



Galena Country Estates Fall News 2022

Compiled by Cynthia Reed

GCE completed a required Reserve Study in July 2022. GCE has reserve funds for potential maintenance of common areas.

Why is a Reserve Study important?

- "A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components. And most important, a Reserve Study ensures that your Association will be a better place to own, now and in the future."

View complete study at galenacountryestates.com

Government Homesite Area



Did you know that the dirt roads north of our subdivision are all on private properties to be used generally by homeowners, utility companies and emergency vehicles? If you have been walking with or without dogs on these roads, please consider another route. GCE property owners on the north-side of Killington and Stowe Drives own the land used to access the 2.5 acre lots north of GCE. All of it is private property according to the Assessor's Office but the 33' dirt entrances are public access to those 2.5 acre lots.

You can go to the Washoe County Map System at gis.washoecounty.us/wrms/

to view a wealth of information including that GCE and Government Homesites are an "Animal Congested Zone," meaning that all dogs must be on leash when outside a fenced property. **Dogs cannot run-at-large.** The area was rural 35 years ago but not today.



Here are directions from Animal Control to see zone boundaries:

- Click on Menu, located on the top left corner of the WC Map System
- Click on Districts & Zones
- Click on Animal Congested Zones (highlighted in red on map)
- Use "+" sign to enlarge the map; use the mouse to drag down to our area.

Firewise USA

Participant

Residents Reducing Wildfire Risks



Row of cut Sagebrush to be Chipped

As a member of Firewise USA since 2021, GCE Homeowners are encouraged to attend educational talks and read materials so homeowners can create defensible space around their homes. Our membership helped us get services from TMFPD/NV Energy Grant to reduce brush by at least 50% behind houses north of Killington Drive & Stowe Drive because of powerlines running within 1000 ft. of our HOA. Brush was cleared around power poles along Mt. Rose Hwy. Brush near Whites Creek Park is scheduled to be thinned out probably this winter when fire season slows down.

Photos of Truckee Meadows Fire PD crews and Nevada Division of

Forestry Crews working on GCE Properties.



Kelly Nevills, Fire-Adapted Nevada Partnership Coordinator from the Nevada



Division of Forestry Fire, presented to GCE homeowners on July 12th. Some handouts are available at the Free Little Library @2425 Solitude Drive or go on-line

<https://www.livingwithfire.com/> or Firewise USA.

Next educational event is September 10th, at 10 am in the front yard of 2425 Solitude Drive to learn about creating Defensible Space with presentations by Jamie Roice-Gomes from UNR Cooperative Extension and TMFPD Free Defensible Space Evaluation by Chief August Isernhagen.

Check out Fire Protection on the GCE website www.galenacountrystates.com

Fall Community Clean-UP

Thanks to homeowners who pull those weeds! One purpose of HOA rules is to keep our properties well-maintained which increases property values for everyone.



Homeowners are responsible to clean up ditches on their property, too. During four weeks in November, you can set 6 bags/trash cans of brush out with NO yellow stickers (free) for WM (wm.com) to pick-up. Plus, homeowners in Washoe County have four free dumps a year at the transfer station off Sutro. Just bring bill with account no. and ID.



Make suggestions or give compliments to the County at washoe311@washoecounty.us for the OFF-LEASH Dog Park at the lower South Valleys Soccer Field near the library. Hours change Nov. 1 to everyday from 8 am. to dusk.

Compliments to homeowners on Killington Drive who have done extensive work clearing brush away from fences, cutting wild land brush to reduce fuels by 50-70%. According to Kelli Nevills spreading non-treated chipped wood will help retain moisture for existing plants and keep weeds like cheat grass away. **Awesome!**



Speeding within Neighborhood

Please S-L-O-W down to 25 mph. In June, Washoe County did a traffic study on Telluride Drive and collected data. The 85-percentile speed is 32 mph, which doesn't qualify GCE for traffic calming measures. GCE already has a radar feedback sign on Stowe. To purchase another would cost up to \$5,000. S-L-O-W D O W N for the children, quail, and other walking creatures. Call the Sheriff's Department non-emergency at 775-785-9276 or 775-328-3001 Ext. 7, with specific speeding issues or go on-line to file a report: [Washoe County Sheriff's Office \(washoesherrif.com\)](http://WashoeCountySheriff'sOffice.washoesherrif.com) or call 775-328-3002.



Community Garage Sale

Saturday, October 15 8 am-1 pm.

Post your specifics on Craigslist and/or Nextdoor.



Need Updated E-mail address

About 180 GCE homeowners out of 249 have e-mail addresses listed with EBMC.

Please help us keep costs down by going to our Galena Country Estates Website:

<http://galenacountrystates.com>

and clicking on the E-mail Authorization Form to send to EBMC. Every letter sent costs more than 60 cents because of paper and employee costs.