

Community Informational Meeting # 2

July 1, 2015

To all ArrowCreek Homeowners:

The purpose of this e-mail is to invite you to attend Community Informational Meeting #2 which will be held on Tuesday, July 7, 2015 at The Club at ArrowCreek beginning promptly at 5:30 PM and lasting approximately two hours.

This informational meeting will focus on what could be done with the 545 acres of land and structures in the middle of our community, currently The Club at Arrowcreek, if an acquisition by the ArrowCreek HOA (ACHOA) of the property occurs. The question arises what to do with this property asset. Two propositions have come up and they are the following:

1. Keep the property a golf club and the ACHOA form a lease relationship with The Arnold Palmer Management Group to operate and manage the club and courses.
2. Turn the property into something else eliminating the golf courses in some combination of the brown and green options.

The second proposition (brown or green) is what Informational meeting #2 will attempt to answer. What should the ArrowCreek community do with the land and structures if it does not remain a privately owned 36-hole golf course? The ACHOA Communications Committee has conducted some research by contacting various experts in fields as to what does it take to change from golf courses to natural landscaping, parks, multi- use trails, governmentally mandated fire breaks, and other recreational activities. We have invited guest speakers from Moana Nursery and Washoe County Community Services Department to provide information concerning land reclamation, the tasks the community would need to accomplish for conversion, and the related costs involved in the conversion, and ongoing maintenance.

The committee has also enlisted the assistance of Mike Havercamp from The University of Nevada to organize and lead the meeting and coordinate the guest presenters.

Jennifer Budge – Washoe County Park Operations Superintendent will speak to what is involved from the Washoe County in building public and private parks with trails and recreation including state and federal regulations for parks, American's With Disability Act restrictions, weed abatement, zoning restrictions defensible space, and potential impacts to adjacent property.

Scott Gescheider – General Manager of Landscape Services at Moana Nursery will speak on site restoration and repurposing including natural resource management (weed prevention, plantings, and maintenance) and the costs associated with these activities.

This meeting promises to be informative and provide further information so if there is a vote homeowners will be able to make an informed decision.

The ACHOA Communications Committee.



Better Plants. Better Advice. Better Results.

Arrowcreek Homeowners Association Landscape Budget Process

The following is a preliminary budgetary analysis of the potential upfront and annual maintenance costs for a landscape renovation of the existing golf course(s) and associated native area. These estimates are provided using budget ranges to that can provide a general idea of the approximate cost to the HOA. This is meant to be used as a starting point of a redevelopment conversation. The final budget on any renovation will be dictated by the overall size, the type of landscaping and the features requested. Structures such as playgrounds, patios, trellises and other significant features are not incorporated into these ranges. Water usage calculations are based on historical water use from like properties and can vary dramatically based on the type of plant material, the age of the landscape, the density of plants and the overall look the HOA wants to maintain. The attached worksheet is intended to be dynamic allowing changes in desired square footage to estimate the impact on price.

Landscape Renovations:	Low	High
Renovation Square Foot Price	\$0.50 per Square Foot	\$3.50 per Square Foot

Landscape Maintenance Cost	Monthly Cost	Annual Cost
Turf Grass Square Foot	\$0.03 - \$0.08 per Month	\$0.36 - \$0.96 per Year
Planters Square Foot	\$0.02 - \$0.05 per Month	\$0.24 - \$0.60 per Year
Native Area Square Foot	\$0.00025 - \$0.03 per Month	\$0.03 - \$0.36 per Year

Water Usage	Annual Gallons Low	Annual Gallons High
Turf Grass Square Foot:	35 Gallons per Square Foot	65 Gallons per Square Foot
Planters Square Foot:	5 Gallons per Square Foot	35 Gallons per Square Foot
Native Areas Square Foot:	No supplemental watering	No supplemental watering

Worksheet Information:

All parcel information was downloaded from the Washoe County Assessor's home page. Parcel information is located on the tabs labeled APN & Acres, WC Assessor Info AC HOA and WC Assessor Info Friends of AC.

The cells on the Arrowcreek HOA Budget Options are locked to make dynamic changes easier. Only green cells are may be changed.

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Pyramid Highway Garden Center
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