

**From:** [Lisa Durgin](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Hartung, Vaughn](#); [Washoe311](#); [Kirschenman, Sophia](#)  
**Subject:** Re: Master Plan Amendment Case Number WMPA21-0002 (Village Green)  
**Date:** Tuesday, August 3, 2021 8:41:32 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Good Morning Ms. Olander,

You will recall from our email correspondence on July 12, 2021 that I and other homeowners in the Bridle Path subdivision were alarmed by the Village Green plans (Master Plan Amendment Case Number WMPA21-0002) referring to Bridle Path common areas and equestrian trails as “public.” Your reply and my subsequent conversation with Commissioner Vaughn Hartung brought to light that the County has not located any recorded documents showing those areas to be private to Bridle Path HOA members. This is contrary to what each Bridle Path homeowner was told when purchasing in the development and also conflicts with numerous documents and maps in the possession of Bridle Path HOA Board members and homeowners.

The Bridle Path HOA Board and the Board’s attorneys are currently researching through our own documents as well as all other records we have access to in an effort to find documentation of our assertion that Bridle Path HOA common areas are private property. This research was begun following the July 6th Planning Commission meeting which was when we first learned of the discrepancy.

We ask that the Planning Commission take no vote on the issue of relocation of the “public trail easement” at this time so that we may complete our research and find the necessary clarifying documentation. Approving a public trail with the intent of connecting it to the Bridle Path equestrian trail network is an action that would potentially have to be undone depending on the outcome of our research. Considering the fact that for 30 years, Bridle Path homeowners have been under the impression from the Developer, our HOA governing documents, the Washoe County Sheriff’s Office, and other officials we have consulted on various questions, that the equestrian trails maintained by the Bridle Path HOA are the private property of Bridle Path homeowners, you can imagine that this element of the Village Green development plan has come as a great surprise to our 360 homeowners.

Again, we ask that you please defer any decision as to the relocation of the “public trail easement” portion of the Village Green development plan at this time.

Sincerely,

Lisa Durgin, Bridle Path Homeowners Association Board of Directors President

cc: Vaughn Hartung, Washoe County Commissioner, District 4; Sophia Kirschenman, Washoe County Park Planner; Washoe 311 (public comment)

On Mon, Jul 12, 2021 at 2:26 PM Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)> wrote:

Lisa,

Thank you for your email and questions. I could find no records showing that the Bridle

Path common areas and/or equestrian paths are private. I have attached a map that shows the area but it is not labeled private. It is typical that developments create common area and HOAs own and maintain these area, however these areas are not private just for the HOA use. Unless you have a document showing these areas private only to Bridle Path no fence is required. Let me know if you have further questions.



## **Please tell us how we did by taking a quick survey**

**Julee Olander**

**Planner|Community Services Department- Planning & Building Division**

[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



**From:** [Planning Counter](#)  
**To:** [Clayder, Julie](#)  
**Subject:** Fw: Master Plan Amendment Case WMPA21-0002 (Village Green)  
**Date:** Tuesday, August 3, 2021 9:12:29 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Outlook-3f0nbx22.png](#)

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Public comment for you.

Surprised it's so negative.

Regards,  
Dan

**Please tell us how we did by taking a quick [survey](#)**  
[Fill | Customer Satisfaction Survey - Planning Division](#)



**Planning Counter**  
Planning & Building Division | Community Services Department  
[planning@washoecounty.us](mailto:planning@washoecounty.us) | 775-328-6100  
1001 East 9<sup>th</sup> St., Reno, NV 89512

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**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Tuesday, August 3, 2021 9:05 AM  
**To:** Planning Counter <Planning@washoecounty.us>  
**Subject:** FW: Master Plan Amendment Case WMPA21-0002 (Village Green)

Greetings,

Below please find the comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Dee Endemano <2762orchard@gmail.com>  
**Sent:** Monday, August 2, 2021 7:57 PM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** Master Plan Amendment Case WMPA21-0002 (Village Green)

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**This Village Green project is not in keeping with the Master Plan and we DO NOT want this amendment granted!**

We live in Bridle Path Homes along the north bridle trail.

We purchased this property deeding an easement for Bridle Path Homeowners and their guests to use this trail easement, NOT the public.

Taxes are paid to Washoe County for these Bridle Path trail easements which were granted on homeowner deeds.

These trails were represented as private for use as stated above.

Also, no commercial property should abut private property, period.

The mention of flood mitigation, all the homeowners in Bridle Path have paid, along with others in **NORTH Spanish Springs only**, a fee for many years to pay for said protection.

We also maintain at great expense our own flood control drainage/ponds to contain our flood waters.

The details of this project seem tainted with the power of money that "talks" to the "powers that be" in charge of our Washoe County.

Please remember Washoe County is only here due to the residents that *live* here, not those who wish to continually change Master Plans.

Sincerely,

Deanne Endemano

Edward Endemano

35 Martell Place

Sparks (Spanish Springs), Nevada 89441-7505

775-424-1700