



Neighborhood News

July 2010
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Indian Hills General Improvement District
3394 James Lee Park Rd. #A, Carson City, NV 89705
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www.indianhillsnevada.com

The mission of the District is to provide, within its charter, those public facilities and services which maintain and improve the quality of life of its resident families, and to maintain and operate those facilities and services at the highest quality and in the most cost-effective manner as possible, with the intent to continue to do so for a growing population of residents.

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From the General Manager's Desk

I have received numerous questions about the pipeline project. The project is still moving forward but not fast enough for this Manager. I guess we all need to understand some of the funding requirements that need to be in place. Don't hold this Manager's feet to the fire but I'll try to layout a schedule. July 2010 all funding in place; late July or early August going out for bids on the construction contract; late August award bids for the project; September issuing notice to proceed; October start construction; February 2011 pipeline completed and tested; April 2011 everyone drinking good quality water from the south.

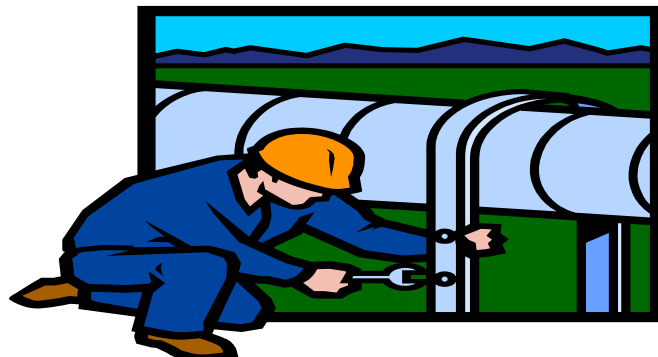
On another note as I drive around Indian Hills during the summer months I see a lot of money in the gutters just going down the storm drains. Some complain about their high water bills but their neighbors just send that expensive water right down the drain. It costs Indian Hills G.I.D. over a dollar to produce 1,000 gallons of water. So for every gallon saved it just may reduce the cost of producing.

As of July 1st we started our new fiscal year budget and are trying to utilize and manage the street budget to accomplish the best results possible for our residents. The District is no different that anyone else. We want things we need things, but we don't have the money for them.

I have been the Manager for Indian Hills for the past 20 months. In looking back I believe we have come a very long way in making the District a well functioning operational utility covering Sewer, Water, Parks and Streets and management of the storm water issue. We have cleaned up sewer lines, manholes and every storm drain in the District. We found manholes and storm drains that haven't been looked at in ten years. We have cleaned up and have better control over our parks and the water systems in the parks. We have also added the new Valley Vista Park. If you are aware of a manhole or storm drain in your yard or neighbor's yard please contact the District office so we can come identify and inspect them.

A Note from the Chair

Our pipeline project is well in place and our financing is complete with over 1 million dollars in grants from the USDA and the State of Nevada. Now we have received more good news that we will be getting about 1/3 of our interest on our loans back through a program with the Reinvestment Act. This should bring back about \$300,000 over the life of the loan. The Board looks forward to reviewing this project at its next meeting on Wednesday August 18th, 2010. We would like to remind all residents that the Indian Hills GID Board of Trustees normally meets once a month usually on the third Wednesday of each month at 6:00 PM, in the Board Room at James Lee Park. The public is encouraged to come and stay up to date on changes within the district and voice their questions, concerns or ideas to the Board. For more information about the Board Meetings or to be added to our agenda mailing list please contact the office at 775-267-2805 or visit our website at www.indianhillsnevada.com



Brain Patrick

Outside watering restrictions:
 ALL WATERING IS RESTRICTED BETWEEN 12:00 NOON AND 4:00P.M. Penalties and fines for violations will be imposed. The 1st violation is an oral or written warning, 2nd violation is a warning by certified mail and the 3rd violation is a fine of \$50.00 and your water will be shut off. Waste of any kind is prohibited at all times.



We encourage you to visit our new and improved website at www.indianhillsnevada.com for the latest Pipeline Updates, News and Events.

REMINDER: Bills are due the last business day of each month no later than 4:00PM. The drop box is checked promptly at 4:00. If your payment is not there you will be charged a late fee.



Summer kick-Off Contest winners

Skate Park Upgrades

Two of the three stages of providing seating and shade to the Skate Park have been completed, the concrete pad and permanent bleachers. The last item we have purchased and will need to install is a shade shelter. We hope to have shade over the seating sometime in late August.



We would like to thank all of the residents of our District who have received letters asking you to remove vegetation growing over the sidewalks in front of your property. We have received many thanks from our residents, they enjoy the accessibility and clean look of our District.



Recreation and Events Updates

This year the Summer Kick-Off was quite successful, not only was Hired Gunz performing classic rock favorites all day in the gazebo, 702 hosted the skate contest where our local skaters showed off their skills. Shotgun Boards sold skate shop merchandise and had a raffle for a painting that was produced by an artist during the competition. The hula-hoop contest brought light to our young talented residents along with the tug of war contest for all ages. Everyone then needed a well deserved break in the shade with a cold drink and BBQ plate. The little ones were truly the coolest of all running and splashing into the slip and slide on baseball field #1.

This event was generously supported by the following: Brooke, Shaw, Zumpft, Mr. Ice Cream, Jacks Valley Port of Subs, Western Nevada Supply, 702 Skate Shop, Bed Bath & Beyond, Best Buy, Green House Garden Center, In-n-Out Burger and Shotgun Boards. The recreation department is grateful for your contributions!

Our first event at the new Dog Park in James Lee Park is coming together. This will be a grand opening dog show to bring awareness to the Carson Valley that we encourage our four legged friends and owners to enjoy our dog park. Because this is the first dog event held at Indian Hills we would like to invite all ideas and information on what type of dog show you'd like to attend etc. We are planning the event for October due to the cooler weather and at that time we will have installed a new pet/owner fountain and shade trees in the center of the dog park. Remember Indian Hills has wonderful parks and gazebos for you to reserve for your birthday party, BBQ or just a nice day in the park. Contact the office for more information and available dates at 775-267-2805. The recreation department is always in need of volunteers during events. If you are interested please don't hesitate to give us a call.

Upcoming Recreation Events:

- Hired Gunz Band in James Lee Park: September 18th 6-10pm
- James Lee Dog Park Grand Opening: October
- Skate Board Contest: October

The average single family home uses about 70% to 80% of its water on outside irrigation during the summer months. In an effort to assist homeowners with methods of reducing outdoor water consumption, Indian Hills General Improvement District and the Carson Water Subconservancy District have teamed up to provide available knowledgeable water specialists to assist you in your efforts to conserve more water, especially during the hot summer months while your irrigation systems may be on. Homeowners can receive guidance about efficient practices which help reduce usage and expense by implementing water conservation techniques. We are pleased to offer this irrigation survey at no cost. The effective use of our limited water resources is vital to maintaining our thriving communities and healthy watershed. For more information on this program or to schedule an appointment please contact the Carson Water Subconservancy District (CWSD) staff at 775-887-7450 or debbie@cwsd.org



STORM WATER MANAGEMENT

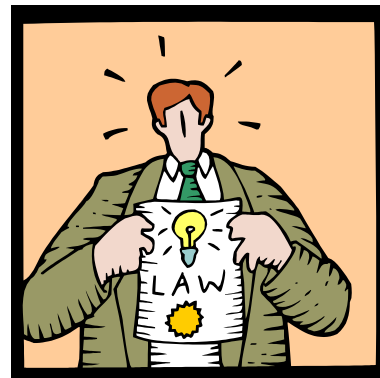
Storm water runoff is precipitation from rain or snow melt that flows over the ground. As it flows over driveways, lawns and sidewalks, it can pick up debris, chemicals, dirt and other pollutants and deposit them into a storm sewer system, or directly to a lake, stream, river, wetland or coastal water. Anything that enters a storm sewer system is discharged untreated into the water bodies we use for swimming, fishing and providing drinking water. Polluted runoff is the nation's biggest threat to clean water. When washing your vehicles use a commercial car wash or wash your car on a lawn or other unpaved surface to minimize the amount of dirty, soapy water flowing into the storm drain. Check your car, boat, motorcycle and other machinery and equipment for leaks and spills. Make repairs as soon as possible. Clean up spilled fluids with an absorbent material like kitty litter or sand, and don't rinse the spills into a nearby storm drain. Recycle used oil and other automotive fluids at participating service stations. Don't dump these chemicals down the storm drain or dispose of them in your trash. When walking your pet remember to pick up the waste and dispose of it properly. Flushing pet waste is the best disposal method. Leaving pet waste on the ground increases public health risks by allowing harmful bacteria and nutrients to wash into the storm drains and eventually into local water bodies.

Enforcement of Homeowner Association CC & R's

The District has received many calls regarding unsightly yards or property due to lack of water or general maintenance. Unfortunately, due to the current economy some homes have been foreclosed upon and now may belong to a Bank or other financial institution that may not wish to pay for water while the property sits vacant. The IHGID Board of Trustees requested that our Districts' Attorney research the applicability of CC&R's (Covenants, Codes, Restrictions) on property within the District including park property, and the District's obligation for ability to enforce them. There are several Homeowner Association CC&R documents for subdivisions within the District including Sunridge Heights, Silverado Heights and Valley Vista Estates among others. However, at this time no Homeowner Association or Board has been formed by residents to enforce these CC&R's and IHGID cannot form an Association. At the July 12, 2010 IHGID Board of Trustees meeting, District counsel reported the following opinion of this issue to the Board:

1. The District owns no property which is subject to the Sunridge CC&R's.
2. The District owns no property which is subject to any other CC&R's.
3. The District has no obligation to enforce any private CC&R's.
4. The District has no right to enforce any private CC&R's.

Although there is no Homeowner Association in the District, CC&R's run for the benefit of every property and lot in a subdivision. Each owner has the right to request that other owners abide by the provisions of the CC&R's. This could be done by a resident writing a letter to the offending party. If they did not abide by the request they could be taken to court. This would be the function of a Homeowner's Association if there were one. Other contacts to help with the enforcement are the Douglas County Code Enforcement Officer Kirk Streeter at 775-782-6214 or the Douglas County Manager's office at 775-782-9821. Please call our main office if you need further information regarding the CC&R's in the District at 775-267-2805.



Parks and Streets Update

Parks:

Valley Vista Park is the proud new facility of Indian Hills. The Park has really added a pleasant visual quality to an otherwise bare and unpleasant lot. The next step for the Park is to purchase and install the Gazebo.

Don't forget we have a gift catalog that allows residents and businesses to donate money for improvements within any of our parks.

The resurfacing and painting of James Lee Tennis Courts will take place the week of August 23, the contractor will lock the courts for the entire week.

James Lee Dog Park will be getting 3 large shade trees that will be planted around the middle of the area. We will be upgrading the drinking fountain so that people and pets can enjoy a cool refreshing drink of water.



Streets:

The District is using V&C Construction to repair several sections of sidewalks throughout the District. It's time that we spend some money repairing some areas of our District that our pedestrians use on a daily basis. We will also start adding ADA pedestrian ramps in the District as funds allow.

We have contracted with ARMAC Construction to repair another round of 2" plus wide cracks in our District. At the time of this newsletter they should have finished this second round of repairs in the Smoketree Ave and Coloma Drive areas.



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Carson City NV 89705