



# HIDDEN VALLEY BUZZ

Be in the Know. In the Now.



## Hello Neighbor!

Hidden Valley was greener than ever this Spring - yay for the flowers and fruit trees and boo for the allergies! Between an intense (and thankfully brief) moth season, then daily thunderstorms and now hot summer temps - things are definitely buzzing in Hidden Valley!

Thanks to everyone for the positive feedback on the first issue of Hidden Valley Buzz. We are thrilled to know you're reading the newsletter. Keep those suggestions and questions coming - we'll do our best to get to all of them. Congrats to Julie H. for winning the "Dinner for Two at Woody's" drawing. Look inside for this month's drawing - we've stepped up our game and added a QR code to make entering easier. (And yes - you can still enter by text.)

For our new readers - Liz and I both call Hidden Valley home and we're both in the "home business." I'm a Realtor and Liz is a Loan Officer. We created Hidden Valley Buzz not only to celebrate this place we 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

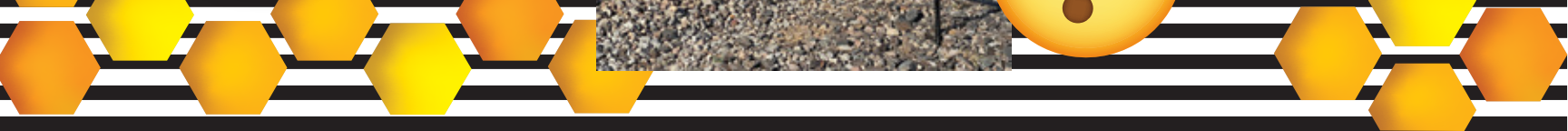


## Hidden Valley Q & A:

### "Join the Alliance? What Alliance? Alliance against what??"

If you're like us, you've wondered "what's up with these signs?" Inquiring Hidden Valley minds want to know - so we checked it out.

The sign's QR code takes you to the Hidden Valley Community Alliance website where an eye-catching bright green box proclaims, "We Are Not an HOA." Given the web address [www.hiddenvalleyhomeowners.com](http://www.hiddenvalleyhomeowners.com) (which sounds a bit HOA-y) we found this disclaimer helpful. Rest assured - they "have no CC&Rs and no authority over your neighbor's purple house or the height of their weeds" (which is unfortunate given this year's weed situation.) What they do have authority over is the annual Hidden Valley Parade of Lights - for the last 40 years! Most importantly, The Hidden Valley Community Alliance mission states their "express purpose is for strengthening our neighborhood community, advocating on behalf of Hidden Valley residents, protecting the quality of life in Hidden Valley and preserving its natural beauty." The "Join the Alliance" signs throughout the neighborhood are a call to action for residents to get involved. As we say at Hidden Valley Buzz - it's good to be "in the know - in the now" and now you know!



# Dollars & Sense



## Hidden Valley HOA's



### What's it Worth?

*"HOA's don't really enforce the rules anyway - and if the HOA does something I don't like - I just won't pay my dues. That'll show them!"*

I'm here to tell you - don't do that. Because they'll show YOU. If you fail to pay your assessments when due, you could lose your home. *How??* The association usually has the power to collect them by selling your property in a nonjudicial foreclosure sale. If you dispute the obligation or its amount, your only remedy to avoid the loss of your home may be to file a lawsuit and ask a court to intervene in the dispute. Does this happen often? No. Is it possible? Yes. Am I trying to scare you? No. What I urge you to do is make informed decisions by reading and understanding your HOA documents and CC&R's. Knowledge is power when it comes to HOA's - and non-payment of dues is never an effective strategy. Agreeing to restrictions on how you can use your property might be hard to accept (that shipping container man-cave/indoor shooting range is likely a no-go) but the peace of mind you get from *not* living next to the neon pink house with the garden gnome village in the front yard could be a reasonable trade-off. Both options exist in Hidden Valley - and that's the best news of all!

Jenn Menken, Realtor RE/MAX Professionals



### How Do I Pay For This?

How do HOA dues impact your borrowing ability? When costs fluctuate from house to house (like HOA dues and property taxes) it's hard to shop within your lender-approved price range - particularly if your DTI ratio is high. Understand the basic calculations, and you'll understand how choosing a house with low or no HOA dues can expand your borrowing ability. Lenders qualify you for a loan based on many things, one of which is your DTI - monthly *debt to income ratio*. Divide monthly debts by monthly income and that's your DTI. Included in the DTI is the proposed new mortgage payment and related expenses (such as HOA dues.) HOA dues vary by community, which shifts the DTI ratio dramatically. Less debt = higher qualifying loan amount. The price of a home is only *one* factor in the larger picture comprised of many factors - all of which contribute to your DTI ratio. When one factor shifts, so does the DTI. When DTI exceeds a lender's maximum limits, you're shopping outside of your approved price range. Now you know how to maximize your borrowing ability - and weigh the loan-related pros and cons of choosing a home with or without HOA dues!

Liz Lyons, Lender PrimeLending



### Am I Covered?

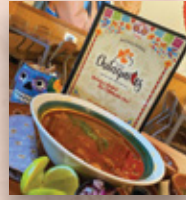
It is critical to understand where your HOA's insurance coverage begins and ends - and what supplemental coverage you should have to protect yourself from unexpected liability and expense. You pay fees for services & amenities in your shared community and these fees go toward a community HOA insurance policy, often referred to as a "master policy." This policy covers losses in common areas, but if a claim cannot be fully covered by the master policy, you and your neighbors may have to pay a share of the loss. You may also have to pay if there's no coverage by your HOA's insurance for a specific type of loss. Most HOA policies give you \$1,000 of coverage towards the master policy limit or deductible for a covered loss. For extra protection, get an insurance endorsement for loss assessment coverage. What does Loss Assessment cover? It can help pay for such things as liability costs, medical expenses and property damage. You can count on this endorsement to help pay for these things when damages to *common areas* exceed your HOA's master policy limits. Keep in mind that loss assessment coverage *doesn't* help pay for property improvements like re-paving roads or putting a new roof on a club house - but when a vehicle drives *through* the clubhouse - you'll be relieved you have it in place. If you live in a common interest community with an HOA and you have questions or concerns about your current coverage, call or text me at 775-525-1180 for a complimentary review.

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



## Enter to Win Breakfast for TWO at Los Chilaquiles!

3380 S. McCarran Blvd, Reno, NV

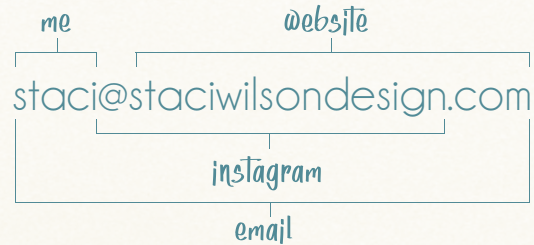
Text "Hidden Valley" to 775-843-0566 & include your name & email address to enter. You'll receive entry confirmation & complete drawing rules.

OR, SCAN THIS QR CODE TO ENTER!

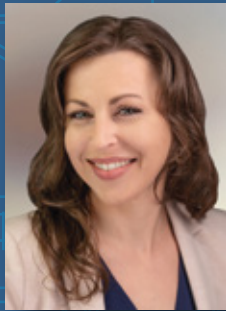


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- Graphic and Web Design
- Located in Hidden Valley
- 775-842-1402



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



**LIZ LYONS**  
Loan Originator  
775-232-7902

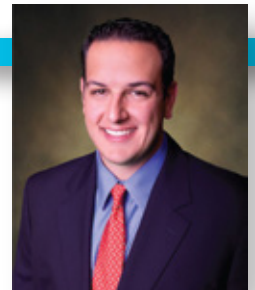
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WONDERING ABOUT THAT NEW LISTING DOWN THE STREET? LET'S GO SEE IT!

### JENN MENKEN

Reno, Sparks & Incline Village Real Estate

**775.843.0566**

jennmenken.com

NV Lic. 56037



### Hidden Valley Home Sales April - June 2023

Address	Sq Ft	Sold Price
2665 Tamarisk Dr	1688 sq ft	\$540,000
5350 Saint Andrews	2443 sq ft	\$680,000
6350 Plum Hollow Cir	3348 sq ft	\$730,000
6120 E Hidden Valley Dr	2385 sq ft	\$780,000
5941 Indus Dr	2942 sq ft	\$825,000
4221 W Hidden Valley Dr	3050 sq ft	\$989,000
300 Desert Meadows Ct	2104 sq ft	\$800,000
1940 Hidden Meadows Dr	2934 sq ft	\$815,000
5840 E Hidden Valley Dr	3108 sq ft	\$882,500





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*Be in the Know. In the Now.*

7900 Rancharrah Parkway  
Suite 210  
Reno, Nevada 89511

July-August 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  
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