

# Woodland Village Community Newsletter Spring 2023

## Community Outreach Committee

Woodland Village is excited to announce our newly formed Community Outreach Committee (COC) is up and running. The COC was formed to be the first point of contact for frequently asked questions and will help direct membership to the appropriate people to help answer their questions if needed. They are our “reporters” for our community newsletter.

Please welcome our COC volunteers

Beck Marko, Bryan Lowery, Michael Patracca Sr., Rhonda Gonzalez, and Ron Johnson

To reach out to the Community Outreach Committee, please email them at [communityoutreach@woodlandvillage.net](mailto:communityoutreach@woodlandvillage.net)

## Helpful reminders to keep the Community Beautiful.

By Amy Tupper, Community Manager

Garbage containers need to be removed from the curb and stored behind your fence or in the garage 24 hours after trash pick up.

Recreational vehicles are only allowed out in view in the community for 24 hours for loading or unloading.

Yard maintenance, mowing, weeding, watering and trimming needs to be done on a regular basis. **This is the time to do your pre-emergent application.** Spring is here!! It is imperative for all homeowners to do their part and take preventative measurements.

Remember if you plan on doing home improvements this summer to submit your plans to the Design Committee for approval. This includes, but is not limited to, any changes in the front yard or anything that can be seen above the fence line in the backyard.

If you see an area where the sprinklers are broken, mis-directed or watering at the wrong times, please take a quick moment and notify EBMC so we can get the irrigation techs on it right away

**Call:** 775-828-3664 or

**Email:** Email our manager at [amytupper@ebmc.com](mailto:amytupper@ebmc.com) or through the HOA-portal.

## Please Leash Your Dogs

By Rhonda Gonzalez

Just a friendly reminder, Woodland Village’s CC&Rs and Washoe County require that dogs must be properly contained and/or restrained at all times, with the exception of designated off-leash areas, such as our community dog park, located on Village Parkway across from Cold Springs Middle School. Please keep your dogs on a leash while walking them in our community, including the parks. We have heard numerous stories from community members about when they are out walking their dogs, they are approached by dogs off of their leash and the owners of the off leash dogs will say that their dogs are friendly and just want to say “hello”. Many times dogs and even community members do not like to be approached by unrestrained dogs, regardless of how friendly they may be.

Please also remember that keeping a dog properly contained and/or restrained also includes your open garage door or front yards. Please keep your dog restrained or inside of the home. This is to prevent your dog from running out and approaching other dogs or community members when walking by your home. Leash laws are in place to keep dogs and people safe.

A few etiquette tips when walking your dog .

1. When you see a leashed dog walking towards you, please move to the right and let them pass, or cross to the other side of the street if you feel your dog may react.
2. When a dog is passing in front of you , stop or make your dog sit and wait until they pass by, then proceed.
3. If you want your dog to say “hello” to another dog or community member, please ask permission from a distance.
4. Always bring dog waste bags, pick up their waste, and throw it away in a garbage can. There are multiple dog waste clean up stations throughout Woodland Village.

The weather is beautiful, so enjoy getting out and enjoying it with all your dogs, they will love you for it!

# Woodland Village Community Newsletter Spring 2023

## **HOA Dues Components – What are we paying for?**

By Ron Johnson

What are the dues used for:

1. Ongoing operational expenses of the HOA.
2. Funding the Reserves as dictated by the Reserve Study.

ONGOING OPERATIONAL EXPENSES are things such as: Management fees, Common Property maintenance (utilities, maintenance and repairs, lighting, landscaping maintenance, insurance, water, etc.), and Security.

RESERVE STUDY: A budget planning tool which analyzes the current reserve fund and expected future expenses. A reserve study consists of a physical inspection of the HOA owned property and a financial analysis of the reserve fund, then indicates how much should be set aside monthly, for adequate funding.

WHAT DOES THE RESERVE STUDY DO: For a 30-year period it lists all the assets of the association, when they will need to be replaced (how much longer each will last), how much it will cost to replace each, and how much money needs to be set aside monthly, by each owner, for the future replacement of each asset.

STATE LAW REGARDING RESERVE STUDIES: The executive board shall: (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

FINANCIAL CONDITION OF THE ASSOCIATION: Per Funding Reserve Analysis (Reserve Study) dated June 21, 2022:

Woodland Village Association current reserve funding is in good financial condition and/or is adequately funded. The overall status of the

reserves of the association is in good and/or adequately funded.

## **Cold Springs Family Center**

By Bryan Lowery

As a new resident to Woodland Village, I heard that there was The Cold Springs Family Center in the center of Woodland Village, but I didn't really know exactly what services were being provided. I decided to take a tour to see for myself.

I discovered that the Cold Springs Family Center is more than just a gym, it's also a place where people go to socialize as well as participate in fun and healthy activities. The staff provides service with a caring heart and a smile. It was amazing to see how community members and the Cold Springs Family Center came together to put on a fun filled Easter egg hunt. I was told there were over 9,000 eggs which required a great community effort.

The Cold Springs Family Center is open to the entire Cold Springs area with services for all age groups. As someone that is a senior I was surprised that there are fitness activists available specifically for seniors.

The center offers a combination of activities that include: fitness equipment, group exercise classes, before and after school programs, and community events.

If you would like more information please visit [www.coldspringsfamilycenter.com](http://www.coldspringsfamilycenter.com)

The Cold Springs Family Center is located at: 18400 Village Parkway, Reno NV 89508

Phone Number: 775-657-6388

Fax Number: 775-657-6389

[coldspringsfamilycenter@gmail.com](mailto:coldspringsfamilycenter@gmail.com)

Center Hours:

M-F 5am-8:00pm

SAT 8am-4pm

SUN 8am-Noon