



HIDDEN VALLEY BUZZ

Be in the Know. In the Now.



Hello Neighbor!

There's nothing quite like living in Hidden Valley - and since you live here too - you know. Wide streets, space between houses, views (and sunsets!) Trees trees and more trees - wildlife - and great neighbors. My down-the-street neighbor, Liz, loves seeing the wetlands everyday on her way home and says she, "feels proud to see our neighborhood in action when everyone comes to see our annual Christmas light display."

Liz has it right - it's not just the place that makes Hidden Valley special - it's the people.

Liz and I both call Hidden Valley home and we're both in the "home business." I'm a Realtor and she's a Loan Officer. We created Hidden Valley Buzz not only to celebrate this place we all call home - but also to get to know our neighbors and be of service. Inside you'll find up-to-the-minute info on "all things house" and Hidden Valley. We hope to make you smile on occasion - and in the process get to know each other!

Hidden Valley Homeowner
Since 2018

Hidden Valley Homeowner
Since 2019



Hidden Valley Q & A:

Boulders or Asteroids? What's the story behind the strange rocks along Pembroke & Parkway?

"Looks like volcanic mud flow deposits, also known as a "lahar" - and they're likely 12+ million years old," says local geologist Rachel Micander. "Once upon a time, our area was incredibly volcanically active."

The USGS defines a Lahar as "a hot or cold mixture of water and rock fragments that flow quickly down the slopes of a volcano. They move up to 40 miles per hour through valleys and stream channels, extending more than 50 miles from the volcano. Lahars can be extremely destructive and are more deadly than lava flows."

Volcanic mud flow in Hidden Valley?? The proof is in the boulder!



Dollars & Sense



Hidden Valley Loves Garages!



What's it worth?

Adding garage space pays off in terms of functionality – but does it increase property value? The numbers do not show a guaranteed payoff. Counterintuitive – but true! What the numbers DO tell us is that Hidden Valley is a place to be if garage space is what you want. Since 2020, 52% of homes sold in Hidden Valley had 3 car garages (Reno/Sparks was 35%) and 11% had 4+ car garages (Reno/Sparks was 6%.) By adding garage space – your property will have more of what buyers seek in Hidden Valley – and that can set you apart in a competitive market – which is invaluable. Bottom line – if you're considering adding additional garage space – do it for yourself first, and the potential for future gain second.

Jenn Menken, Realtor RE/MAX Professionals



How Do I Pay For This?

The money under the mattress is always an option – or – keep that for a rainy day and leverage your home's equity instead. A Home Equity Line of Credit (HELOC) gives you access to your equity for ten years, allowing you to borrow exactly what you need for your project, when you need it. It's perfect for renovations and home additions, where budgets flex unexpectedly (you didn't know you "needed" a heated driveway ...) and things take longer than planned (supply chain issues – ugh!) A 30 year repayment term offers low payment options and closing fees are minimal. All of this – without restructuring that low rate on your current mortgage. If you currently have a mortgage at today's rates or higher – a "cash out refi" may be worth a look. A new loan replaces your existing loan, and puts cash in your pocket to fund your garage project. With multiple options to access your home's equity, you'll be parking in your new garage in no time!

Liz Lyons, Lender PrimeLending



Am I Covered?

So you've found a licensed and bonded contractor with insurance – but how much insurance is actually enough? Your contractor should have at least \$1million in General Liability Coverage and \$2million in Aggregate AND Worker's Compensation Insurance. In addition to that – you'll want to get a Builders Risk Policy so your hard and soft project costs are covered in case of total loss or theft or damage to your project. (This means you should be covered when your kid backs over your siding material – or your copper pipe disappears in the middle of the night!) Keep track of all project expenses so you can have your Homeowners Insurance adjusted correctly when your garage is complete. (The addition of an attached garage falls under Coverage A and a detached garage under Coverage B of your Homeowners Policy.) Don't forget about county permits and HOA approvals, if required. Unpermitted/unapproved = potential for insurance claim complications. Taking these proactive steps to have insurance in place ensures your investment is protected so you can be worry-free and enjoy your new garage!

Cory Semel, Semel Risk Consultants

Neighborhood Goods

Numbers to Know

Washoe County Sheriff	775.328.3001
Truckee Meadows Fire & Rescue (Station 37)	775.326.6000
NVEnergy	775.834.4444
Waste Management	775.329.8822
TMWA	775.834.8080
Washoe County Animal Control	775.353.8900
NV Humane Society	775.856.2000
SPCA of NV	775.324.7773
Waters Vacuum Truck Svcs	775.553.0216
Sierra Septic	775.356.3939
Washoe County Parks & Rec	775.828.6612

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- Graphic and Web Design
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- 775.842.1402



Helping my
Neighbors with their
Home Loan Needs
in Hidden Valley
and Beyond



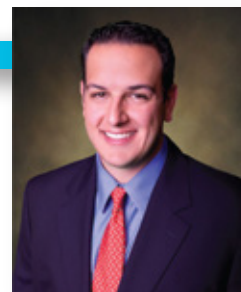
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WONDERING ABOUT THAT NEW LISTING DOWN THE STREET? LET'S GO SEE IT!



JENN MENKEN

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RE/MAX
PROFESSIONALS



Hidden Valley Home Sales March 2023

Address	Sq Ft	Sold Price
5905 Blue Hills Dr.	2105 sq ft	\$440,000
7115 Pembroke Dr.	2320 sq ft	\$475,000
5050 Carnoustie Dr.	1730 sq ft	\$487,395
5280 Saint Andrews Ct.	2826 sq ft	\$700,000
3380 Shawnee Cir.	3804 sq ft	\$738,900
6120 E. Hidden Valley Dr.	2385 sq ft	\$780,000
5485 Hidden Green Pointe	2849 sq ft	\$1,000,000



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Be in the Know. In the Now.

7900 Rancharrah Parkway
Suite 210
Reno, Nevada 89511

May-June 2023



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What's Inside:

== Hidden Valley
Q&A

== Dollars & Sense

== Neighborhood
Goods

How Do I Pay For This?

~with~

Liz Lyons
PrimeLending



What's It Worth?

~with~

Jenn Menken
RE/MAX Professionals



Am I Covered?

~with~

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