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Contact me today to schedule a tour of this contemporary masterpiece.



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ARROWCREEK VIEW MAGAZINE ADVERTISING DISCLOSURE STATEMENT

The ArrowCreek View is the official Magazine of the ArrowCreek Home Owners Association (ACHOA). It contains important information for all residents. Additional hard copies of the magazines are available at the Residents' Center and the magazine is posted on the www.ArrowCreek.com website. Listing of services, vendors, individuals and/or groups is not an endorsement by the ACHOA.

ON THE COVER

Photo by Stan Jaeger

The ArrowCreek View is looking for community photos to be used on a future cover. Your digital photos must be submitted via email to: acview89511@gmail.com.

FEATURES



ARROWCREEK RESIDENTS AT THE RTIA SHOW

Hundreds of juried exhibitors from dozens of countries are slated to attend the Reno Tahoe International Art Show, along with ArrowCreek residents, April Gratrix, Tricia Poulos Leonard, and Eileen Rothschild.



RESIDENT SPOTLIGHT - THE SEVERINS

ArrowCreek resident, Lars Severin, one of the owners and the Chief Technology Officer of Reno company AEONry, is working to revolutionize the recreational vehicle market nationwide.



ARROWCREEK TRAILS FROM A DOG'S POINT OF VIEW

Ivan, an 11-year-old white Havanese, set out eagerly on his morning walk along the winding pathways of ArrowCreek.

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MISSION The Board is charged with setting broad policy and giving the operations team, supported by its management company, the tools to accomplish both tactical and strategic goals. The ultimate mission of the Board is to protect and enhance the ArrowCreek community's reputation and services so that home values remain strong. VISION ArrowCreek offers a premier lifestyle with a robust variety of amenities and activities for families and individuals and a friendly and rewarding team environment for employees that together build a more beautiful, more unified, and safer community – making us simply the best community in Northern Nevada to live, work and play.



ArrowCreek View is the official publication of the ArrowCreek HOA published by CCMedia Publishing. 775.548.6562 | www.cc.media peggy@ccmpublishing.com

ACHOA CONTACT INFO

Inquiries, concerns, requests to the Board or Committees: ACservice@associasn.com

Use TownSq (www.townsq.io) to ask questions or make comments concerning the ArrowCreek View, check your account real time, view secured ACHOA documents, and see announcements!

Management Company Associa Sierra North (ASN) 10509 Professional Cr. #200 Reno, NV 89521 775.626.7333 P1775.626.7374 F

ArrowCreek's ASN Community Manager Marian Young 775.334.7436 Direct

Ombudsman for Owners in CICCH/HOAs http://.red.nv.gov.content/CIC/Main/ CICOmbudsman@red.nv.gov 702.486.4480

ACHOA General Manager Scott Peterlin scottachoa@gmail.com

RESIDENTS' CENTER

775.850.4620

Hours: 5am - 10pm Daily

ARROWCREEK SECURITY

775.850.4450 Gatehouse

ARROWCREEK BOARD

Stan Jaeger, Board President Margaret McConnell, Vice President Bill Schimandle, Secretary Paul Burkett, Treasurer Caryn Olson, Director Ron Duncan, Director Mike Henry, Director

ADRC MEMBERS

Jeff Jones, ADRC Chair Margaret McConnell, Board Liaison Bill Schimandle, Board Liaison David Brooks Sue Lasky Carolyn Stone Lyle Woodward

The ArrowCreek Board of Directors, on its behalf and for the Association, disclaims responsibility for the content of any articles not authored by Board members, community volunteers, or employees. Articles of general interest on subjects reported or discussed at public Board meetings published in the magazine are the responsibility of the residents submitting them. The editors reserve the right to edit submitted material for clarity and length.



BOARD OF DIRECTORS' NOTE

The board approved updated Rules and Regulations at the August Board meeting. Please read and understand any changes to these rules; a synopsis is available to all residents in the board packet for the August meeting, as well as in this issue of the ArrowCreek View. We would like to bring prominent issues to your attention regarding the rules and regulations. Three topics of concern in ArrowCreek continue to be wildfire safety, driving infractions, and electric bicycles/scooters.

First, as a FireWise™ community, our defensible space program recommends fire safe practices on developed lots. We also have an active fuels reduction program on HOA common space. The HOA and The Club at ArrowCreek are partners on grants to fund fuel reduction on HOA space and Club property. There are additional risks involving fire hazards on undeveloped lots. The Board needs owners to be proactive in maintaining their dwellings and clearing fire hazard fuels around their homes. In addition, vacant lot owners should be clearing hazardous fuel brushes on their undeveloped lots. There were no changes to the Rules and Regulations or the CC&Rs on this topic; however, inspection and enforcement actions are contemplated to achieve fuels reduction on specific undeveloped lots under the CC&Rs section concerning the Maintenance of Lots.

Second, we have already purchased additional speed cameras and increased security surveillance; however, their existence does not necessarily change behavior. Increased penalties for severe driving infractions will now include the suspension of Quickpass gate privileges for a period. This may mean resident violators will have to wait in line at the gatehouse check in line to enter the community. Consider that your

10-20 seconds saved in speeding may cost you 10 or more minutes a month waiting to get through the gate. Please abide by the posted speed limit and come to a complete stop at stop signs.

Lastly, there are concerns about the risk of injury to pedestrians on walking paths and people on bicycles and scooters, whether motorized or not. There is increased use of electric bicycles and electric scooters that can achieve speeds of 35 miles an hour, posing a risk to themselves and pedestrians on the walking paths. This brings up a larger issue currently being reported by our neighboring HOA communities in our cooperative Southwest Reno HOA Association: disrespectful people driving dangerously on streets and property, along with vandalism. All of which are difficult to enforce, but we have included language in the Rules and Regulations to call out safe bicycle use. In addition, we are asking you, if you are a parent of an adolescent in ArrowCreek, to speak to your children about following the rules and to exhibit courtesy to others within the ArrowCreek community. This includes ensuring that your child's behavior in the Residents' Center is appropriate and supervised for children under 16 years of age. We all want to be proud to be a member of ArrowCreek and to be an example of a quality neighborhood in Northern Nevada.

ArrowCreek residents consistently demonstrate responsibility, respectfulness, and a willingness to assist others, with many actively volunteering within the community. In these areas, as well as so many examples we see demonstrated every day in ArrowCreek, thank you for being a good neighbor.

Board of Directors



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ASSOCIATION BOARD OF DIRECTORS ELECTION THIS FALL

All Board volunteers serve an elected two-year term and work collectively with other Board Members for the benefit of the community. This fall, four of the seven board positions will be up for election. The continuing board members are Paul Burkett, Margaret McConnell, and Ron Duncan.

The Association is looking for community leaders to fill the remaining four positions for Director. Application forms are located on the TownSq app and need to be completed and submitted by the October 20, 2025, deadline to the ACHOA's Community Manager.

Please remember, as per NRS 116.31034, each community volunteer leader who runs as a candidate for a member of the executive board must (a) make a good faith effort to disclose any financial, business, professional, or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and (b) Disclose whether the candidate is a member in good standing (good standing means the Candidate has no unpaid and past due assessments or construction penalties that are required to be paid to the association. In addition, all elected board members will be required to sign the ACHOA Conflict of Interest Statement. (The Conflict-of-Interest

Policy as posted on TownSq under documents.)

A Meet the Candidates night has been scheduled for November 6, 2025. This will be a hybrid meeting (Zoom and Face to Face at the Residents' Center) and all community members are invited to attend the meeting and ask questions of the Board applicants.

Board of Director Ballots will be mailed out to each Lot Owner starting on October 23, 2025, for delivery by November 1, 2025. Please complete your ballot and mail back your ballot in the required return envelopes in time for the ballot counting. It is important that all Owners take part in the election process.

The ballots will be counted, and the election results will be announced at the Annual Members Meeting on December 9, 2025. Results and officers will be announced in the January/February edition of the ArrowCreek View.

Additionally, the Board will review and approve the 2026 Operating, Capital and Reserve Budgets at the Board meeting held on November 11, 2025. A separate notice for budget ratification will be sent to association homeowners on November 19, 2025, and the 2026 Operating, Capital, and Reserve Budgets will be ratified at the Association Annual Meeting on December 9, 2025.



DICKSON

Hi Neighbors,

My name is Hayden Armstrong and I wanted to take the opportunity to introduce myself! I'm not just an agent with Dickson Realty, I'm also your neighbor. As a fellow Country Club Member and ArrowCreek Resident, I understand the value our neighborhood has to offer and what makes it so

I am very familiar with the ArrowCreek real estate market special! and would be happy to provide you with a market analysis including an estimated value of your home. Whether you are buying or selling, I would love to help you find the perfect property and I'm just down the street!

Your Friendly Neighborhood Realtor,

HaydenArmstrong

HAYDEN ARMSTRONG | S.199615 775.450.3914 | HARMSTRONG@DICKSONREALTY.COM HAYDENARMSTRONG.DICKSONREALTY.COM

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ARROWCREEK HOA RULE CHANGES AS OF AUGUST 12, 2025

This is a synopsis of rule changes approved August 12, 2025 at the ACHOA Board of Directors meeting. A revision to the allowable construction hours was made. Although it appears that inside homeowner construction is affected, the change in the rules only affects new home construction or inside construction that will impact neighbors with excessive noise after hours. If you are doing some interior construction and your project involves excessive noise, please make sure that it is conducted during approved construction hours.

SECTION BI: COURTESY NOTICE: ADDITION:

In the case of serious violation of health and safety rules (reckless driving, fire danger, etc.) the owner may be notified and brought immediately to a hearing before the board.

SECTION BI: FINES, PENALTIES, LATE FEES, AND FINE SCHEDULE: ADDITION:

Front Gate Transponders can be deactivated if fines are not paid. Transponder use is a privilege afforded to residents to expedite their entry into the community at the front gate. If/when transponder use is suspended or revoked, residents must enter the community in the left lane at the security gate and check in with a security officer.

your home is a big investment protect it



Matt Callahan 775-826-3270

6880 S. McCarran Blvd Suite 13 Reno, NV 89509

mattcallahan@allstate.com

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SECTION C2: SHORT-TERM RENTALS, VRBO, AIRBNB: ADDITION:

Owners are responsible for tenants, guests, and vendors' behavior and all subsequent fines caused by their behavior, with the exception of delivery drivers from recognized freight handlers such as FedEx, UPS, USPS, etc.

SECTION C6: CONSTRUCTION TIME AND WORK HOURS CHANGE:

Except in the event of an emergency, construction hours are limited to Monday through Friday, 7am until 6pm, and Saturday, 8am until 5pm.

No construction activity of any kind is allowed on Sundays or legal holidays.

Holidays include New Year's Eve Day, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve Day, and Christmas Day.

SECTION CII: SIGNS, HOLIDAY LIGHTING, FLAGS: BULLET LIST: CHANGE:

Political Flags are not allowed, but team or college flags are allowed and must be flown below the American Flag. Freestanding flagpoles on lots require ADRC approval and are considered on a case-by-case basis.

Political Signs - Political signs may be displayed under the following guidelines: Political signs may not exceed 24" by 36" in size, may not be posted on any common area, and may not be electronic or lit. "Political sign" means a sign that expresses support for or opposition to a candidate, political party, or ballot question.

Political signs can be displayed forty-five (45) days before the election and up to fifteen (15) days post-election.

Signs are limited to a single sign per candidate or issue.

SECTION CI5: PARKING: CHANGE:

Storage of trailers, campers, boats, recreational vehicles, machinery and motor vehicles, whether they are operative, under repair, junk, inoperative, or unlicensed, or other similar type objects, shall only be permitted on Lots if kept in a fully enclosed garage or completely screened from view, except that this provision does not preclude operable, licensed passenger vehicles or trucks of up to one and one-half (1-1/2) ton capacity which are routinely in use from being parked in private driveways. Parking full-time every night for trailers, campers, boats, and recreational vehicles in public view is not allowed. The intent of this section is to allow only for the loading and unloading of trailers, campers, boats, and recreational vehicles in public view on a Lot and out of a garage. In no event shall loading/unloading be more than 72 consecutive hours or a cumulative 8 days per month.

Exemptions for vehicles larger than one and one-half (1-1/2) ton, trailers, campers, boats, and recreational vehicles must be submitted in writing to the ACHOA Director of Security for Board approval at an Executive session. Criteria used for exemption include, but are not limited to, the requirement that the one and one-half (1-1/2)ton vehicle is used as a personal vehicle and not for commercial purposes, and that there are extenuating circumstances for the parking of trailers, campers, boats, and recreational vehicles in public view. Construction vehicle parking will be as per ADRC Guidelines. Parking of other operable vehicles should be on driveways and in approved parking areas, and not on the street. For the intent of this section, a pickup truck fitted with a cab-over camper, or a van converted to a camper, regardless of whether it is being driven on a regular basis or not, is considered a recreational vehicle and subject to the parking and storage restrictions of this section. Parking of any vehicle by a resident or guest on the street is not allowed unless Security has approved the exemption.

During Lot Owner special events, street parking may be allowed with prior notice and approval and direction by the Association's Security Staff.

Transient parking for vendors or landscaping vehicles is permitted during daylight hours only. At the direction of the Association's Security Staff, when more than one vehicle is parked on the same side of the street, all vehicles must park on the same side of the street to allow access for other vehicles driving on the street and for emergency service vehicles.

No overnight street parking is allowed unless authorized by Security.

Roadside off-street parking spaces are provided in some areas for temporary use, primarily by guests. As defined by other regulations, a guest is "30 days or less." Anyone living in ArrowCreek for over 30 days is considered a permanent resident. While guests are using guest parking, their vehicle cannot be parked for more than 48 consecutive hours without moving. The intent of these parking areas is for guest parking.

Residents may not use guest parking for more than four hours during daytime hours and are prohibited from overnight usage.

SECTION CI6: EMERGENCY RESPONSE VEHICLE AND HOMEOWNER INTERFERENCE: ADD:

Residents blocking, congregating, or obstructing on or near the following, including but not limited to, any roadway, street, trail, path, driveway, gate ingress or egress; fire hydrant, etc. which can restrict and/or inhibit evacuation to residents or access to emergency responders, will be subject to fines.

During an active incident inside or adjacent to the ArrowCreek community, residents shall not congregate in an ArrowCreek area or neighborhood in which they do not reside to view or spectate an emergency incident. These actions can result in, but are not

limited to, prohibiting or delaying the ability to evacuate, impeding emergency personnel operations, inspections, and/or investigations will be subject to fines.

Persons in violation of these rules may be immediately brought before the board and are subject to fines per the fine schedule for health and safety violations (rev. 6/10/25).

SECTION C21: FLAGS, SOLAR PANELS, ETC. : CHANGE:

As used in this Section 36: "Federal Flag Code" means the rules and customs pertaining to the display and use of the flag of the United States which are codified in 4 U.S.C.§§ 5 to 10, inclusive, as altered, modified or repealed by the President of the United Stated pursuant to 4 U.S.C.§ 10, and any additional rules pertaining to the display and use of the flag of the United States which are prescribed by the President pursuant to 4 U.S.C.§ 10; and "Flag of The United States" does not include a depiction or emblem of the flag of the United States that is made of balloons, flora, lights, paint, paving materials, roofing, siding, or any other similar building decorative or landscaping component or material.

The Association may adopt rules that: (i) Prohibit the display of the flag of the United States in a manner that is inconsistent with the Federal Flag Code; (ii) prohibit the display of the flag of the United

Continued on page 10



States if the flag exceeds four feet (4') in its vertical dimension or six feet (6') in its horizontal dimensions (the horizontal dimension of the flag is the dimension that is parallel with the horizontal stripes of the flag, regardless of the position in which the flag is displayed); (iii) establish a maximum number of flags of the United States that may be displayed from, on or around the exterior of a unit (the maximum number is one); (iv) prohibit the display of the flag of the United States from a flagpole or staff that exceeds twenty-five feet (25') in height; and (v) prohibit the display of the flag of the United States in a

SECTION C24: OPERATION OF MOTORIZED VEHICLES WITHIN SUBDIVISION, ETC.; ADD:

manner that poses a real and substantial danger to health or safety.

Residents of ArrowCreek can obtain vehicle transponders for automated access at the outside gate lane by providing proper paperwork to Security and paying a \$30 fee per transponder. Transponders may not be transferred from vehicle to vehicle. If a transponder needs to be moved, it must be done by ArrowCreek Security. Transponders can be deactivated for fine violations or sanctions as determined by the Board within the ACHOA.

Bicycles must give way to pedestrians on any walking path. Give way means dismounting the bicycle and stopping while pedestrians pass.



Electric Scooters and Electric Bicycles:

All electric scooters and electric bicycles must comply with rules pertaining to manual-driven scooters and bicycles. Any electric vehicle operated on a walking path or cart path must be operated at ten (10) miles per hour or less.

Owners of electric scooters or electric bicycles that are capable of exceeding 10 miles per hour under power are required to take their device to Security, where a sticker unique to each device will be applied.

Owners must obtain a color-coded map of the community showing where such devices are allowed to be operated.

Parents are responsible for their children's operation of such devices and may be brought before the board for violations of this policy.

FINE SCHEDULE: CHANGES:

Reckless driving: Speeding over 49 mph is considered reckless driving. Reckless drivers will be brought before the board for a hearing and possible application of fines. In addition to monetary fines, the board may impose additional sanctions for reckless or repeated violations. Sanctions may include suspension or revocation of transponder privileges, suspension of facility privileges, or any combination thereof, at the sole discretion of the board.

Motorized and electric scooters and electric bicycles: fine of \$50



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JAY MOHR SATURDAY, OCT. 4



SAM MORRIL SATURDAY, NOV. 29

Jay Mohr was cast opposite Tom Cruise in Jerry Maguire and co-starred with Jennifer Anniston in Picture Perfect. Now the world that knew "comedian Jay" was quickly introduced to the "actor Jay." Mohr has brilliantly balanced both acting and stand-up comedy.

Sam Morril is one of the fastest-rising stand-up comics and one of the best joke writers on the scene today. Morril can be heard on the podcast We Might Be Drunk with co-host Mark Normand.

Tickets available for both shows. Don't miss these incredibly funny comedians.

Purchase Tickets Call 888.847.2505 Visit ATLANTISCASINO.COM or THE SHOPPES AT ATLANTIS



Must be 21. Management reserves all rights.



ASK THE MANAGER

HAVE A QUESTION FOR MARIAN YOUNG?

Do you have a question about the ACHOA, the Board, or the Management Company? If so, odds are your neighbors are wondering too! Send questions to: ACservice@associasn.com or visit ArrowCreek.com/comments page. Top questions will be published in the *ArrowCreek View*. Thanks for staying informed!

QUESTION: WHAT ARE SOME OF THE RESPONSIBILITIES OF YOUR JOB?

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ANSWER: Let me say that I love what I do and working with all of you. I've rarely encountered a group of more engaged and community-minded HOA residents in my tenure as a Community Manager. The sincere affection ArrowCreek residents have for this community is hard to find anywhere else, and it's not hard to see why, since this community is of a particularly singular loveliness.

Ultimately, what I do is facilitate HOA conformance to governing documents and state policy. That's what's in a nutshell, and it sounds a bit dry.

In the excitement of buying a house, it's easy to overlook the fact that purchasing a home in an HOA involves entering into a contract with other homeowners in the community. These are likely to be your friends, neighbors, or the woman walking on the parkway with her dog on a leash. Beyond doing my part to ensure everyone in this equation is conforming to state and HOA-specific policy, I answer questions, make sure meetings are on track (along with the myriad of responsibilities that entails), and process invoices. I also connect ancillary arms of management, such as accounting, architectural, and work closely with the wonderful Scott Peterlin and his ArrowCreek team to help ensure the support network you rely on is running smoothly. I also work to execute the project goals of the HOA and

act as a problem solver. I'm the hub of the wheel, meaning that if you need something related to the ArrowCreek HOA, I will provide the connections and information to help. I assist Board members as a whole and on an individual basis, answer concerns, follow through on meeting-related action items, and protect the interests of the homeowner collective by supporting all members of the community.

Come visit me at the Residents' Center every other Wednesday from 3 – 5 PM. Visits are posted on the electronic sign at the front gate and also on TownSq. If you haven't been to TownSq, I recommend it to you. Just go to www.townsq.io and select log in. TownSq is wonderful for gathering information and paying your HOA bills. If you don't have an account, you will want your assessment account number in order to establish yourself on TownSq. The best way to obtain your assessment account number is to contact the Associa team. You may dial me directly at 775.334.7436 or email our team at acservice@associasn.com. You may also email me directly at myoung@associasn.com. Whichever way you choose, either my assistant or I will be happy to help you.

Take care, Marian

Marian Young, ASN Community Manager







Visitor

TO THE BRODTS' HOME BY TERRY BRODT, ARROWCREEK RESIDENT

Today, while upstairs at 7:15am, we heard a loud bang—something that sounded like a crash in the hallway, which is surrounded by windows. We assumed something had fallen, and it took us about three minutes to figure out what had actually happened.

When I looked out the window, I spotted the source of the commotion: perched calmly on the edge of the garage roof was our new visitor—a hawk. And not just any hawk. He's one of the largest I've ever seen, standing about 20 inches tall.

What is interesting is that he has sat in the same position for over 2 hours now...

His size definitely looks like a Red-tailed Hawk or possibly a Cooper's Hawk. That loud bang was likely the hawk colliding with the window—common for birds of

prey when they're laser-focused on prey or confused by reflections.

After investigation, I figure he's remained perched for over two hours suggests one of two things:

He's recuperating - It's possible he stunned himself a bit when he hit the window and is resting or reorienting. Birds can sometimes take several hours to recover from a head impact, especially larger birds like hawks.

He's on watch - If he's fully alert and just hanging out, he might have decided your roof is a good hunting perch or safe vantage point. Hawks will often sit very still for long periods while they scan for movement below—especially if there's known rabbit or rodent activity.

I'm sure the rabbits are hiding today.





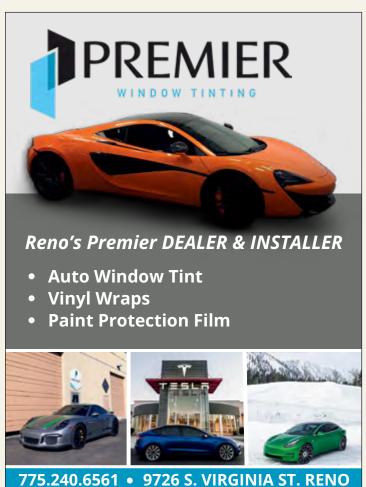
RESIDENTS' CENTER



RESIDENTS' CENTER BOOK EXCHANGE

The Residents' Center Book Exchange is the perfect place to discover a new read or share one you've loved. No sign-ups or checkouts are required.

We are especially excited to share a new addition: a section just for travel books! Unlike the regular exchange, the travel section will be borrow & return only. Operated on the honor system, take what you need and bring it back when you're done, so others can enjoy it too.





/he Discovery

WELCOMES NEW PRESIDENT/CEO

BY PATRICK TURNER, CHIEF ADVANCEMENT OFFICER, THE DISCOVERY

The Terry Lee Wells Nevada Discovery Museum (The Discovery), Northern Nevada's premier science center, has named Heather Norton its new President/CEO. Norton brings nearly 20 years of experience in museum leadership, STEM education and community-driven innovation to her new role at The Discovery.

Norton most recently served as Chief Science Officer at Discovery Place in Charlotte, N.C., where she led the strategic planning and execution of major capital projects, managed large-scale educational initiatives and helped secure more than \$3.5 million in philanthropic support during her tenure.

Throughout her career, Norton has championed equity in STEM learning, focusing on breaking down barriers and building pathways for historically excluded communities. She previously served as Vice President of Education at the Orlando Science Center, where she led programs reaching hundreds of thousands of learners annually. Her leadership in securing public and private grant funding has resulted in more than \$1 million per year in support of educational initiatives.

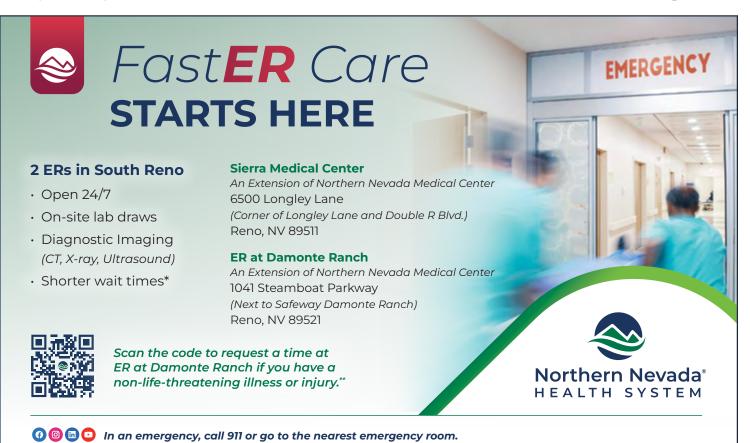
Norton also brings national leadership experience to The Discovery, having served as a national advisor for Foundations, Inc. and as co-chair of the Association of Science and Technology Centers' Conference Program Planning Committee. Her work is widely recognized for advancing hands-on, inquiry-based science learning across formal and informal education settings.



Norton holds a Master of Education in Museum Education from the University of British Columbia and a bachelor's degree in psychology from the University of Central Florida.

As President/CEO at The Discovery, Norton will oversee strategic growth initiatives, community engagement, fundraising efforts, and the continued development of handson programs and exhibitions designed to inspire learners of all ages.

The Discovery is located at 490 S. Center Street in downtown Reno. Museum hours, admission information, and additional details can be found at nvdm.org.



*Wait times may vary. ** You should request a time only if you decide your care can wait until the time you select. Do not wait if your symptoms or conditions worsen or if you need care immediately since delays may complicate your condition. If you are unsure of your condition or if your condition worsens, then please go to the nearest emergency room or call 911. Physicians are independent practitioners who are not employees or agents of Northern Nevada Medical Center. The hospital shall not be liable for actions or treatments provided by physicians. For language assistance, disability accommodations and the nondiscrimination notice, visit our website. 252882551-2900081 8/25

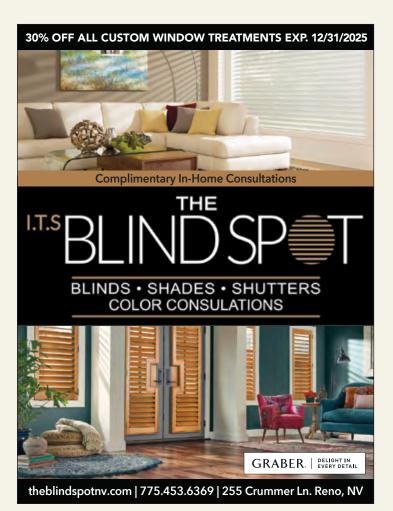


BUDGET & FINANCE

ACHOA 2026 BUDGET PROCESS IS IN THE WORKS

The 2026 ACHOA Operating, Capital, and Reserve Budgets are tools to establish the goals, vision, and mission of the ACHOA Community. They highlight the services and amenities for our community as we move into 2026.

The 2026 Reserve Budget will be based upon the five-year mandate as per Nevada Revised Statute Section 116.31152 which states that the Board of Directors "At least 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." The Reserve Study will provide the community and the Board of Directors with the best decision-making information possible.



The Reserve Study will:

- Refresh cost estimates for the major components, such as the 26.1 miles on road and 12 miles of walking paths
- Incorporate actual work completed since the update study for 2025
- · Adjust economic shifts such as inflation or interest rate changes
- · Update funding plans with current reserve balances and revised reserve monthly contributions
- Provide options and scenarios for the ACHOA Advisory Reserve Committee and the Board of Directors

The 2026 5-year independent vendor reserve study was completed and will be approved by the Board of Directors at their November Board Meeting. This study will be part of the 2026 Reserve Fund Budget, and it will be part of the annual assessment for the community. The Board Approved Reserve Study will be available in TownSq for community member review.

The 2026 Operating Budget accounts for the day-to-day operating expenses such as regular services, vendor contracts, employee salaries and benefits, management company fees, professional services fees, fire fuel reductions, pool maintenance, and other budgetary items requested by community members to enhance the services and amenities of the ACHOA community.

The 2026 Capital Budget accounts for future projects that will enhance the amenities of the ACHOA community. These expenditures will be for assets that eventually will be part of the Reserve Fund for future repairs and replacement. Capital projects will be budgeted and approved by the Board of Directors.

Both the Operating Budget and Capital Budget will track income and expenses as compared to the Board approved and community ratified budgets. The ACHOA community wants a balanced budget based upon zero-based budgeting which assigns every dollar of income to a specific expense leaving zero money unaccounted for in the budget process. The ACHOA Board policy does not allow deficit spending like government agencies.

The 2026 Draft Proposed Budget for Operating, Capital, and Reserve will be presented to the community at a Town Hall Meeting the week of September 22nd. The Town Hall will provide detailed information concerning the Reserve Budget, Capital Project Budget, and Operating Budget expenses for 2026. These budgets will support the ACHOA services and amenities to keep our community beautiful and desirable.

Clearing the Air: Why Space Clearing Matters After a Move

When you step into a new home, you expect a fresh start—new surroundings, new opportunities, a blank slate for your life. But what if that home is still carrying the unseen baggage of its previous occupants?

That's where space clearing comes in - the energy clearing and healing of the home.

Space clearing is the art of detecting and removing energetic imprints—subtle, non-physical traces left behind by former residents. These imprints can linger for years, shaping the atmosphere of a home and, in some cases, affecting the well-being of those who live there now.

As a Feng Shui and energy flow consultant, my first step in any consultation is to "sense" a home. I'm tuning in to the space's current energy as well as what has transpired within its walls. I look for disruptions and blockages in the home's energy flow-patterns that might be weighing on its occupants without their knowledge.

Sometimes, the impact is startling.

In one case, a client who had relocated from Los Angeles to Dallas felt stuck in her life after four years in her new house. The moment I stepped inside, I felt a sharp pain in my stomach. It wasn't mine—it was the energetic residue of the previous homeowner's chronic digestive issues.

Though the person was long gone, their energy had become part of the home's fabric. Over time, my client began to mirror it—gaining more than 50 pounds and feeling persistently sluggish, despite living a healthy lifestyle.

During a space clearing ceremony, I removed the stagnant energy and revitalized the home. The shift was immediate.

"My house has slimmed down! I can breathe!" she exclaimed.

While no ritual replaces healthy habits, removing these energetic blockages lifted the silent weight holding her back.

Whether you rent or own, you may be living in someone else's energetic story. Space clearing gives your home—and you—a fresh start, aligned with your own life and goals.

5 SIGNS YOUR HOME MIGHT NEED SPACE CLEARING

- 1 You've felt unusually tired, anxious, or unmotivated since moving in.
- **2** Your health, relationships, or finances have taken a sudden downturn.
- 3 Certain rooms feel "heavy" or uncomfortable without explanation.
- 4 You experience strange dreams or restless sleep in the home.
- 5 You can't seem to settle in or make the space truly feel like yours.

Annette Kurtz is a Feng Shui and Space Clearing Expert & Clutter Clearing Coach as well as the author of the Amazon #1 bestseller Harmonize Your Home - 52 Tips to Energize Your Work From Home Life for Greater Success.

Having moved my home & workplace over 30 times, I have the skills & understanding to help others set up their homes & thrive in a new neighborhood, new town, or even a new culture. I have lived & thrived in the United States, Germany, Belgium, Singapore, & Japan, & have mastered the art of moving & adapting to any new environment in lightning speed and be successful.

"Give your home a soul so your soul can have a home": When your home is free of emotional history you are able to manifest your highest ambitions & find belonging by truly connecting with yourself. When your home holds a lot of energetic blockages, it keeps you stuck in the past & throws you off-track.

My clients make space for new beginnings after moving into a new home, after a divorce or starting a new chapter in their life or business. They live in homes free of energetic interferences, thereby experiencing vibrant flow, enhanced clarity, connection and harmony.

530-708-0740



Art & Culture

ARROWCREEK REPRESENTS AT THE RTIA SHOW BY JOYCE SEELEN

Three ArrowCreek artists will exhibit at the Reno Tahoe International Art Show from September 11 to September 14, 2025. The Reno Tahoe International will be held at the Reno-Sparks Convention Center and is the fastest growing fine art fair in North America and the largest indoor sculptural event in the nation and includes curated pieces from Burning Man. Hundreds of juried exhibitors from dozens of countries are slated to attend, along with ArrowCreek residents, April Gratrix, Tricia Poulos Leonard, and Eileen Rothschild.

Influenced by her degrees in graphic design and painting, **April Gratrix** uses "strong lines, patterns, and bold colors to create texture, form, and space." When she moved to ArrowCreek from Maryland 8 years ago with her husband, Max, and three children, she found that the "stark high desert browns and reds" and the dramatic Lake blues sparked a particular interest in landscapes. Around the same time, her sixth-grade son interviewed her for a class assignment and asked her about her professional dream. "I told him I wanted to see one of my pieces in a permanent collection of a major museum. I knew that, if that was my dream, I needed to start working hard."



April Gratrix

The graphic elements of Gratrix' pieces use "a lot of black lines and marks" to make objects stand out. "I always doodled. The lines grew from my quick sketches." About five years ago, drawing stacked rocks known as Cairns for personal cards led to larger artworks. She works primarily with acrylics and collages, which are currently her favorite mediums. She has been exhibiting at the Reno Tahoe International Art Show since it began in 2021. Gratrix also shows



Tricia Poulos Leonard

her work at Piper J Gallery in Truckee and Wilbur May Museum in Reno.

Tricia Poulos Leonard aims for paintings "that are bold and colorful and filled with joy." She works in acrylic, watercolor and mixed media, producing work that varies from representational to abstract. She graduated from UCLA with a major in Studio Arts, from University of LaVerne with a MS and has studied with many nationally recognized artists.

Leonard combines creating her own work with teaching and mentoring other artists. For several years, she taught art to high schoolers and "loved it". After leaving full time teaching, she created a one-person show for a local art gallery. When her work sold, "I thought, yeah, I'm going to do this."

Named instructor of the year by Truckee Meadows Community College in 2023-2024, Leonard learned that building art as a business requires work. She coaches artists on marketing and making money and has authored several books, including "The Artists' Map to Success." She likes to create large art pieces, but tells her students that a variety of sizes can be important for sales.

Continued on page 20





Eileen Rothschild

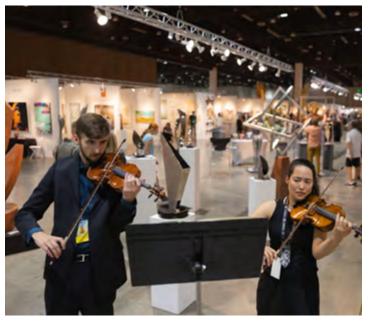


Eileen Rothschild intended to be a professional artist since she was a child. A self-described "Air Force brat," she frequented museums all over the world. Her parents had other ideas. "They wanted me to be able to earn a living. They were worried about me becoming a 'starving artist." Spending a year in Vienna ostensibly to study German through the University of Georgia, she signed up for art classes and traveled to every art European museum she could reach.

After college Eileen raised two sons and worked in several businesses. "But I took every opportunity to do my art. I started out buying canvases and paints and just painting. There wasn't a year that I didn't take some class somewhere." She occasionally detoured from a very successful real estate business to take small commissions for portraits and pamphlets, and when she moved to ArrowCreek with her husband, Norval Nelson, she picked up her painting full time. An expressionistic painter, she's moved to include abstracts and mixed media. She works primarily in acrylics, with increasing use of gold and silver. The canvases are generally large and strong with color. When she works on a canvas, "I can't wait to see what happens next."

Rothschild participates in national and international art workshops and classes. Her work is featured at the Nevada Artists Association Gallery in Carson City.

Single day general admission tickets to the art fair are \$15 from September 12 to September 15. Discounts are available for students, military and groups. Accompanied children under 12 are admitted free. There are additional charges for a September 11 VIP preview. Proceeds fund the event and benefit local non-profits RennerVation and Eddy House.



PET CORNER



Jay and Diane Fry's "Leo" snuggles up.



Joyce Seelen and Ben Collins "Chert": "You can't prove it was me!"



"Rosie" joins Mark Aston in exercise press up.



El-Marie and Matt Gill's "Bikkies" (left) and "Bella" enjoy the lazy days of summer.

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Karen Vanslambrook's camouflaged rescue "Bodhi".





GOVERNING COMMITTEES



AUGUST MEET & GREET

On Saturday, August 16, from 10am to 12noon, many ArrowCreek residents, both new and long-time, enjoyed time together while exploring how various residents donate their time and energy on various ArrowCreek committees and outside organizations. The participating organizations were the ACHOA Board,

Communications Committee, Budget & Finance Committee, Reserve Committee, Admin Committee, Landscape & Trails Committee, ADRC, Men's Tennis, Bridge, Pickleball, Book Club, Veterans Guest House, Discovery Museum, High Desert Daffodil Society/American Daffodil Society, High Desert Iris Society/American Iris Society, American Red Cross, Note-Able Music Therapy, LEAD With Horses and Trader Joe's — The several sessions of drawing tickets for door prizes were filled with laughter.

If you have some time to volunteer for a special interest of yours, consider doing so! If it involves an ArrowCreek committee or organization, contact Marian Young at myoung@associasn.com for her to help point you in the next steps. For external organizations, contact the AC View at acview89511@gmail.com, and we will get you in contact with the right folks for you.

A big THANK YOU to all who attended.



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ACHOA DOCUMENTS

Many documents govern Home Owners Associations (HOAs).

The documents consist of:

- 1. Federal, State, and Local laws and Statutes
- 2. The recorded Map, Plan, or Plat of the subdivision www.washoecountv.gov/assessor/
- 3. CC&Rs www.arrowcreek.com/ Document_and_Contact
- 4. Articles of Incorporation
- 5. HOA Bylaws
- 6. Rules, Regulations, and Resolutions of the HOA
- 7. ADRC guidelines
- 8. Other HOA Documents (e.g. Development Agreement, Board Minutes, Financial

These documents apply to ArrowCreek HOA (ACHOA) activities in descending order with the first documents taking priority over the lower documents. The below article is not intended to be legal advice or advice or recommendations from the Board or the View regarding the situations presented. These articles are for general information. Before vou make any external changes to your home or lot, after reviewing the above documents regarding external changes, you should contact Associa for guidance about the ADRC process by calling Marian Young directly at 775.334.7436 or emailing the Associa team at acservice@associasn.com. If you have additional concerns or questions, before you take any action, you should thoroughly review the above documents regarding your particular situation and perhaps seek legal counsel.

GOVERNING DOCUMENTS EXPLAINED - FLAGS & SIGNS

BY HAL ALBRIGHT, ARROWCREEK RESIDENT, NEIGHBOR MEDIATION CENTER DIRECTOR AND RETIRED JUSTICE OF THE PEACE

In this issue, I will discuss Flags and Signs. As always, I urge you to review all the listed documents and seek guidance and approval from the ADRC for your project. The discussion here will be about general matters to help you get started.

NRS 116.320 governs the display of flags. It provides as follows:

- "1. Except as otherwise provided in subsection 2, the executive board of an association shall not and the governing documents of that association must not prohibit a unit's owner from engaging in the display of the flag of the United States or of the State of Nevada within such physical portion of the common-interest community as that owner has a right to occupy and use exclusively.
- 2. The provisions of this section do not:
- (a)Apply to the display of the flag of the United States or of the State of Nevada for commercial advertising purposes.
- (b)Preclude an association from adopting, and do not preclude the governing documents of an association from setting forth, rules that reasonably restrict the placement and manner of the display of the flag of the United States or of the State of Nevada by a unit's owner.

- 3. In any action commenced to enforce the provisions of this section, the prevailing party is entitled to recover reasonable attorney's fees and costs.
- 4. As used in this section, "display of the flag of the United States or of the State of Nevada" means a flag of the United States or of the State of Nevada that is:
- (a) Made of cloth, fabric, or paper;
- (b)Displayed from a pole or staff or in a window:
- (c)With regard to a flag of the United States, displayed in a manner that is consistent with 4 U.S.C. Chapter 1; and
- (d)With regard to a flag of the State of Nevada, not larger than the size of a flag of the United States that is displayed, if at all, by a unit's owner.
- È The term does not include a depiction or emblem of the flag of the United States or of the State of Nevada that is made of balloons, flora, lights, paint, paving materials, roofing, siding, or any other similar building, decorative, or landscaping component."

Continued on page 24



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Article IV, section 36 of the ACHOA's CC&Rs addresses the display of the flag and should be consulted carefully. It provides that federal and state laws must be followed when either the U.S. or Nevada flag is displayed, limits the height of a flagpole to 25 feet, and basically requires written ADRC approval for the display, including the location. Article IV allows the Association to adopt rules that prohibit the display of a flag that exceeds four feet in vertical dimension or six feet in its horizontal dimension. To show you how the association documents interface, Section 11 of the ACHOA Rules and Regulations for Property usage also addresses flags and specifically limits the flag size to 3' by 5'. This is why I keep urging owners to consult the association documents and get ADRC and association guidance from the Community Manager. When you see people flying flags other than the United States flag, the Nevada state flag, or a team or sport affiliated flag, they are in violation of the ACHOA rules and regulations unless they have been approved beforehand.

The next area to be discussed is signs. The CC&Rs Article IV, section 19 and The Rules and Regulations Article C, section 11 basically prohibit any signs on an owner's property without ADRC approval. Two exceptions are allowed without approval—1. two realtor for sale signs, which meet the Design Guidelines of the HOA and 2. political signs.

The realtor signs requirement is quite straightforward, requiring Design Guideline compliance. CC&R Article V, section 2 addresses Design Guidelines and provides that the ADRC can propose design guidelines which are to be approved by the Board and which are then to be kept at the Association office. You can easily obtain a copy of the most recent guidelines by contacting the Association manager. Most probably, your realtor will know this

requirement and probably has signs that comply. Just be aware of the rules.

Political signs are a separate matter. NRS 116.325 governs the placement of political signs on association property. It provides as follows:

- "1. The executive board shall not and the governing documents must not prohibit a unit's own occupant of a unit from exhibiting one or more political signs within such physical portion of the common-interest community as that owner or occupant has a right to occupy and use exclusively, subject to the following conditions:
- (a)All political signs exhibited must not be larger than 24 inches by 36 inches.
- (b)If the unit is occupied by a tenant, the unit's owner may not exhibit any political sign unless the tenant consents, in writing, to the exhibition of the political sign.
- (c)All political signs exhibited are subject to any applicable provisions of law governing the posting of political signs.
- (d)A unit's owner or an occupant of a unit may exhibit as many political signs as desired but may not exhibit more than one political sign for each candidate, political party, or ballot question.
- 2. The provisions of this section establish the minimum rights of a unit's owner or an occupant of a unit to exhibit political signs. The provisions of this section do not preempt any provisions of the governing documents that provide greater rights and do not require the governing documents or the executive board to impose any restrictions on the exhibition of political signs other than those established by other provisions of law.
- 3. As used in this section, "political sign" means a sign that expresses support for or

opposition to a candidate, political party, or ballot question in any federal, state, or local election or any election of an association.

Therefore, the Association cannot prohibit an owner from putting up a political sign for their candidate, but the political sign cannot be larger than 24 inches by 36 inches. It is a political sign if it expresses support for or opposition to a candidate, political party, or ballot question in any federal, state, or local election or election of the association.

The CC&Rs provide in Article XI, Section 1 that the rules of the ACHOA can be enforced and provide for that on pages 40 through 42. They authorize that rules and regulations can be adopted for enforcement. The Rules and Regulations for Property Usage on pages 17 and 18 set forth the fine schedule for violations. The fines for flag and sign violations are \$50 but if the fines are not paid within AND THE VIOLATION IS NOT CURED WITHIN 14 days or any longer period that may be established by the executive board, the fine is deemed a continuing violation and the executive board may impose an additional fine for the violation for each 7-day period or portion thereof that the violation is not cured. In addition, the CC& Rs article XI section 2 specifically allows for the suspension of all voting rights and all rights to use the Association's Common areas so long as the violation and fine remain uncured or paid. There must be a method for enforcing the association's provisions, and there is.

In conclusion, these rules are to promote the ability of all of us to live together in relative harmony. There are many outlets and venues where we can endorse positions and people vigorously, but living here, the expectation is that one will not vent those opinions within the community.



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Wednesday, September 24 at 2:00 PM

Hilton Garden Inn 9920 Double R Blvd., Reno, NV 89521

Saturday, September 27 at 9:00 AM

Hampton Inn & Suites 900 Ambassador Dr., Reno, NV 89523

MINDEN

Tuesday, September 23 at 2:00 PM

Carson Valley Inn 1627 U.S. Hwy 395 N, Minden, NV 89423

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SEPTEMBER

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- How to protect your estate if you become incapacitated during your lifetime
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- The best way to maintain privacy of your family's personal affairs
- The right way to leave property to your children & protect it from their creditors/divorces
- How to keep your current trust updated, if you already have one

Meet Ryan Stodtmeister

Ryan Stodtmeister, a partner at AD&R, focuses on estate planning, business planning, and asset protection, with a background in civil litigation. He earned degrees from Brigham Young University, New York University, and UCLA School of Law, focusing on business law. Ryan is a member of the American Academy of Estate Planning Attorneys and the Estate Planning Council of Northern Nevada.



Lars and Debbie Jo Severin in off grid RV

Resident Spotlight

LARS & DEBBIE JO SEVERIN BY JOYCE SEELEN

ArrowCreek resident, Lars Severin, one of the owners and the Chief Technology Officer of Reno company AEONrv, is working to revolutionize the recreational vehicle market nationwide. AEONrv was recently recognized by Nevada's Center for Entrepreneurship and Technology (NCET) as Nevada's 2025 Manufacturing Company of the Year for its innovative all-season, off-grid camper, showcases achievements in advanced manufacturing, technological innovation, and economic contribution.

The AEONrv journey began in 2020. Silicon Valley engineer, Jim Richie, was looking to buy an RV that was high-tech and durable. When he couldn't find what he wanted, he decided to build it. Richie enlisted the help of longtime friend Lars Severin, also a prior Silicon Valley engineer. Severin, along with his wife, Debbie Jo Severin, had moved to ArrowCreek to retire in 2018. Knowing Severin's serious work ethic and attention to detail, Debbie Jo limited her skilled tradesman/engineer husband to four renovation projects in their ArrowCreek home. By 2020, his four projects were done, and it was clear to Severin that he had "failed at retirement."

Richie and Severin began working at a friend's airplane hangar in Petaluma, California, and after a few long weekends, they had completed the designs for their first RV. Severin, who had built boats in Sweden, incorporated his marine experience to help plan the innovative RV. "Mostly for fun," they eventually showed their concept at a trade show in 2021. "It was the first time we showed it to anyone. People just went crazy for it," according to Severin. "People wanted to buy it." The two then turned Richie's original interest in building a private RV that was more durable, high-tech and better insulated than anything on the market into a company.

From the time of that original trade show, demand has consistently exceeded supply. The company ramped up its physical footprint in Reno from a 4,000-square-foot space to 35,000 square feet to its current 70,000 square feet on Aircenter Circle. Sixty employees were added and, according to Severin, "we are still hiring about 1 a

week." The first year, 2 RVs were delivered; the second year, 7; and the third year, 30. By the end of this year, the company will exceed 100, delivering 12 a month. Demand for the \$225,000 base RV is backlogged for 8 months.

The reason for the demand rests with the high-tech vehicle itself. It is geared toward off-grid remote accessibility. "We wanted to make a true four-season RV – one that could be kept cool in the summer and warm in the coldest winter, off-grid, for weeks at a time. Traditional RVs are not well insulated. We needed to change that," according to Severin. The two engineers settled on fiberglass-reinforced plastic panels, often used to insulate refrigerated delivery trucks and shipping containers. They purchased the frame of a one-ton Ford Transit cargo van, replaced and lifted the suspension, and exchanged the Ford tires for bigger all-season tires. All interior support was glued rather than stapled to avoid being loosened on rough roads.

The all-wheel drive van has an all-electric cabin with 800 watts of rooftop solar panels recharging the lithium-ion battery. The battery is being charged when idling or driving. The efficient mini split air conditioner-heat pump pulls from the gas tank. The size of the RV was kept to 22ft to allow it to enter national parks and ferries without issue. Every space inside the RV was put to use, and assembly of the smallest component was detailed in instructions so that AEONrv's technicians can look at CAD drawings and written documentation that detail the necessary steps.

Lars and Debbie Jo tested the RV on a winter trip to Debbie Jo's Alabama home state several years ago. They easily traveled off-road and, blocked by highway patrol from traveling further during a freezing snowstorm along with about 90 other trucks and cars, theirs was the only vehicle that stayed warm without having the engine running.

Each year, NCET recognizes Nevada companies that advance the state's technology ecosystem and demonstrate innovation, community collaboration, and sustainable growth. AEONrv stood out for its transformative approach to RV manufacturing, introducing a product that's industry-disrupting and rooted in Nevada-based engineering and manufacturing.



Lars Severin in new facility







Super Human: Power of Technology explores the inventive and ingenious medical and industrial breakthroughs that have helped humans change the world. With a mix of hands-on and full body experiences, Super Human focuses on technology that takes its inspiration from the natural world, helping humans to overcome difficulties and enhance their lives.

Exhibition ends October 12



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imag<u>i</u>ne



Close Call

WITH A DEER ON ARROWCREEK PKWY BY TERRY BRODT, ARROWCREEK RESIDENT

Recently around 10:45 PM, while heading home from downtown Reno, we had a startling experience on our drive up toward ArrowCreek. Just after passing Wedge Parkway and before reaching Thomas Creek, something unexpected happened.

My wife, Joan, suddenly shouted, "Look out!"—and in the next moment, I saw it, too: a deer standing motionless in the center divide of ArrowCreek Parkway.

Traveling a bit over the speed limit, I reacted quickly (and maybe a little dramatically) by slamming on the brakes. Fortunately, the deer wasn't trying to cross the road—it just seemed to be casually taking in the evening.

We were rattled, but unharmed, and very thankful that the encounter ended safely.

A QUICK SAFETY REMINDER

If you spot a deer while driving, resist the instinct to swerve. It's safer to brake firmly and stay in your lane.

WHY SWERVING IS RISKY

- » Loss of control: Jerking the wheel suddenly can cause a rollover or send your car off the road.
- » Secondary collisions: You risk hitting another vehicle or roadside object.
- » Unpredictable deer behavior: Swerving may confuse the deer, causing it to dart into your path instead.

In nearly seven years of living in ArrowCreek, this was our first real close call—and we hope it is the last. Stay alert, especially at night, and drive safely out there.



ArrowCreek Rarity: 0.66-Acre Homesite



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5725 Flowering Sage Trail .66 acre Listed for \$649,000

Prime 0.66-acre homesite in ArrowCreek's Reserve with panoramic golf, mountain, and city views. Flat, buildable lot on the 7th fairway—just steps from resort-style amenities in this prestigious gated community.

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Brooke Sullivan BS.145990 Heather Neal



S.190159





DICKSON



There is no such thing as a Poop Fairy. Please pick up after your pet on our trails.

Arrow Creek Trails

FROM A DOG'S POINT OF VIEW BY LANDSCAPE & TRAILS COMMITTEE MEMBERS

Ivan, an 11-year-old white Havanese, set out eagerly on his morning walk along the winding pathways of ArrowCreek. The recent landscape beautification efforts have enhanced the trails with vibrant new plantings, improving their aesthetic appeal. The new tree plantings along the medians on ArrowCreek Parkway near the Residents' Center caught his eye, but he would not sign his name on these trees today. It was July, and the sun was just rising, casting a golden glow over the Sierra Nevada mountains to the west. The air was cool in ArrowCreek

this morning, Ivan's favorite time of day, a refreshing respite before the day's heat settled in. His paws padded softly on the well-maintained pathways, his tail wagging like a metronome, eager to visit his favorite spots.

The scenery around him was inspiring. Rolling vistas in all directions were highlighted by native and drought-tolerant plants blooming in mature bursts of color. Their natural hues are now enhanced by carefully placed new plantings along the

trails. As Ivan trotted along, he came to sudden attention as a rabbit darted across the path into a common area. Ivan let out a playful growl but stayed put, content to continue his walk. This morning, he would travel along the community's main asphalt paths and a few of the dirt paths that provided shortcuts through some neighborhoods. Ivan paused to sniff a low-hanging branch, as usual sniffing the natural scents and for scents of his friends.

On one trail, an early morning mountain biker approached. Ivan and the biker cautiously yielded to each other's morning enjoyment with a tail wag and a wave. The early morning was just too majestic to stand still.

With many miles of identified, accessible pathways and trails within ArrowCreek, and connections to numerous external trails, Ivan keeps moving, as his choices for daily walks and adventures are virtually unlimited.

Near the walk's end, he sees his friends, Mrs. Smith and her Labradoodle Jackpot, near a cluster of new purple sage. Ivan's tail wagged excitedly as they exchanged sniffs. Now nearly home, Ivan felt a warm glow of happiness, having once again enjoyed his walk through the beauty of ArrowCreek, elevated by his discoveries of new landscape plantings, and the joy of friendship that had made his walk a perfect summer adventure, knowing that he would do it all again tomorrow with his owner!

FANTASTIC BIG ISLAND HAWAII VACATION AWAITS!

Located in Mauna Lani on the Kohala Coast of Hawaii, this 3 bedroom, 3.5 bath single level home on the Mauna Lani golf course is a delight. Complete with discounts to play the 2 Mauna Lani Auberge Golf courses. The indoor / outdoor living, and fully equipped kitchen will keep you coming back year after year.





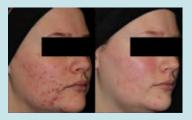
Be good to your skin. You'll wear it every day for the rest of your life.

We're dedicated to helping you achieve radiant skin. Whether you're seeking advanced medical dermatology solutions, the latest in cosmetic treatments, expert esthetician services, or innovative weight loss and body sculpting options, our team is here to guide you on your journey!

AviClear Acne Treatment

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AviClear resolves acne, the #1 dermatological skin condition affecting over 50 million people. AviClear is a prescription-free, drug-free laser treatment that is safe for all skin types and tones. AviClear can provide lasting clearance without significant side effects in just three 30-minute treatment sessions.





- Significantly eliminates acne in just three quick 30-minute treatment sessions
- Treatments are quick, safe and comfortable
- After treatment, breakouts are shorter with fewer and smaller flare-ups
- Safe for all skin types and tones all year
- No harmful side effects
- *Mention ad for AviClear discount.



GentleCure - Non-surgical Skin Cancer Treatment

Reno Tahoe Dermatology understands that a diagnosis of skin cancer can be overwhelming. GentleCure is a state-of-the-art. non-invasive treatment for nonmelanoma skin cancers. Visit renotahoederm.com for more information.

What is GentleCure? Image-guided superficial Radiotherapy (IG-SRT) is a non-surgical treatment designed to precisely target and eliminate skin cancer cells allowing your healthy skin tissue to regenerate naturally.

Why Choose GentleCure? Painless, non-invasive, comfortable and convenient alternative to surgery, GentleCure requires no anesthesia and has no cutting, bleeding or downtime.





ARROWCREEK INTEREST GROUPS

BRIDGE SOCIAL

Betsy Burgess betsyhburgess@gmail.com

BUNCO GROUP

Paula Nemethy pnemethy@me.com

CHEFS CLUB

Portia Corlin portiacorlin@gmail.com Mary Enright enright5mom@gmail.com

COMMUNITY SERVICE GROUP

Debra Wurzel debra.wurzel@icloud.com commserviceac@gmail.com

CRAFTERS

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CYCLING CLUB

Jeff Foster jeff-foster@sbcglobal.net

DOMINOES/MEXICAN TRAIN

Text Judy Hutchinson 775.560.0955

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Ginger Furumoto 775.851.9381

MAH JONGG

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MASTERMINDS

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MEN'S TENNIS

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MOTORCYCLE

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PICKLEBALL

Don Unruh emailacpc@gmail.com www.acpc.clubexpress.com

PING PONG

Gray Wright gray.wright@outlook.com

RETIRED THINKERS CLUB

Gray White gray.wright@outlook.com

SCALE MODELS

Hawley MacLean hawley@hmaclean.com

SKIING

Kelly Young keyoung@pacbell.net

SNOW SHOEING

We're looking for a Group Leader!

WINE LOVERS

Terry Brodt terrybrodt@comcast.net

WOMEN'S TENNIS

Nancy Aston cmgreno2@gmail.com



SOCIALS & EVENTS





ARROWCREEK CHEFS CLUB

It was a busy summer for the ArrowCreek Chefs Club. Monthly potluck dinners were held at the Residents' Center and at the homes of Mark and Carol Steingard and Mark and Nancy Aston. The group, which likes to check out neighborhood restaurants, also gathered for a summer lunch at the Stone House.

A summer treat was the July soufflé class hosted by Deb Marko in her home. The cooking demonstration, which was limited to 8 Chefs, created and then sampled the cheese and chocolate treat. It was French all around, with the soufflés, French Sancerre wine and a green salad to balance the rich soufflés. The object of the class, according to Deb, "was to show how easy it



From left, Arrowcreek Chefs Diane Coghlan, Maryann Millett and Carol Steingard check out Stone House Cafe. The Chefs' Club regularly check out Reno restaurants.

could be to make them and master the one technique to their success — folding the egg whites into the base. Patience and perseverance are the keys." Since Deb Marko's house is in ArrowCreek, "it also proved that elevation isn't your nemesis."





ArrowCreek Chef Deb Marko teaches other Chefs the tricks of creating a light soufflé.



ARROWCREEK WINE LOVERS CLUB

JUNE EVENT

In mid-June, the ArrowCreek Wine Lovers gathered for an elegant evening featuring wines from McGrail Vineyards & Winery of Livermore, California. Hosted by Debbie and Dean Shotwell at their beautiful home, the event welcomed 87 guests. It turned out to be one of those quintessential ArrowCreek evenings—sunny and serene, with the forecasted winds graciously settling just in time for the festivities. Guests sipped on McGrail's elegant Chardonnay, a range of red varietals, and their signature Cabernet Sauvignons, all while enjoying a spread of gourmet appetizers.

SAVE THE DATE

Mondays

Mah-Jongg 3 - 5pm

Tuesdays

Dominoes/Mexican Train 1 - 5pm

3rd Wednesday of the Month Wine Lovers Club

Mondays & Thursdays Barre Blitz 9 - 10am

Thursdays

Social Bridge 3 - 5pm

2nd Thursday of the Month Chefs Club

Fridays

Hand & Foot Club 1 - 5pm Join Us!

OCTOBER

- 13 Budget & Reserve Owner Workshop @ the Residents' Center 6 - 7:30pm
- 08 ADRC Meeting, 10am
- 21 Executive Sess/Hearing Meeting via Zoom 5 - 6pm
- 23 Board Election Submissions Due
- 31 ADRC Submittal Deadline for Nov Mtng

NOVEMBER

- 11 Board Meeting, 6pm
- 12 ADRC Meeting, 10am
- 20 Meet the Candidates, 6 7:30pm @ Residents' Center and via Zoom
- 27 Thanksgiving ASN Office Closed
- 28 ASN Office Closed
- 28 ADRC Submittal Deadline for Dec Mtng

DECEMBER

- 08 Board Election Ballots Due
- 09 Annual Meeting, 6pm @ The Residents' Center and via Zoom
- 10 ADRC Meeting, 10am
- 25 Christmas ASN Office Closed
- *The above meeting schedule may be subject to change and may be modified at any time.

CALENDAR KEY

ADRC Architectural Design Review Committee (closed meeting). Held the 2nd Wednesday of each month. Deadline to submit is the 1st Wednesday of each month.

ASN Associa Sierra North

BOARD MEETING Regular meeting of the board of directors. Homeowners welcome. Owner forum at the beginning of each meeting. Executive Sessions may be held prior to each regular board meeting. Meeting dates may be subject to change.

EXECUTIVE SESSION Meeting of the board of directors to discuss delinquencies, legal issues and CC&R violations. (Closed meeting.)

TOWN HALL Informal gathering with owners and board for open general discussion about items of concern. (No action is taken at meeting.)

SOCIALS & EVENTS CONTINUED



ARROWCREEK WINE LOVERS HOST **EXCLUSIVE LAW ESTATE WINE TASTING**

The ArrowCreek Wine Lovers welcomed Law Estate Wines, one of Paso Robles' premier boutique, family-owned wineries, for an exclusive tasting event. Held at the home of Nancy and Mark Aston, the evening drew 103 attendees who enjoyed perfect ArrowCreek weather—mild temperatures with a light breeze.

Guests had the rare opportunity to preview Law's highly anticipated 2022 Fall Vintage Release before its official public debut. By all accounts, the wines exceeded expectations, making for a memorable night of fine wine and community.



Sheila Galuppo, Lucy Lattin, Rebekah Skrable, Carolyn Mitchell, Jean Tiner and Joan Brodt

ARROWCREEK WINE LOVERS NEW LADIES GROUP

A group of ArrowCreek ladies recently launched a "Girls Just Want to Have Fun" group. They gather once a month at a member's home or a nearby restaurant or bar, sharing fine wine, light appetizers, and plenty of laughter and conversation that often lasts late into the night.





LEAD WITH HORSES FUNDRAISER

LEAD with Horses provides horse-related development services to individuals in Northern Nevada. Their Mission: To improve the social, emotional, physical, and behavioral development of children, youth, and adults in Northern Nevada through highquality equine-assisted services delivered in a safe, welcoming, and inclusive environment. That environment changed this year with the purchase of their new 10-acre facility on East Washoe Lake. On July 26th, they held their annual benefit concert "Horses and Harmony." Many ArrowCreek residents were present to support the organization, whose

The President/Board Chair is our own Debra Wurzel. Over \$175,000 was raised through the event. Among the 17 or so ArrowCreek residents attending the event were Dave and Debbie Bluestein, Bill Franklin and Deb Marco, Mark and Nancy Aston, Joyce Seelen, Jordan and Paula Paust, Christine Paust and her husband Timothy Bowers, Don and Margaret McConnell, Dan Carrick, and Stan Jaeger.

If you would like to support their mission, including an eightmillion-dollar capital campaign to fund the development of the new property, please contact leadwithhorses.org.



ACHOA SOCIAL COMMITTEE

The ACHOA Social Committee is announcing upcoming fall 2025 activities.

The annual Halloween Festival, especially for ArrowCreek children, will be held on Sunday, October 26, in the afternoon, time to be announced. There will be games and refreshments. Costumes are welcome for children and adults!

There will be an opportunity for holiday photos with Santa on December 7, 2025, at the Residents' Center. Dress up in holiday attire for a festive afternoon with Santa!

ArrowCreek Shine will return in December this year. There will be a contest with various categories and prizes for the winners in each of the categories. Please get your best Christmas décor ready to shine for the neighborhood. The judging is typically held the second week of December, which is December 8-12 this year. We never know what the weather will be in December, so decorate early, and we will announce the winners by December 12, weather permitting.

Please check The View for current activity groups. There is a contact person for each activity group. The contact person will give you information about the activity, meeting times, and places.

The ACHOA Social Committee is seeking members. The group meets monthly or every other month, depending on upcoming events. Please contact Marian Young at Associa myoung@ associasn.com.

HOSPICE HOUSE FOR OUR VETERANS

The ArrowCreek Community Service Group welcomes anyone who would like to be one of our ArrowCreek VGH/ HOSPICE volunteers. No commitments required. You will be added to our list of potential volunteers. If interested, please contact Trudy Mann, our overall volunteer coordinator, at jimandtrudy7760@att.net.



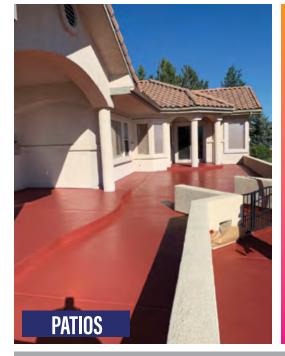


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SECURITY CONTACT INFO

Please don't hesitate to contact us at the Gatehouse if you need assistance or notice any suspicious circumstances. If you have not logged into the QuickPass system and need your username and password, please contact Leda at the gatehouse or email her at acsecure@msn.com for this information.

Gatehouse telephone 775.850.4450
Gatehouse fax 775.850.4451
Security Gatehouse email acsecure@msn.com
www.quickpass.us



911

NON-EMERGENCY NUMBERS

Reno 775.334.2121 Public Safety Dispatch

Washoe County 775.785.9276 Communications Dispatch

City of Sparks
Emergency Services 775.353.2231



WILDLIFE ISSUES

ArrowCreek is one of many communities located in a "Wilderness Urban Interface" area and, as such, residents may more frequently experience problems with animals, reptiles and insects in or near their homes or property. Residents are responsible for any issue regarding wild animal/snakes etc., on their property. Security staff will assist by giving residents the correct phone number of the agency that may be able to assist them.

WILDLIFE INFO & RESOURCES

ArrowCreek Security 775.850.4450

Washoe County Regional

Animal Services

Office 775.353.8900

Dispatch 775.322.3647

NV Department 775.688.1331

of Wildlife

Reno Snake Rescue 775.750.5537 (www.snakebusters.com)



SECURITY & SAFETY



FRIENDLY REMINDERS FROM SECURITY

REGISTER YOUR PET WITH SECURITY

Security has a dog book that contains pictures and homeowner information about your beloved pets. This is extremely helpful in the event your furry family member gets lost.

KEEP YOUR DOGS ON A LEASH

ArrowCreek has a leash law, and all dogs must be on a leash while walking or running them through the property. This includes Harbottle Park.

PICK UP AFTER YOUR DOGS

ArrowCreek has several pet waste stations along the walkways with complimentary poobags and waste receptacles. These are designed to help dog owners dispose of pet waste responsibly. Preventing the accumulation of pet waste on walkways, private property, and ACHOA land helps maintain a pleasant environment for everyone.

CALL IN YOUR GUESTS

Please remember to add your guests to your Quickpass account or call Security at 775.850.4450 to let them know of your guests' arrival. This helps your guests get through the gate quickly and efficiently.

RESIDENTS ENTRY

We wanted to remind everyone that the front gate closes after each vehicle. We would like to ask that everyone give enough room in between cars and wait far enough back so the gate can close fully before trying to enter. This will help make a seamless entry for all Residents and Members.

Continued on page 40

RECORDS FROM JAN I - JULY 21, 2025 VIOLATIONS		
SPEED LIMIT (RESIDENT & NON-RESIDENT)	189	
STOP SIGN - DID NOT STOP	46	
STOP SIGN - SCHOOL BUS	2	
MAINTENANCE OF LOTS	12	
LIGHT POLLUTION (BRIGHT EXT LIGHTS)	0	
PET BARKING/LOOSE/ETC.	2	
RV/BOAT/TRAILER & PARKING	1	
TRASH CONTAINER IN PUBLIC VIEW	15	
CONSTRUCTION VIOLATIONS (VARIOUS)	5	
TOTAL OF ALL VIOLATION RECORDS ENTERED	366	





BLAKE WILLIAMS

As a fourth-generation Reno native with over forty years rooted in the Reno-Tahoe region and ten years in our real estate market, Blake offers a level of local knowledge and insight that few can match. Deeply involved in the community, Blake serves as a Trustee for the nonprofit Urban Roots, where his eight-year commitment reflects a genuine passion for growth, sustainability, and education. His immersion in the Reno-Tahoe lifestyle and unwavering dedication to his clients ensure a seamless, informed, and elevated real estate experience for those looking to buy, sell, or invest in Northern Nevada's most sought-after properties.

CONTACT ME TODAY

775.233.0011 blake.williams@sothebysrealty.com sierra-realestate.com NV S.0177312





RECENT UPDATE TO THE RULES AND REGULATIONS FOR ELECTRIC SCOOTERS, BICYCLES, E-BIKES AND MOTORIZED SCOOTERS/ MOPEDS:

- » Motorized Scooters, except for golf carts and children's batteryoperated moving toys, no motorized scooters may operate on the pedestrian/bicycle pathways, nor are they permitted on ArrowCreek roads unless they are properly registered and licensed.
- » All bicycles must give way to pedestrians on any walking path. Give way means dismounting the bicycle and stopping while pedestrians pass.
- » All electric scooters and electric bicycles must comply with rules pertaining to manual-driven scooters and bicycles. Any electric vehicle operated on a walking path or cart path must be operated at ten (10) miles per hour or less.
- » Owners of electric scooters or electric bicycles that are capable of exceeding 10 miles per hour under power are required to take their device to Security, where a sticker unique to each vehicle to each device will be applied. Owners must obtain a color-coded map of the community showing where such devices are allowed to be operated.
- » Parents are responsible for their children's operation of such devices and may be brought before the Board for violations of policy.
- » Golf Carts & E-Bikes
 - »» E-Bike Classifications in Nevada (2025)
 Nevada law recognizes three classes of e-bikes, defined by their motor assistance and top speed:

- Class 1 e-bike Pedal-assist only, motor cuts off at 20 mph.
 (No assist unless you pedal.)
- Class 2 e-bike Has a throttle mode (can propel without pedaling) but motor also ceases at 20 mph.
- Class 3 e-bike Pedal-assist only (no throttle) with a higher top assisted speed of 28 mph or greater.
- »» Where Can You Ride E-Bikes in Nevada?
 Bike Lanes and Paths: E-bikes are allowed in bike lanes on streets and on most paved multi-use bike paths. Class 1 and Class 2 e-bikes are permitted on bike paths, multi-use trails, and shared-use paths. In contrast, Class 3 e-bikes are not allowed on most off-street bike paths or shared trails alongside pedestrians by default. (Many jurisdictions consider Class 3 too fast for mixed-use paths; Nevada follows this approach.)
- » Golf Cart and Golf Cart Operator Requirements Owners of personal carts are required to take their cart to Security, where a sticker unique to each cart will be applied. Golf cart owners can obtain from Security a color-coded map of the community showing where carts are allowed on streets and where they must stay on cart/walking paths.
 - Drivers of golf carts on ArrowCreek roadways or combination cart paths must be 14 years of age.
 - Drivers 14 to 16 years of age may not carry passengers except for family members.
 - The number of occupants is not to exceed the designed seating capacity of the cart.
 - Golf carts that are driven after dark must have appropriate safety equipment, including head lamps, tail lamps, stop lamps, and a rearview mirror.





THE CLUB AT ARROWCREEK
IN VALUED COLLABORATION WITH ENTERTAINMENT PARTNERS











WHERE IN THE WORLD IS ARROWCREEK VIEW?

WE LOVE TO VIEW YOUR PHOTOS AND HEAR YOUR STORIES.
SHARE YOUR TRAVEL WITH US BY PROVIDING A PHOTO OF
YOURSELF WITH YOUR ARROWCREEK VIEW AND A SHORT
CAPTION IDENTIFYING PEOPLE AND YOUR LOCATION.
SEND YOUR PHOTO TO OUR ARROWCREEK VIEW TEAM AT:
ACVIEW895II@GMAIL.COM.
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DATA TO EMPOWER YOUR BUSINESS

2025 NSB Small Business Survey Report

Discover what business owners across the state are saying about key challenges, economic trends, and expectations for the year ahead.

Find answers to questions like:

- Do business leaders think the national economy is moving in the right direction?
- How do business leaders expect the business environment in Nevada to perform in the next 12 months?
- What is the single most important opportunity for businesses in 2025?

TUNE IN FOR EXPERT ANALYSIS

Don't miss the May episode of *Through the Door*, NSB's business podcast hosted by Megan Comfort, Executive Vice President, Small Business Manager. This episode, featuring Jeremy Aguero and Brian Gordon from Applied Analysis, will break down the survey results and what they mean for Nevada businesses.

Learn more at nsbank.com/podcast







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