

Grandview Ranch
Homeowners Association



P.O. Box 2181
Minden, NV 89423

December 10, 2018

Office of the Ombudsman
Attn: Charvez Foger
3300 West Sahara, Suite 325
Las Vegas, NV 89102

Grandview Ranch Homeowners Association
c/o New Valley Real Estate Management
1664 Hwy 395, Suite 106
Minden, NV 89423

Dear Charvez,

Enclosed is the letter from the Board of Directors of Grandview Ranch Homeowners Association, on Association letterhead, certifying that there are no common elements belonging to Grandview Ranch Homeowners Association.

Previously identified elements in the 2014 Reserve Study turned out to be elements placed on the Declarant owned lots which once those lots are sold, those elements will have to be removed and not maintained by the Association.

I hope this makes clear any question regarding the fact that Grandview Ranch Homeowners Association does not have any common elements thus a Reserve Study is not warranted.

Thank you,

Sally Mueller
Association Manager

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The Board of Directors of Grandview Ranch Homeowners Association has determined there are no major common elements for which to have a reserve study performed.


Name: Steve Mothersell - President

Dated: 12-10-18


Name: Mark Trinta - Treasurer

Dated: 12-10-18


Name: David Roe - Secretary

Dated: 12-10-18