Hidden Valley Community Alliance

A VOLUNTEER COMMUNITY ORGANIZATION

WEB-SITE ADDRESS: hiddenvalleyhomeowners.com

Mailing address: PO Box 18636, Reno, NV 89511

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August 2026

August Happenings

by Marge Frandsen, HVCA President

We are all struggling to survive the extremely hot weather. Aside from the human aspect there is also the grass, trees, gardens to consider. Adding all up – it really is our pocketbooks that will suffer the most. Air conditioners are going to be full capacity; water systems are sending as much as possible to thirsty plants. But then, it is summer! Short of wishing my life away, I am longing for fall with its vibrant colors and cooler days and nights.

So far August has proven to be a challenging month. I am sure you all have had months that sap your energy and expose your lack of humor. Mine started with a trip to the Bay Area, to celebrate our aunt's 97th birthday with family.

The trip, except for the usual heavy traffic around Sacramento, was uneventful. The following morning, we discovered the car had a flat tire. AAA came, put on the spare and we found the closest Les Schwab tire shop and off we went to replace the tire. No problem there – except for the accident on the way. Finally, we made it to the tire shop only to find out that with an all-wheel drive, when you replace one tire it is wise to change all four. I knew the tires were close to replacement. So now I have 4 new tires and the deductible to pay to fix my Lexus. But an enjoyable time was had by all.

Commissioner Andriola and I have been trying to connect over the past few weeks but to no avail. My intention was to get an update, from her perspective, of the forward motion regarding flooding, fire, and law enforcement consolidation. Having not had that opportunity to discuss any of it, I have put together my thoughts on the issues.

Lots of issues are brewing in the County, some of which will have an impact on our community, either monetary or regarding safety. Washoe County, Reno, and Sparks officials are in deep discussions about the future of our law enforcement services, potential consolidation of fire services, as well as solutions to the most recent flooding our community has endured. Some of our neighbors are still struggling with the effects of the 2024 mud/flood that inundated a portion of Hidden Valley. Now we have had the same incident occur in another section of our community.

It was awakening to find out (recently) that the Washoe County Sheriff has been working on a plan to **consolidate law enforcement** in the county *for over three years*. Could he have dreamt this up on his own or was he directed by the three local authorities to plan? No public comment had been invited into the conversation, and one can wonder, had the plan not been disclosed by the local news media, would we have found one morning that we were all part of the whole - and taxed accordingly?

Regarding fire services – we went down this rabbit hole in 2000. City of Reno took over Truckee Meadows Fire (TMF) with a 12-year contract. As a result of that contract

TMF was gutted of equipment and facilities, and City of Reno took all the assets into their inventory.

After 12 years, Washoe County officials decided to end the contract, the city returned what was left of the TMF equipment, all of which was in ill-repair condition. TMF was reformed under the leadership of Fire Chief Moore and became a highly functioning fire department once more. Do we really want to go down that same rabbit hole?

As to the flooding issue – Washoe County Commissioner Andriola, the County Engineer, and others have scheduled a meeting on August 19th at 6 pm, at the Hidden Valley Country Club, to advise residents of the work that has been done and hopefully will continue to be done to protect our properties.

Sad to say, many of our neighbors have suffered greatly both from the 2024 flood and the more recent event. It is a little late for county officials to say *"there is no way to completely prevent flash flooding when storms of this magnitude occur"* or to continue to approve residential development in a known alluvial fan area. Like Lemmon Valley, Hidden Valley does exist and now we must deal with the results of past poor planning.

As we look to our South, it is evident developers and government officials have not learned anything from past poor planning. We watch as piles of rock from a nearby hillside are placed on what was a wetland. As with Double Diamond, houses will be built atop rock with water and electric lines buried in the rock. We pray future homeowners will not suffer the same fate.

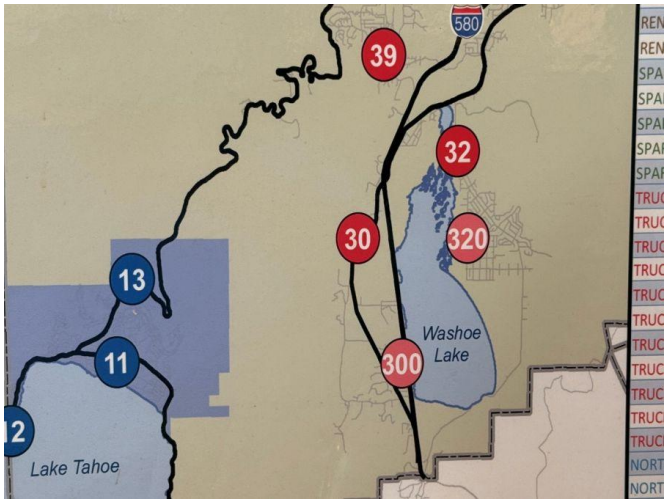
I will see you at the County meeting on Wednesday, August 19, 2026, at 6 p.m., Hidden Valley Country Club.

Washoe Valley Fire/EMS Protection

A citizen/taxpayer perspective

by Thomas Daly M.A., MSc.

Historically, Washoe Valley has been served by two career staffed fire stations, the Sierra Fire Protection District (SFPD) Station #30 in West Washoe and the Truckee Meadows Fire Protection District (TMFPD) Station #32 in Eastlake. After the 2014 merger of these two Districts, the same two stations were operated by the TMFPD.



Station 32 Eastlake, owned by TMFPD near the top of Eastlake Blvd, primarily served East Washoe Valley (population about 3000) with an engine crew of 3 with one or more being a paramedic. The station housed a Type I structure engine, a Type III brush engine and a water tender, as most properties in Washoe Valley lack a municipal water system.

Station 30 Bowers, on Old 395 adjacent to Bowers Mansion Regional Park in a building leased from the Nevada Division of Forestry (NDF), primarily served West Washoe Valley (population about 1200), with a crew of three, also with one or more paramedics and with one Type I structure engine, one Type III brush engine and a water tender.

The standard response to wildland and structure fires for the TMFPD is four engines.

TMFPD Station #39 Joy Lake, while appearing close by, is constrained by a circuitous running route through multiple gates in St. James Village, thus with long (>12 mins.) response times to the Valley.

Carson City Station 52 Airport (not shown) at the north end of Carson City also responds on automatic aid to all wildland and structure fires in Washoe Valley, but also with long response times.

For both stations #30 and #32 about 80% of all calls have been for emergency medical services (EMS). While both stations responded to a small number of fire calls, Washoe Valley has been the victim of major wildfires (Washoe Drive wildfire 2012, Little Valley wildfire 2016 and the Davis wildfire 2024), destroying dozens of homes, out buildings, taking one life, while decimating more than 11,000 acres, collectively, of habitat.

Thus, having two stations for this sixty-six square mile Valley separated by Washoe Lake is justified by the Valley's high wildfire risk and long distances for neighboring stations, including Station #39 Joy Lake and Carson City #52, to travel, if needed to assist.

> *'The community's risk designations should influence how response resources are distributed now and in the future. Staffing and deployment decisions for different regions of the service area should be made in consideration of the level of risk.'*
>
> **--Regional Standards of Cover Plan – Washoe County Nevada 2011 ESCI Report**

In 2020, then Fire Chief Moore proposed a consolidated (32+30) station at White Pelican Way at the far north end of West Washoe Valley. Land (about 5 acres) was purchased for about $500K. The station's design was to mimic the 2016 vintage station on Foothill Road, cost then about $6.5 million, and then the same planned design for Station 35 on I-80 East, whose cost, post-COVID, ballooned to $16.5 million by 2025.

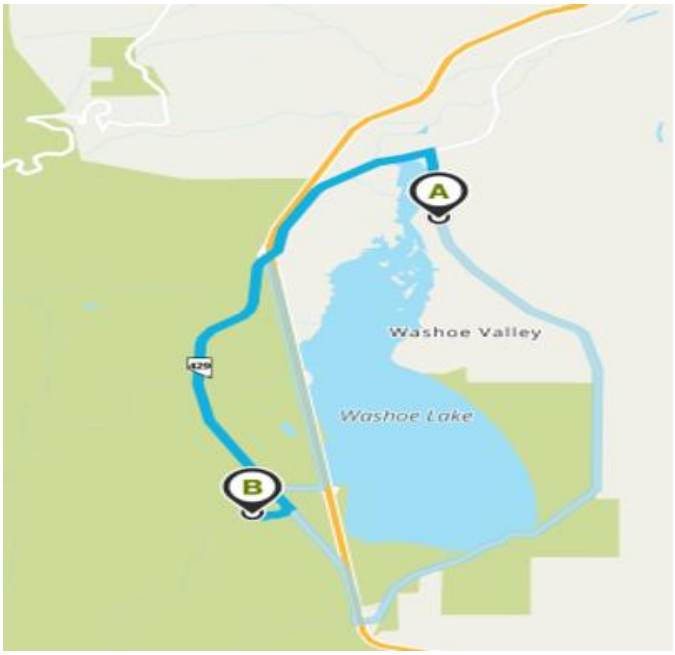
The then TMFPD Board of Fire Commissioners (BoFC) approved the land purchase and consolidation plan in January 2020, but with a stipulation that Station 30 not be closed until the new consolidated station was up and running.

In August 2022 Chief Moore, citing a bat infestation at Station 30 that, allegedly, was too expensive to remediate, initiated an emergency closure of the station, despite no progress identifying funding for construction of the new consolidated station nor providing a timeline for same. The BoFC concurred and, despite the earlier commitment not to do so, the station was closed and the lease was terminated in November 2022.

Despite the seemingly unsolvable bat issue, subsequently the NDF, for only $150K, eradicated the bat problem and re-opened the station in 2023 for administrative purposes (generally daytime) and for its seasonal fire crews (including overnight uses). Those NDF crews, however, do not respond to structure fires or EMS calls, only wildfires.

In 2022, Station 32 Eastlake would receive an additional two-person crew to staff Medic 32 which, under an agreement with REMSA, could both treat and transport, patients given REMSA's lack of resources outside of the McCarran Loop.

Washoe Valley response times, (dispatch time + turnout time + travel time) from TMFPD Station 32 Eastlake, are excessive, i.e., greater than 9 minutes to the south end of East Washoe Valley and mid-West Washoe (~9 mins) and to the south end of West Washoe Valley (~12 mins), see example below from Station 32 (A) to Lightning W Ranch Road (B).



TMFPD Station #32 Eastlake total response time = 11 min 50 seconds to Lightning W Ranch Road

Continuing to use the outdated 2011 (a promised 2024 update never occurred) 'Standards of Cover' report by ESCI, subsequently approved by the BoFC, which established response times of 20 minutes 85% of the time for rural areas, assures catastrophic outcomes for Washoe Valley residents and taxpayers will continue.

The American Heart Association (AHA) estimates that for heart attacks or strokes, intervention by qualified personnel needs to occur in less than 7 minutes to avoid a catastrophic outcome (death).

The National Fire Protection Association (NFPA) likewise estimates that intervention by qualified personnel needs to occur in less than 7 minutes for structure fires to avoid flashover. The recent Ormsby Lane structure fire near the south end of Old Washoe City (East side) proved the point, as TM#32's crews arrived from quarters at 8 mins+ only to find the house fully involved in flames and a total loss.

[See image on following page]

April 6, 2026 Ormsby Lane East Washoe Valley fire

Current TMFPD management and the BoFC have, thus far, remain committed to the Don Quixote-like pursuit of funding for the consolidated station, with a cost estimate now approaching $20 million. There are no construction/operations timeline and the station's design is far larger than needed. The station's proposed location is ill-positioned to provide prompt response times to significant portions of Washoe Valley. All sources of public and private funding, including a recent request to the Nevada State Infrastructure Bank (SIB), have been pursued, to no avail.

The consolidated station concept is the quintessential impossible dream.

Tens of millions of dollars of fire tax have been paid by Valley residents since 2022 for ineffective protection.

An alternative solution is available and has already been successful in nearby Hidden Valley. There, a former volunteer station was rehabilitated and added to with a manufactured home serving as crew quarters, becoming TMFPD Station #37. That affordable solution was in place for 12 years, from 2012-2024, when permanent financing (15yr. low-interest loan) became available for a permanent new apparatus building and a renovated home for crew quarters.

That solution would work as well for Washoe Valley. Sell the Pelican Way land and use the proceeds to support the cost for a lease or purchase of the state-owned volunteer station #300 at 345 Bellevue Road (annual lease cost ~$7K) and part of the re-habilitation cost, estimated at $1 million. Add a manufactured home for the crew quarters (estimate ~$175K) and move the Medic 32 crew there. Add three Captains for staffing, which could be done, partially funded for three years, with a matching SAFER grant starting in FY28.

Both sides of the Valley would then have timely paramedic emergency medical and fire services for a fraction of the $20 million+ cost of the ill-conceived consolidated station.

Response times to both sides of the Valley would be dramatically improved given Station 300's location adjacent to I-580 and via the south end of Eastlake Blvd.

The 42% increase in TMFPD's call volume in 2025 over 2024, the addition of new Station 35 and its staffing costs, along with significant increases in workers' compensation costs and state-imposed retirement benefits (PERS) confirms the need for additional revenue to maintain existing levels of service and to marginally improve response times.

A small, about $0.05/$100AV, increase in the now $0.54/$100AV TMFPD fire tax, would be sufficient to underwrite this Station 300 alternative, with an estimated impact on the average District property owner of less than $100 per year.

The TMFPD fire tax was last increased in 2012 ($0.42/$100AV to $0.52/$100AV) when the SFPD and TMFPD were consolidated, with an increase to $0.54/$100AV in 2014 to support the expanded department, with advanced life support (paramedic) services added to all stations. Nonetheless, TMFPD's tax burden remains well below that of Washoe County's other fire protection district, the North Lake Tahoe Fire Protection District (NLTFPD), whose fire tax is $0.67/$100AV.

This small increase in the fire tax would be preferable to the long-term debt payments for a District with too much debt today.

It is time for a new approach to this public safety challenge.

- Thomas Daly is a resident of Washoe County and is a former Washoe County Planning Commissioner.

Gardening in Hidden Valley

by Laurel Busch

I appreciate my lantana more than ever this summer. These were past their prime and on clearance when I bought them, and I haven't done anything but repot and water them. Other flowers thriving in the heat on my patio have been vinca and moss rose. In case you're not sure, the dog behind the pots is a statue.

As I turn in this month's column, our recent heat wave has ended. In fact, it was replaced by a few days of thunderstorms. My place (near the fire station) was drenched. However, this summer's heat and lack of moisture have been brutal to most of my plants, and I'm afraid it's too late to turn that around.

I have drip watering for my regular flowers, and normally many of them bloom all season or have second blooms. Not this year. Many stopped blooming early and are not having second blooms. For example, the daylilies that bloomed nonstop into September last year had a few flowers in June or July this year and haven't bloomed since.

I enjoy what I consider "wild" flowers in my yard even though they're not necessarily natives. I think they're pretty, they don't require water or any other care except at the end of the season, and pollinators enjoy them. But this year I started noticing milkweed and spiderwort were turning brown and crispy (dead, in other words) in the middle of summer. Normally, my bouncing bet would be several feet high and buzzing with hummingbird moths now. Instead, it's just a foot high with brown leaves and no moths. The invasive mint has stopped invading and started dying back.

And even the saltgrass, which I've always believed to be indestructible, is now crisp and dead! This is especially weird because I've been trying to kill it since I moved to Hidden Valley in 1985.

I guess what I'm trying to say is that if you're worried about your garden this year, you're not alone.

Monarchs and Other Visitors

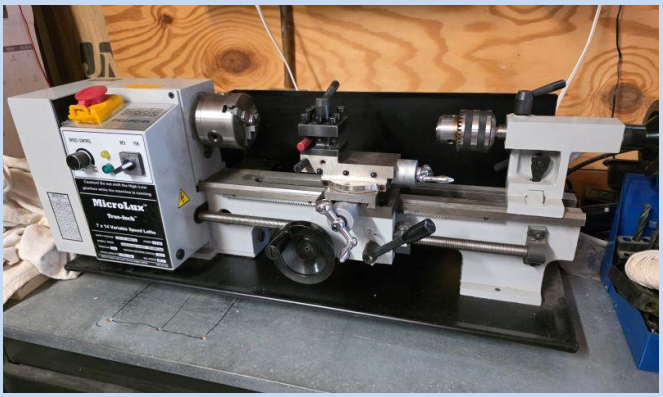
I haven't seen any monarch butterflies or caterpillars yet, but now through early in October is the time to watch for them. I just hope they can find the few milkweed plants that haven't died yet.

Although I haven't seen many insects at all this year, I've been startled by more lizards than I've ever seen here. I also came across a long garter snake on my patio when I went out to water the flowers in pots one evening! (They're harmless, and I just let it slither away to hide.)

Just a Gripe

This isn't related specifically to Hidden Valley, but I've decided not to buy any more of those retractable ("pocket") hoses. I know they can't tolerate the pressure if I leave the faucets turned on and the nozzles shut off. I'm careful about it, but I've found them that way several times after people have worked on my house. The hoses have burst, and I am replacing them with the old-fashioned kind.

FOR SALE:



MicroMark 7x14 metal lathe,

with many attachments and machining literature.

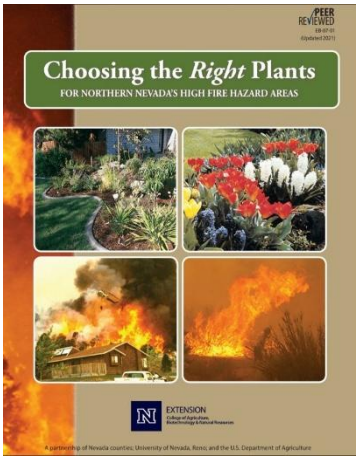
$1500

Contact: Leon Mills, (775) 857-2430

Create a More Fire Friendly Landscape

by Leon Mills, HVCA Board Member

For our fire prone areas, UNR published a book titled: ***Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas***

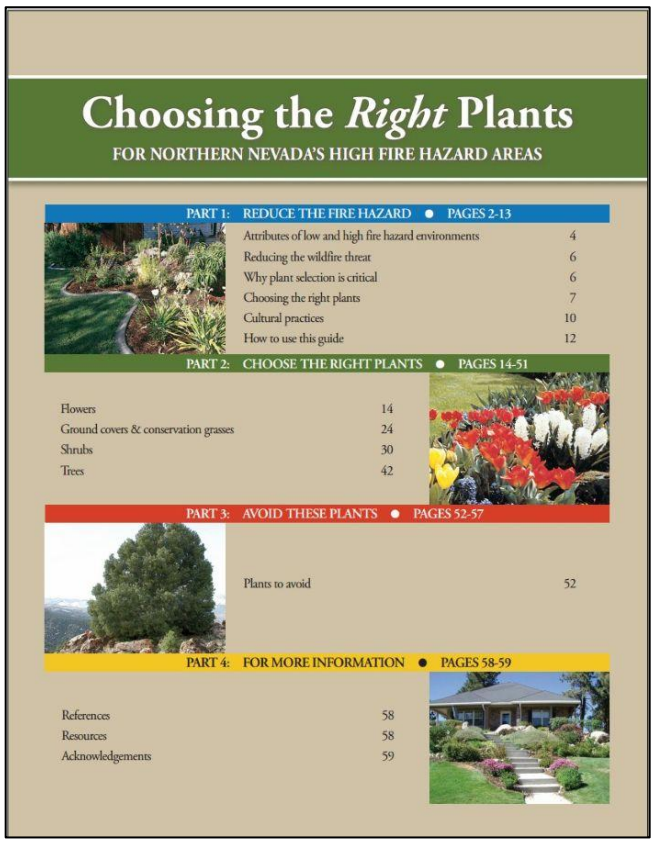


The book is comprehensive. It includes vital information about reducing wildfire threat along with pictures and details about the flowers, shrubs, trees and ground covers that help accomplish that goal.

Definitely worth a look, to help you achieve a safer landscape you love.

It's no longer available in print, but here is the link to the digital download:
https://share.google/dOw6Mw18ThZSbFQTU

And here are a two sample pages...



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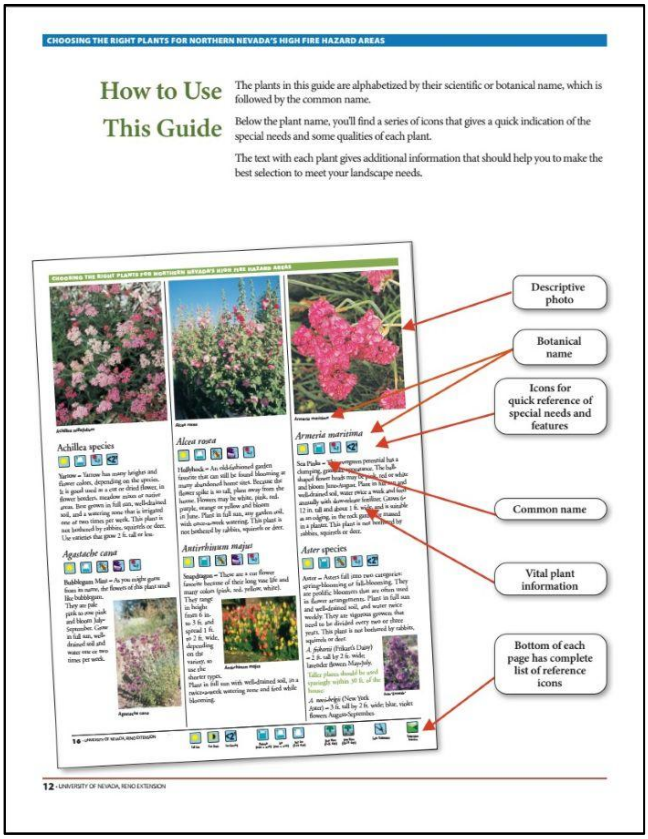


There are 40+ pages detailing specific plants, trees, shrubs and groundcovers.

Great information about how and why to select certain plants for different areas and how to care for them.

Commissioner Andriola's Corner

Hello, Hidden Valley residents!

I am writing this at a time when we are watching some areas of Washoe County burn while others flood. This is a time that I am reminded how human and vulnerable we all are, and nature doesn't care where you live or who you are.

That's why preparedness is so important. Washoe County has 13 identified hazards ranging from fires and floods – with which we're well acquainted! - to hazardous materials and disease. We cannot prevent every disaster, but we can take steps to give ourselves the best shot at minimizing their impacts and at recovering when they're over.

Defensible space is so important when you live in the wildland-urban interface (WUI) like we do. Truckee Meadows Fire & Rescue has some excellent information on its website for how to create defensible space, starting with clearing vegetation away from your home and trimming trees so the branches don't hang over your house.

Keeping drainage ditches clear of brush, and keeping your property clear of debris that can wash into ditches will help minimize the likelihood of flooding from jammed waterways.

And when a disaster can't be avoided and you must leave your home, having a go-bag prepared and an evacuation plan is critical. Talk with your family, make sure that everyone knows what the plan is, and then practice it. You can get some guidance on evacuation plans and what to put in your go-bag from Washoe County Emergency Management at washoecounty.gov/em/.

I hope to see everyone at the community meeting at the Hidden Valley Country Club on August 19! Washoe County will present updates on restoration work from the flash flood.

If nothing else, challenges like these show us what we're made of, and I believe our community is made of caring, hopeful, and generous individuals. So please take care of yourselves and your neighbors, no matter what disaster we face.

Sincerely,
Commissioner Clara Andriola
Chair, Washoe County Board of County Commissioners

Late Breaking:
August 19th Meeting Recap

Washoe County

Hidden Valley Community Meeting Recap

Thank you to everyone who attended the Hidden Valley community meeting last night. It was packed, and we appreciate you coming out on a warm weeknight and listening to the presentations. We also want to again thank the Hidden Valley Country Club for hosting this meeting and providing refreshments.

As promised, we wanted to provide some follow-up to what you heard.

The video of the restoration work and the descriptions of the work that has been done can be viewed on www.EmergencyWashoe.com, just click "Hidden Valley" at the top of the page.

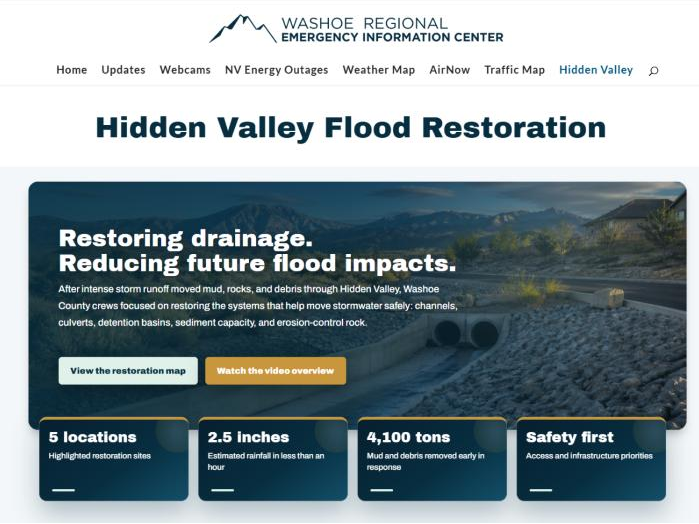
You may see newly erected guide posts in your neighborhood. These are placed in the five areas where restoration work was focused - and they are the five areas described in the video and on the website. These guide

posts have a number and QR code on them. Scan the QR code to view the portion of the website that describes the work at that specific site.

The presentation from Dawn Johnson with the National Weather Service was chock-full of valuable information about the storm conditions on June 19 as well as how weather conditions interact with our topography, and why we have to expect future flood events. You can view her PowerPoint presentation here.

Finally, there was interest from residents in exploring a project similar to the North Spanish Springs Floodplain Detention Facility. This is a flood control infrastructure project located in the unincorporated area west of Pyramid Highway near Calle de la Plata Road. The facility was conceived following a major flood event in 1986. Work on an ordinance began in 2002, crews broke ground in 2006, and construction was completed in 2008 at a total cost of $13.9 million. The project was paid off this summer, and residents' fees were reduced to cover only the cost of ongoing maintenance. Learn more about the project here.

If you have further questions about the presentations, you can email them to washoe311@washoecounty.gov, and we will make sure that they are routed to the appropriate expert and answered.



Visit Website

"Fun Facts About Hidden Valley in Reno NV"

Instead of leaving this column blank, I Googled the title above. Here's how Google's AI Agent responded:

"Hidden Valley in Reno, Nevada, is a secluded suburban enclave tucked into the desert foothills of the Virginia Range. Known for its quiet ranch-style homes, wild horses, and a private country club, this unique neighborhood sits just east of the Reno-Tahoe International Airport.

Origins and History

Founded by WWII Veterans: Four local businessmen, including World War II bomber pilot and philanthropist Link Piazzo, started dreaming up the community over coffee in 1956.

Saved by the Bank: The founders nearly faced foreclosure early on, but a sympathetic bank president saved the project, stating that foreclosing on it "would be like foreclosing on a church".

The Original Voice: Co-founder Link Piazzo was famously known around town as the original "voice of the Wolf Pack" for University of Nevada sports.

Nature and Wildlife

Wild Horse Neighbors: Free-roaming wild horses frequently wander down from the surrounding hills into the neighborhood's open spaces and residential streets.

Steamboat Creek Stop: The valley serves as the final natural wetland and farming stopping point for Reno's famous historic Steamboat Creek.

Massive Regional Park: Hidden Valley Regional Park spans 480 acres and features the popular Link Piazzo Dog Park alongside the Clarence K. Bath Memorial Horse Arena.

Community Quirks

Friendly Rivalries: The neighborhood is famous across the Truckee Meadows for its over-the-top holiday Christmas light displays and massive valley-wide annual garage sales.

Hidden in Plain Sight: True to its name, the topography keeps the main residential bowl hidden from the main flow of city traffic, giving it a distinct semi-rural, private feel right next to the city."

Quote of the Month

"Winners are not those who never fail, but those who never quit."

~ Edwin Louis Cole

Thank you for your membership.
** Invite a friend to join. **

Renew Now for 2026!

If you have a friend or neighbor who has not joined the Alliance, please encourage them to become a member.

Our many voices together make us strong.

Contact Numbers for Hidden Valley	
State Senator Lisa Krasner	775-684-1450
Assemblyman PK O/Neill	775-684-8825
County Commissioner Clara Andriola	775-444-5185
CAB Representative Marge Frandsen	775-772-1815
Building Permits	775-328-2020
Barking Dogs	775-353-8900
Lost & Found for Hidden Valley	775-772-1815
Waste Management Customer Svc.	775-329-8822
Wildlife Rescue Foundation284-9583	775-294-9453
Wild Horse Hotline	775-352-3944
Washoe County Sheriff's Office	
NON-EMERGENCY SHERIFF'S #	775-328-3001
Graffiti Hotline	775-334-4636
Dispatch & Call in Reports	775-785-9276
Secret Witness	775-322-4900
Emergency, Sheriff, Ambulance, Fire	911

Vidalia Pie

Ingredients:

2 lbs Vidalia (sweet) onions thinly sliced

1 stick butter

3 eggs well beaten

1 cup sour cream

¼ tsp salt

½ tsp white pepper

dash Tabasco

1 pastry shell, unbaked

grated Parmesan cheese

To Prepare:

1. Sauté onions in butter.
2. Combine eggs & sour cream, then add to onion mixture.
3. Season mixture with salt, pepper and Tabasco & pour into pastry shell.
4. Top with cheese.
5. Bake at 450 degrees for 20 min; then 325 degrees for 20 min.

Serves 6

***Note**: Above mixture is also delicious as a hot dip with crackers.*

Hidden Valley Community Alliance
P.O. Box 18636
Reno, NV 89511

We're working to arrange more Membership Meetings.
Coming together in person is the best way to build our community.

Thank you for NOT feeding the wild horses.

UPCOMING EVENTS:

Renew Your Membership for 2026!

Invite a Neighbor to Join!

Annual HVCA Membership expires Dec.31, each year.

Renew Online: Please click here to **log in and renew**.

Renew by Mail: Click here to **download our Mail-In Membership Form**