



News and Views

From the Highlands

The Official Voice of the Virginia City Highlands Property Owners' Association

SPECIAL POINTS OF INTEREST:

- Annual Meeting— Saturday, July 23
- Association picnic!
- No elections
- ATVs
- Injured animal statistics
- New road manager

STATE OF THE ASSOCIATION

By Andy Biederman, President

The two main issues this year that we are working on are the roads and the sale of the firehouse. Once we can get resolution on the sale of the firehouse to the county

then our sole purpose will be to maintain our number one asset, our roads. You will find in this newsletter an article by Steve Morrow on the roads (below) and Pat Flanagan will give you an update on the firehouse sale (p. 6).



Photo by Tom Taormina

Annual Meeting & Community Picnic

Saturday July 23rd. The location will be at the firehouse at 10:00 am. Donuts and coffee will be served prior to the meeting. This year we will rekindle the tradition of having a picnic at the recently renovated park following the meeting. We look forward to seeing you there.

Speed Limits

The speed limit on the gravel roads within the one-acre association is **15 MPH**. We have posted signs at the entrance to roads coming off Cartwright and Lousetown. The

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ROAD UPDATE 2011

Steve Morrow, P.E., 1st Vice President, Road Committee Chair

The Road Committee has declared 2011, the "Year of the Ditches". The five basic fundamentals for building a functional gravel road are proper gravel soil gradation, soil moisture conditioning, grading with adequate crown for drainage, vibratory roller compaction and operational ditches.

Extensive ditch work is actively being performed throughout the year to ensure that the ditches will adequately transmit water generated from precipitation events and spring snowmelt. This work involves detailed motor grader blade work coupled with detailed backhoe work to remove road materials that have accumulated on our roadsides and in our ditches over the years as well as removing debris and sediment that inhibits the free flow of water in the

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ROADS UPDATE 2011

(Continued from page 1)

ditch. When the ditches do not adequately transmit water, this water will saturate portions of the roadway which leads to failure resulting in pot holes, rutting and wash outs. It is critical for all of the residents of the Highlands to understand the importance of installing and maintaining driveway culverts that are integrated into the roadside ditch system. The association is responsible for installing and maintaining culverts that cross the roadway while the residents are responsible for their own driveway culverts.

Representatives of the Road Crew will be performing driveway culvert / roadside drainage inventories throughout the summer. Areas of deficiency will be recorded and notifications will be mailed to residents on an individual basis with recommendations for improving the drainage.

Creating the Road Plan on paper is one thing but implementation requires skill and expertise that one acquires over a career in road construction. The Board determined that, in order to implement the long term Road Plan, a professional operator / crew manager be retained to bring our construction techniques to the next level.

"I am pleased to announce that the Board has hired Chris Nahhas as the new Road Manager..."

I am pleased to announce that the Board has hired Chris Nahhas as the new Road Manager. Chris has over 32 years of experience with California Department of Transportation (Caltrans) in operating and maintaining road construction equipment, performing construction quality inspections and managing large CalTrans road construction crews. It was important to find a highly qualified person that was willing to do the job and that fit our budget. We were fortunate enough to find all of these qualities with Chris.



I am very excited to have Chris on board and we have already seen a marked improvement in the quality of the work performed to date with an exceptional improvement with our ditches and drainage.

I would also like to thank Bob Moore, the former VCHPOA Road Manager, for his years of service to the Highlands. We greatly appreciate the time and effort that Bob has provided to the community.

The Road Manager duties are consistent with the published Road Management Guidelines:

The Road Manager will be responsible for preparing a list of annual road repair, restoration and improvements (LARRRI) that needs to be performed in accordance with the Road Management Guidelines (Road Plan) during the upcoming fiscal year. The Road Manager will calculate material costs, labor and equipment, and other costs to complete the work. The Road Manager will submit this information (LARRRI) to the (Road Committee and) VCHPOA



**Application of Durablend
Road Stabilization/Dust Suppressant Material**



Chris Nahhas, VCHPOA Road Manager

(Continued on page 4)

FIREHOUSE SALE UPDATE

By Patrick Flanagan, Treasurer

Negotiations have been going on with county officials regarding the eminent domain sale of the firehouse to the county. At the time of this writing, our new District Attorney, Bill Maddox, is in the process of drafting a preliminary memorandum of understanding and also researching any formalities which will need to be addressed in the process to accomplish the sale.

Generally the terms will be based upon the appraisal done back in May of 2009 and will also address concerns brought up by homeowners in the Association at our monthly meetings. Some of the issues to be addressed will be that the county Fire Department will be just like any other homeowner and subject to our annual assessments, by-laws and CC&R's, that the water usage be maintained at the current low usage of a residential permit, that the facility will continue to be available to the homeowners for community meetings upon reasonable notification, and that the Fire Department will be responsible and good neighbors to the surrounding residences. Once this happens, it will go to the county commissioners for approval and implementation.

We would expect that the purchase price will be payable over time, somewhere between two to five years. This helps the county in budgeting the capital expenditure and also mitigates the amount of income taxes that the Association might end up owing from the sale. Hopefully this process is completed within the coming year.

This sale will make the Fire Department's operations much more direct and consistent with other fire stations in the county and also will reduce costs for the homeowners, while establishing for the first time a direct investment and presence by the Fire Department in our community.

The Board would like to thank Pat Whitten, the county manager, Commissioner Bill Sjovangen, Fire Chief Gary Hames and Bill Maddox, District Attorney, for taking the time to work out details in the agreement and for the time they have dedicated to this project. If there are any questions or concerns, please contact Pat Flanagan at (775) 847-5243.

State of the Association (Continued from page 1)

speed limit on Cartwright and Lousetown is 25 mph. The reasons for the low speed limits on the dirt roads are threefold.

- ◆ *Safety!* Nobody needs to get hurt due to excessive speeds.
- ◆ *Dust!* Vehicles traveling over 20 mph throw off large amounts of dust and our road base into the atmosphere.
- ◆ *Road maintenance!* Slower speeds and reduced acceleration and braking drastically decrease washboarding and save us all money in the long run.

Board of Directors

The terms of two members of the board will expire this summer. Steve Morrow has served for four years and will be termed out. Steve has sacrificed countless hours of his time and the community has benefited immensely from his service. He will continue to be a part of the roads committee. Patrick Flanagan's two-year term will be up and at this time he will be running for his seat. There will be no elections needed this year as the open seats are equal to the number of people running.

Recreational Vehicles

Spring and summer bring out the recreational vehicles in the Highlands. Although some are visitors to the area and are not aware that our roads are privately owned, there are a number of local riders who are trespassing on private property and tearing up the park. If you have teens who own dirt bikes, make sure that they are using them properly and safely. The Storey County Sheriff's Department has been called on to assist us with the problem and the association and individual homeowners will likely prosecute to the full extent of the law. The speed limit on the dirt roads is 15 mph for all vehicles including motorcycles and ATVs.

"If you have teens who own dirt bikes, make sure that they are using them properly and safely."



ROADS UPDATE 2011

(Continued from page 2)

Board for review and approval. The Road Manager will oversee the work being completed and ensure the approved road budget is followed.

In addition to the published Road Manager duties, Chris has implemented a more comprehensive equipment operations and maintenance program for managing the Association's equipment fleet that is consistent with Caltrans record keeping practices.



Chris will also provide training to improve our snow removal techniques so that we can work to preserve the hard work put into the roads during the summer months.



The VCHPOA equipment fleet consists of a 1979 John Deere motor grader, 1975 Kenworth 4,000 gallon water truck, three (3) pickup trucks for snow plowing and support (1998, 2001 and 2002) and a 1986 Caterpillar CS553 12 ton vibratory drum compactor (roller). All other equipment utilized during the road work is leased when necessary.

PROPOSED 2011-2012 LIST OF ANNUAL ROAD REPAIR, RESTORATION AND IMPROVEMENTS (LARRRI)

The association is currently on a fiscal year that begins July 1st . The following LARRRI is proposed to be performed for the 2011-2012 fiscal year.

- **Summer Road Rebuild Work (July through August 2011)**
 - o Approximately one (1) week of road work.
 - o Ripping, importing ¾-inch road base (as necessary), moisture condition, grading and roller compacting.
 - o Addressing drainage deficiencies including road crown, ditches and culverts.
 - o This work will be performed on select road sections on an as needed basis.
- **Fall Road Rebuild Work (October through November 2011)**
 - o Approximately one (1) week of road work.
 - o Ripping, importing ¾-inch road base (as necessary), moisture condition, grading and roller compacting.
 - o Addressing drainage deficiencies including road crown, ditches and culverts.
 - o This work will be performed on select road sections and will generally involve preparing the roads for the winter months.
- **Spring Road Rebuild Work (May through June 2012)**
 - o Approximately five (5) weeks of road work.
 - o Ripping, importing ¾-inch road base (as necessary), moisture condition, grading and roller compacting.
 - Work performed on all 13.9 miles of roads.
 - o Addressing drainage deficiencies including road crown, ditches and culverts.

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Roads Update 2011 (Continued from page 4)

- o Road Stabilization and Dust Suppressant (RS/DS) Material Application¹.
 - Apply RS/DS material to all five (5) miles of the main gravel roads and two (2) miles of select secondary roads².

- 1) The RS/DS material utilized in the Highlands is a magnesium chloride and organic polymer blend. The product MSDS can be viewed on the association website.
- 2) The Road Plan indicates that there are approximately 5 miles of main gravel roads in the Highlands roads including Empire, Sazarac, Clemons, Panhandle, Agate, Adobe, Dortort and Crestview. The remainder of the roads are classified as secondary gravel roads in the Road Plan.

- **General Road Maintenance Work**
 - o Grading, moisture conditioning and roller compaction will be performed on an as-needed basis throughout the year.
 - o Application of water to the roads that have received RS/DS material will be performed on an on-needed basis.
 - o Drainage deficiencies including road crown, ditches and culverts will be repaired on an on-needed basis.

- **Winter Road Maintenance**
 - o Snow plowing and sanding of the 1 acre roads is performed on an as needed basis.

- **Budget**
 - o The proposed road rebuild budget for the 2011 through 2012 fiscal year is \$95,000.
 - o The annual proposed general road maintenance budget including winter maintenance is \$38,150.

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3260 Cartwright	10.10 acres	\$49,000	Perfect horse property
4640 Prospect	11.54 acres	\$49,900	Outstanding privacy, trees, views
40 Toll Rd	15.00 acres	\$79,000	Sierra Views
Lot 11-A Lousetown	50.57 acres	\$90,000	Only \$1780 per acre!
2240 Musket	10.48 acres	\$115,000	Panoramic 270 degree views
900 Union	10.48 acres	\$135,000	Sierra & City views!

Available VCH Homes

2431 Grizzley	1.00 acre	\$172,000	Immaculate home, great for horses
2230 Agate	1.00 acre	\$275,000	Room for everyone, 4bd/3ba

Available Northern Nevada Homes & Investment Properties

6435 Maricopa Dr	Sun Valley	\$104,500	REO Opportunity!
211 Winters	Carson City	\$149,900	REO—great location, bring toolbelt
4705 Parkpoint	Reno	\$164,900	REO—Rosewood Lakes HOA
8996 Chipshot Trail	Reno	\$349,900	Somersett golf—unparalleled views

Listings Coming Soon

11710 Wood Leaf Ct	Cold Springs	\$ TBD	REO—large 4bd/2.5ba newer home
6380 Mono Ct	Sun Valley	\$ TBD	REO—rehabbed now; will be like new
13465 Fieldcreek Ln	Reno	\$389,900	Short Sale—exceptional opportunity

Office—775-847-4440

lesliebiederman@yahoo.com

Range Management Report (Continued from page 6)

Much time has been spent with the “Walmart” plastic bag convincing them to move farther out into the areas away from the highway. One well known band in particular has become the “guardrail group” and assistance has been needed to help them decide this was not in their best interest.

I would like to thank the following individuals for their time and assistance this past year: Doug Strenge, Mary Tallent-Stewart, Bob and Kari Macario, John and Janice Mickelson, Steve and Laurie Steele, Storey County Sheriff’s Department and Darryl Peterson (Ag Dept).

When encountering an injured horse or other animal please call Storey County dispatch at (775) 847-0950.

Photo by Price Poston



Photo by Jim Poston

The negotiators.

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FIRE SAFE HIGHLANDS YOU-CALL-WE-HAUL PROGRAM

Launch Date: May 6, 2011
End Date: September 30, 2011

Virginia City Highlands' residents will contact Storey County Fire Department (Monday thru Friday) at 847-0954 to schedule delivery of a dump trailer to create their defensible space.

- ◆ A free pre-inspection for defensible space (30 feet minimum) will be provided.
 - If VCH resident needs assistance, the Storey County Volunteer Fire Department will supply the labor.
- ◆ VCH resident will need to become a member of the Fire Safe Highlands through membership form completion and a minimum fee of \$10, and complete the trailer liability form.
- ◆ VCH resident to complete an In-Kind form indicating the amount of labor spent to create the property's defensible space.
- ◆ VCH resident may have up to seven days to keep the trailer.
- ◆ When dump trailer is full or ready for pickup, VCH resident will contact the Storey County Fire Department for pickup.
- ◆ A free post-inspection for defensible space (30 feet minimum) will be conducted when the trailer is scheduled for pickup.
- ◆ Trailer will be picked up and dumped at the biomass pile free of charge.

Roads Update 2011 (Continued from page 5)

Please note the posted speed limit for the VCHPOA 1 acre gravel roads. It is important that we are all aware that our driving habits directly affect the quality of the gravel roads.



- Driving at lower speeds will help to preserve the quality and service life of our gravel roads by reducing dust.
- Driving in four-wheel-drive will also help prevent tire slippage, especially with pickups, to assist in mitigating washboarding on steeper slopes.

The Road Committee is committed to maintain and improve the quality of the gravel roads throughout the Highlands' 1-acre properties with the most efficient and cost effective practices available. The Road Committee utilizes the Road Management Guidelines and Road Maintenance Plan, published on the VCHPOA website, and offers advice on implementation and improvements to the plan. Any questions or comments regarding the roads can be submitted by email to RoadManager@vchpoa.org.

The Road Committee and Road Crew would like to thank everybody for your patience and support as we work to improve the quality of our gravel roads. Have a great summer!

**MORE INFORMATION
ON THE WEB
VCHPOA.ORG**

Association Meeting Dates

BOARD OF DIRECTORS

WHEN: 2nd Tuesday of the Month
 TIME: 7:00 PM
 PLACE: Highlands Fire Station
 (Cartwright & Lousetown)

Meetings are open to property owners and invited guests.

ARCHITECTURAL COMMITTEE

WHEN: 1st Tuesday of the Month
 TIME: 7:30 PM
 PLACE: Highlands Fire Station
 (Cartwright & Lousetown)

Meetings are open to property owners and invited guests.

ANNUAL MEETING

WHEN: July 23 (date set by the board)
 TIME: 10:00 AM
 PLACE: Highlands Fire Station Community Room
 (Cartwright & Lousetown Roads)

Meeting is open to property owners and invited guests.
 (Picnic at the park following the meeting.)

Contact Information

MAIL:

Virginia City Highlands
 Property Owners' Association
 P.O. Box 686
 Virginia City, Nevada 89440

PHONE/MESSAGES:
 (775) 847-7000

EMAIL:

Board@vchpoa.org

INTERNET:

<http://vchpoa.org/>

BOARD:

President – Andy Biederman
 1st Vice-President – Stephen Morrow
 2nd Vice-President – Stephanie Ferdock
 Secretary – Mary Tallent-Stewart
 Treasurer – Patrick Flanagan
 Road Manager – Chris Nahhas

Newsletter composed by Jim Poston

**I N T E R N E T R E S O U R C E S
F O R H I G H L A N D E R S**

The Internet offers a infinite information resource to computer users, and it's no different for Highlanders. The VCHPOA sponsors a website at <http://vchpoa.org/>. There you can get news about the Association, the current Board of Directors agenda and minutes, Architectural Committee minutes, financials, utility information, links to Highlands webcams, current weather, etc.

An unofficial email discussion group is also available for residents and property owners. Emails sent to the group are distributed to over 700 members. Recent topics include: Lost dogs, found dogs, house fire, road manager selection, justice of the peace appointment, road conditions, etc. Members also maintain a propane price database, which helps when negotiating with a particular company.

To join the group, browse to:
<http://groups.yahoo.com/group/vch/join>,
 or send any email message to:
VCH-subscribe@egroups.com



Photo by Marie Antoinette



Photo by Stephen Musser

