



# PLEASANT VALLEY STEAMBOAT LANDOWNERS ASSOCIATION

## From the President

Dear Neighbors and Fellow Landowners,

My name is Aaron Southerland, and I'm proud to introduce myself as the newly elected President of the Pleasant Steamboat Valley Landowners Association. As a resident of Reno and a long-time member of this beautiful community, I'm deeply invested in preserving the character, safety, and natural beauty that make Pleasant and Steamboat Valley such a special place to live.

In this role, I'm committed to open communication, responsible stewardship of our shared resources, and working collaboratively to address the needs and concerns of our landowners. Whether it's maintaining our roads, supporting fire safety, or preserving our rural lifestyle, I believe we can accomplish a great deal together.

I look forward to meeting more of you personally, listening to your input, and working with the Board to represent the best interests of our community. Please don't hesitate to reach out—I value your voice and your involvement.

Warm regards,

Aaron Southerland

President, Pleasant Steamboat Valley Landowners Association

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# Treasurer's Page

## Treasurer's Report

While our annual dues have remained unchanged for many years, the needs and costs of running our association have continued to grow. Notably, expenses such as PO box fees and Secretary of State filing fees have doubled over the past decade.

To help cover these rising costs and support the ongoing needs of our community, we will be increasing the annual dues to \$20.00. It's worth noting that we once had a healthy financial reserve—prior to the 2012 fire, which significantly impacted our resources. As we work to rebuild stability and prepare for future needs, it's important that we revisit our funding structure. To ensure this new dues amount is fair and justified, I'd like to form an ad hoc committee to review our finances and explore opportunities to add value for our members. The goal is to make this increase meaningful by enhancing the services and benefits we provide. If you're interested in joining the committee or sharing your thoughts, please don't hesitate to reach out. Your input is both welcome and appreciated.

Warm regards,  
Michelle Moreno  
Treasurer

Annual Fees 2025	
Post Office Box	200.00
Website Hosting Fee	17.95
Secretary of State Registration	50.00

## Treasurer's Introduction

Hello, my name is Michelle Moreno. I've been a resident of Pleasant Valley for the past 24 years. During that time, my husband Tim and I dedicated ourselves to raising our children, who are now grown and more independent.

For years, I've wanted to become more involved in our neighborhood, but like many busy parents, the timing never seemed right. That changed when I received the yellow card about the Sierra Reflections meeting—it was the push I needed. Since then, I've been reaching out to neighbors and getting more connected with our community.

I've spent the past 10 years involved in nonprofit work, primarily in the medical field, and I'm excited to now serve as your new Treasurer. I'm passionate about bringing inspiration and organization to our association, and I'm looking forward to working alongside all of you.

It seems many of us are stepping into new roles, which makes this an exciting time to come together and shape the future of our association. My hopes are to grow our membership, strengthen communication, and continue building a strong presence with Washoe County—just as those before us did—to help protect our neighborhood and preserve the rural character that makes Pleasant Valley so special.

I truly value your thoughts and would love to connect and hear your ideas. Let's work together to keep our community strong and united.

Warmly,  
Michelle Moreno

Treasurer, Pleasant Steamboat Valley Landowners Association



# CAB Meeting Highlights – June 2025

Cameron and Michelle attended the most recent Citizen Advisory Board (CAB) meeting. Here is an overview of topics discussed.

## **Wild Horses and Fencing**

Steamboat neighbors expressed significant concern about fencing that is preventing wild horses from accessing water sources. Residents emphasized that this increases fire danger, as the horses typically graze on fire-prone grasses. Access to the 250 acres of BLM land has been fenced off, with more fencing anticipated. Nevada Department of Agriculture is responsible for these fences and residents, as well as the D2 commissioner were frustrated by the role of the Nevada Department of Agriculture (NDA), stating that secretive decisions have limited collaboration with the other county horse assistance and hindered efforts to protect the horses.

## **Washoe Valley Fire Station Closure**

The closure of the Washoe Valley fire station was another pressing issue. County Commissioner Mike Clark explained that the station was closed due to a bat infestation. Interestingly, it's now reportedly under the Forestry Department's control, and the bats have been removed. However, Commissioner Clark confirmed that there is currently no funding to build the long promised new fire station in our area.

## **Fire & Utilities**

Joe Shim from Truckee Meadows Fire Department announced that a new Fire Chief, Chief Edwards, will be joining soon. He did not address the shortage of fire stations in our high fire area.

## **District 2 Town Halls**

Commissioner Clark has started holding informal town hall meetings. You can join via his Facebook page. These events are intended to be more candid and community-focused.

## **CAB Meeting Frequency & Community Engagement**

There was a strong suggestion from attendees to hold CAB meetings monthly with proper follow-up. While many appreciated the platform for discussion, some voiced concerns that little action comes from the meetings. Commissioner Clark encouraged residents to attend County Commission meetings, which are held Tuesdays at 10:00 AM. He noted that public presence makes a difference, especially since he is only one of five commissioners. Each attendee is allowed a 3-minute public comment. Cameron and Michelle are looking into attending.

## **Public Safety Update**

Lieutenant Tinseth reported 3,087 calls in Q1—up from just over 2,000 last quarter. The primary issues were vandalism, domestic violence, DUIs, and traffic accidents (which rose from 30 to 154). He also warned of increased fraud: if someone contacts you asking for payment via gift card, it's a scam—do not engage.

## **Greens Link Transmission Lines**

From Greens Link, a representative shared that approximately 5 miles of new 345-kilovolt transmission lines will be installed in Washoe County. These will be built on private land using existing pole line roads. When asked about burying the lines underground, the idea was quickly dismissed due to feasibility and cost.

The meeting continued beyond 8:00 PM, but that wraps up our report. Despite the challenges, these CAB meetings remain a vital forum for discussion—and we encourage everyone to stay involved. We'll continue to attend and keep you informed.

# Meet the Board

## **Cameron McSweeney, Vice President**

Cameron McSweeney is a native of Northern Nevada with deep roots in the Reno community. She owns a successful American National Insurance agency in Reno and brings over two decades of experience in farm, business, home, and auto insurance to her role.

After graduating from Proctor R. Hug High School, Cameron launched her career—first earning her stripes with American National, then growing into a respected agency owner managing a broad client base across northern Nevada.

With a strong background in risk management and community service, Cameron has supported local causes such as the Sierra Nevada Horse Show Association, where her agency is a gold-level sponsor. Her professional achievements are complemented by a genuine passion for preserving the character and safety of rural communities.

As Vice President of PSVLA, Cameron will contribute her strategic insight, dedication to public engagement, and expertise in insurance and risk planning. She is eager to work alongside fellow board members to secure the long-term health and cohesiveness of Pleasant Steamboat Valley.

## **Delia Greenhalgh, SR Ad Hoc Member**

Delia has been a tireless advocate for the Pleasant Steamboat Valley community in Reno, NV. With a deep-rooted commitment to thoughtful land use and sustainable development, she played a pivotal role in rerouting the proposed I-580 expansion—successfully convincing decision-makers to move it to the hillside instead of slicing through our neighborhood.

A long-time neighborhood champion, Delia has testified on critical issues from traffic and emergency access to water rights, earning deep respect from residents and local officials alike. Her thoughtful testimony before the Washoe County Planning Commission emphasized the long-term impacts of development on rural character and infrastructure resilience.

Delia's strategic insight and unwavering dedication have been instrumental in shaping community-focused outcomes. As a valued member of the PSVLA circle, she continues to lend her experience, leadership, and voice to protect our shared rural heritage.

## **Erica Bruemmer, Member at Large**

Erica Bruemmer is a dedicated Pleasant Valley resident and a teacher at Pleasant Valley Elementary School. Passionate about education and community, she joined the PSVLA board to help preserve the rural charm of our neighborhood.

As Member-at-Large, Erica brings a grounded, family-focused perspective and supports communication efforts that keep neighbors informed and engaged. She's proud to serve the community she both lives and works in.

## **Keleigh Petereit, Webmaster**

Kaleigh is the new Webmaster for the PSVLA, bringing a fresh perspective and strong digital skills to support our community's communication efforts. Based in Reno, Kaleigh has experience in web design and content management, with a passion for creating accessible, user-friendly websites.

As Webmaster, Kaleigh will be responsible for keeping the PSVLA website up to date with important information—meeting agendas, announcements, and community resources—ensuring that members stay informed and engaged.

A supporter of rural living and local advocacy, Kaleigh is excited to contribute her skills to help strengthen connections within the Pleasant Steamboat Valley. She looks forward to serving our neighborhood and making sure residents have the tools they need to stay involved.

## **Reed Williams, Member at Large**

Reed Williams has been a dedicated board member of PSVLA and our longtime Webmaster. His work keeping the community informed and connected has been invaluable.

As he steps back from his webmaster role, we sincerely thank Reed for his many years of service and look forward to his continued guidance and support.



# Neighborhood Update:

## NV Energy's Self-Insurance Proposal

We'd like to thank Cameron McSweeney for attending the recent NV Energy neighborhood meeting in Reno, NV, regarding their proposal to move to a self-insured status. With her extensive background in insurance, Cameron was able to speak knowledgeably and effectively on behalf of not only our neighborhood but all communities potentially impacted by this change.

At the meeting, NV Energy presented their plan to establish a \$500 million wildfire self-insurance fund, funded by ratepayers. This would result in an increase of up to \$2.40 per month for Northern Nevada customers. The proposal is currently under review by the Public Utilities Commission of Nevada, with a final decision expected by October 2025.

The Board does not support NV Energy's decision to become self-insured. Given the increasing fire risk in our region and the known difficulties surrounding full insurance payouts for catastrophic events, we believe this move poses a serious risk to homeowners and communities. The Board is particularly concerned that in the event of a major loss, claims may be delayed, underpaid, or denied entirely under a self-insured model.

We will continue to monitor this issue closely and advocate for responsible risk management that protects our community.



### **PUCN hears NV Energy wildfire self-insurance policy proposal, consumers express opposition**

The Public Utilities Commission of Nevada (PUCN) heard a proposal from NV Energy Wednesday for a wildfire self-insurance policy. The proposed policy would prote

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# Get Involved

Since April, the board has been meeting monthly on the first Wednesday of the month. We have several positions open.

Please reach out to [psvlamail@gmail.com](mailto:psvlamail@gmail.com) if you are interested in:

Secretary - takes meeting minutes

Events Chair - plans and coordinates events

Washoe County Liason - Communicates important opportunities to protect the neighborhood (online watchdog)

Membership Coordinator - Outreach to nonmembers



## Calendar of Events

Join us as we celebrate Independence Day at the PSVLA Annual Fourth of July Parade!

 Date: Thursday, July 4, 2025

 Time: Parade begins at 9:00 AM sharp

 Location: Starts at Carriage street, ends at Park behind the school

Bring your flags, wear your red, white, and blue, and cheer on horses, dirtbikes, side by sides, etc.

Everyone is welcome – bring your family, friends, and patriotic spirit!

We can't wait to celebrate with you!

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The Washoe County Board of Commissioners meets on the 2nd, 3rd, and 4th Tuesdays of each month at 10:00 AM. Meetings are open to the public, and residents are encouraged to participate.

Ways to Get Involved:

- Attend in person at the Commission Chambers
- Make a public comment (3 minutes per speaker)
- Submit comments online via the [eComment portal](#)
- Watch live or archived meetings on [YouTube](#)

Visit [washoecounty.gov](http://washoecounty.gov) for dates, agendas, and updates. Your voice matters—stay informed and engaged!

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The South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) holds meetings every other month at 6:00 p.m. at the South Valleys Library, located at 15650A Wedge Parkway, Reno, NV. These meetings are also available via Zoom. The next scheduled meeting is on Thursday, August 7,

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For more information, including meeting agendas and Zoom links, please visit the official CAB webpage: [washoecounty.gov](http://washoecounty.gov).