urge our homeowners to look for. flaked stucco, rusty gates and fences, plants that need to be replaced, replace rocks if black plastic is showing, pine needles on roofs. With the hot weather soon upon us now is the time to address these items so that a violation letters need NOT be sent.

## **Street Parking**

As per our Rules and Regulations there is no street parking over night from 2:00 am to 6:00 pm.

## **Violations**

To report a violation to the HOA: As per NRS 116 it must have a photo attached of the said violation. The photo must be sent directly to the HOA. If there is no picture the HOA by law cannot write up a violation. If a homeowner sees something they think is a violation it is best not to confront the homeowner; for sometimes homeowners take offence and usually it does not turn out so well.

## **Tree Lawn Area-Modesto Ash Trees**

As we all know the tree lawn area is the HOA's but must be maintained by the homeowner. Each year we have a deal with Seven Bros to come and take out the dead branches for \$65 per tree. Homeowner's will be notified to see if they would like to participate.

**The disease the ash trees are subject to, is called Ficus branch canker, bot canker, or sooty canker, and is caused by a complex of fungi.** Apparently healthy branches are often interspersed with diseased or dead branches.

These branches must be cut out every year to stop the spread of the disease to save the life of the tree, if not the tree will have to go, and owners will have to plant another tree – trees allowed to be planted are Texas Fan Ash or a Chinese Pistache 24-inch box.



## Dog Waste

We are still getting complaints about owners not picking up their dog waste. A homeowner had dog waste in her driveway, and they do not even have a dog. Please be respectful of your neighbors.



## Summer Water Schedule

We are in group D –May through August we are allowed to water Monday through Saturday NO Sunday watering. Watering between the hours of 11 am and 7pm from May 1 through August 31 is NOT allowed.

This information can be found on the back of your water bill.



## Important Contact Info .....

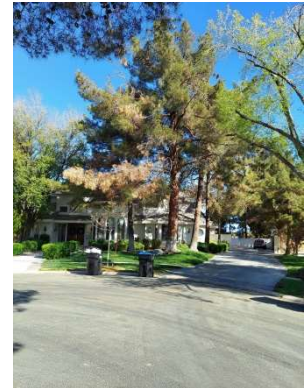
PERFORMANCE CAM	702-362-0318
GUARD HOUSE	456-6581
HENDERSON POLICE DEPARTMENT	565-8933
LAS VEGAS POLICE DEPARTMENT	229-3111
NEVADA HIGHWAY PATROL	486-4100
POISON CENTER	732-4898
DEPARTMENT OF MOTOR VEHICLES	486-4368
SOUTHWEST GAS	365-1100
NEVADA POWER	367-5555
COX CABLE	383-4000
CITY OF HENDERSON (WATER/SEWER)	267-5900

## Pine Trees

We lost another pine tree due to a disease which is spreading throughout the Southwest from Las Vegas to Phoenix to Tucson. This disease has been in the valley for some time. These, huge trees seem to have been hit by a fungal pathogen called diplodia. A lot of research is going on in local Universities to analyze the problem and come up with a solution. By the time you see the dying branches, the damage has already been done.

Please take time to look at your pine trees with your landscaper so if you catch a branch browning it should be removed as soon as possible before it infects the entire tree. Once this disease starts the tree will have to be taken down in the long run.

These trees are in our community.



## Board Meetings 2021

May 17, July 19, September 13, November 15.

## Your 2021 Board Members

**Richard Newman – President**  
**Andrew Farrar- Vice President**  
**Robyne Townsend – Treasurer**  
**Bonnie Wharton – Secretary**  
**Cheryl Maclaren – Director**  
**Erin Haerting – Director**  
**Ken Solky - Director**

