

tacos, cheap dinner, Max's Las Vegas, NV



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# Terra West Management Services

Claimed



10 reviews

Details

Property Management Edit

Closed Hours updated 3 months ago

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## COVID-19 Updates

Contact the business for more information about recent service changes.

### Request Consultations

This provider has not enabled messaging on Yelp. Request a consultation from other similar providers.

Request Consultations

terrwest.com

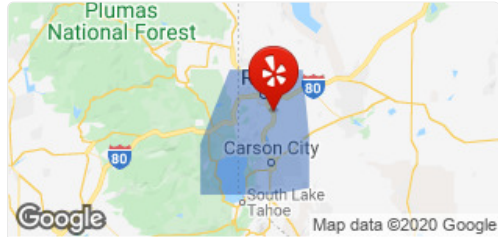
(775) 853-9777

Get Directions

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### Location & Hours



**10651 Professional Clr  
Ste A  
Reno, NV 89521**  
South Reno  
Serving Reno Area

[Get directions](#)

- Mon** 9:00 am - 5:00 pm
- Tue** 9:00 am - 5:00 pm
- Wed** 9:00 am - 5:00 pm
- Thu** 9:00 am - 5:00 pm
- Fri** 9:00 am - 5:00 pm
- Sat** Closed
- Sun** Closed

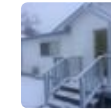
[Edit business info](#)



**Jackie Gilpin - Compass Real Estate**

★★★★★ 5

"Jackie did a great job for us this summer! Our family cabin is nearly 50 years old..." [read more](#)



**Premier Realty**

★★★★☆ 12

7.0 miles

"I see some negative reviews for Jerry and I can't speak for anyone else but I feel..." [read more](#)

### You Might Also Consider

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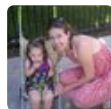


**Chris and Renee Whitney - Dickson Realty**

★★★★★ 20

📍 0.2 miles away from Terra West Management Services

**Jen P. said** "Chris is an outstanding agent! We recently moved to the area from CA. Chris and his team made the process of looking for and purchasing a home here smooth and relatively stress free. His wealth of knowledge and expertise were..." [read more](#)  
in Real Estate Agents



**Talya Martin - Truckee Realtor**

★★★★★ 21

**Melissa B. said** "When my husband and I were in the market for a Tahoe retreat, Talya was recommended by a trusted friend and she exceeded our expectations. From our first call with her she shared valuable information to help us narrow the search and..." [read more](#)  
in Real Estate Agents



**Jack & Melody Cote - Chase International, Reno Real Estate**

★★★★★ 43

📍 0.6 miles away from Terra West Management Services

**Allison P. said** "Selling our home, and buying our new home, with Jack Cote has been a very

good experience for us and we are very glad we chose to work with him and his team. Our family was in need of finding a larger home, and we wanted it to be in..." [read more](#)  
in Real Estate Agents, Real Estate Services

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## Amenities and More

✕ Accepts Credit Cards

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## About the Business



**Katherine and Deborah M.**  
Business Owner

Since 1982, Terra West Management Services is a privately-owned and operated community and property management company with three offices in southern Nevada and one each in Reno and St. George, Utah. The firm has several specialty divisions including Residential Leasing and Management, Tenant Registry Services,...

[Read more](#)

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## Ask the Community

Yelp users haven't asked any questions yet about **Terra West Management Services**.

[Ask a Question](#)

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## Recommended Reviews



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Start your review of **Terra West Management Services.**



**Jessica P.**

Reno, NV

0 friends

2 reviews

1 photo



12/5/2019

1 photo

Literally the worst management I've yet have witnessed. They don't fix anything and don't care at all! If you're thinking of buying a property near Jamaica Ave DONT! My parents have owned this condo for over 10 years and before they would have the pool opened and would fix things right away. Three weeks ago I called about this fence that separates the highway from the condos and they still haven't came down to fix it!! This is so unsafe!! I will not stop complaining till they get this fixed!!!!



Useful 2



Funny



Cool 1



**Celeste B.**  
El Dorado Hills, CA  
👥 273 friends  
📌 25 reviews

★★★★☆ 3/15/2017

Working with the people at Terra West has been nice, especially Renee - she is a treat. She is dependable, knowledgeable, and kind. Being a good homeowner by actually understanding what an HOA is, and learning what an HOA does and doesn't do is half the battle. Having a good manager at a good community management company is the other half! Good job Terra West!

👍 Useful 1 😄 Funny 3 😎 Cool 2



**Julie D.**  
Reno, NV  
👥 26 friends  
📌 13 reviews

★☆☆☆☆ 6/3/2019

I wouldn't even give them one star if that is possible. This company does not have a clue what they are doing. They ruined our townhome complex in Reno with their inefficiency. You will especially be sorry if you get stuck with "Chelsea". She is completely incompetent.

👍 Useful 6 😄 Funny 1 😎 Cool 1



**Jefforia S.**  
Gifu-shi, Japan  
1 friend  
88 reviews  
16 photos

★☆☆☆☆ 11/20/2018 • Updated review

1 photo

TERRIBLE COMPANY!! THESE GUYS WILL LOWER YOUR PROPERTY VALUE! GET OUT NOW! Terra West will bring the value of your property down, if you have to sell and take a loss do it. They can't keep people for more than a month or 2 so nobody has any idea what's going on and they could care less about your property.

Useful 4 Funny Cool 1

★☆☆☆☆ 8/1/2017 • Previous review

get out now!!!! terra west and rene smith will lower yur property value!! do not buy or rent if you have to deal with terra west and their mafia style service!!

Useful 1 Funny Cool 1

[Read less](#)

★☆☆☆☆ 3/30/2017 • Previous review

If Terra West is taking over your HOA MOVE IMMIDIATLY!! If you own SELL IMMIDIATLY! Take a loss on you property, it will be better then dealing with Renee Smith and her special needs team.

Useful 3 Funny Cool 2

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**Chuck W.**  
Carson City, NV  
0 friends  
22 reviews

★☆☆☆☆ 9/19/2019 • Updated review

This is interesting I wrote a review last October after selling our home in discovery Village. Somehow my review was deleted well here it is again:

Terra West should be named Terrible West HOA. This company lowers homeowner's property values by over policing the CC&Rs.

They hire retirees to patrol properties that have nothing better to do than nit pick on violations other HOAs would not even consider a violation.



Homeowners have received HOA complaints on:

1. Tire marks on driveways.
2. Homeowners have been forced replace their entire driveways because their are cracks in certain parts of the driveway. Concrete needs to look the same through out the driveway.
3. Dandelions on the lawn regarded as weeds
4. Dog urine spots on one's lawn.
5. Weeds in the cracks of sidewalks which is city property.
6. Washing a rug in a driveway. Friend of mine was fined for doing just that.
7. Homeowners forced to repaint their homes because they feel the paint has faded
8. One lady was fined for ironing her clothes in her home with drapes open. "Housework" was visible from the street.
9. Tree suckers, I had two poplar trees, these trees have a shallow root system and saplings grow between mowings of the lawn. They are gone once the lawn is mowed.
10. For years I had my F350 with pop up camper parked in front. No problem with prior HOAs. This HOA comes along and demand I remove my truck. They backed down with threat of litigation against them and individual board members.
11. Customer service is non existent, office staff is condescending and hostile to homeowners.
12. Fencing not immediately repaired after violent windstorm. They don't care the time required to contact insurance and get bids for repair.
13. Replacing a flat tire in one's driveway.
14. Garbage can left out overnight and even for more than two hours after pick up.

Homebuyers are avoiding any home purchases controlled by Terra West, this HOA contributes to devalued home prices due to over policing.

 Useful **3**  Funny  Cool **1**

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     9/10/2019 • **Previous review**

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policing.

Useful 1 Funny Cool 1

[Read less](#)



**B.J.B.**  
Phoenix, AZ  
 1 friend  
 66 reviews

6/27/2017 • Updated review

This company rates a Reno 10 which means they are in actuality a normal zero. If you want your property value to plummet because of junked cars, deferred maintenance that nobody will address, rusting gates, nobody to help you with your "concerns" no matter how legit.... This is your go to company! Go in there with a legitimate problem and they treat you like you have two heads. You will end up leaving without anything addressed and more angry than when you went in 100 % guaranteed. I honestly don't know how or why this company can stay in business. It has absolutely no business being a property management company....oh wait all they really are is a collection agency for his dues....i get it now!

Useful 4 Funny 1 Cool 2

5/12/2014 • Previous review

If I could give them negative stars I would. Won't call you back, won't respond to correspondence, won't fix problems, won't respond to real problems that need addressed.

What in the world makes you think its OK to not call customers back?

You are the definition of an inept homeowners association.

Useful 4 Funny Cool 1

[Read less](#)



**Emi H.**  
Reno, NV  
 8 friends  
 11 reviews

7/3/2015



Worst company ever. Doesn't do a damn thing to help you with your problems. If I could give negative or no stars I would. So glad I'm

leaving.  
If you can avoid them. Especially Renee Smith. She's the WORST property manager I've ever encountered.

Btw. Quite hilarious that they answered this review though it's a year and a half old. Goes to show how much they care about people in their business!

 Useful **11**  Funny  Cool **1**





**MaVen T.**  
Reno, NV  
 **0** friends  
 **3** reviews

 2/3/2017

I live in Sierra Loma and the manager I have dealt with is Ms. Daniels. In the last months I've seen several changes that have come in a quick response to a situation. The communication is excellent and I have received timely responses even after hours and on the weekends. Keep up the good work!!

 Useful  Funny  Cool




**I B.**  
Reno, NV  
 **0** friends  
 **7** reviews

 7/19/2014


If I could give no stars, I would. Today the fire alarms were tested, yet I was never notified of it. I work from home, so you can imagine my stress level when the alarms were going off and on, wondering if I need to evacuate! I figured out the alarms were being tested because I didn't see smoke, nor firetrucks didn't appear, thank goodness. No communication is unacceptable.

 Useful **2**  Funny  Cool **1**



**will c.**  
Reno, NV  
 **0** friends  
 **5** reviews

 6/20/2011

 First to Review

They can't make management companies worse than this! The level of incompetence is staggering! To think a good chunk of my monthly HOA fees goes to support these downs. If you're thinking about buying a condo managed by this business, you'd better think twice or be

related to a good lawyer!

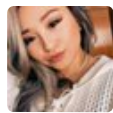
Useful **5** Funny Cool **1**

1 of 1

12 other reviews that are not currently recommended

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**Vivian H. said** "My friend's family owns a condo in these properties and i have got to say, I'm glad we took a trip up there. I cant say much about the people that take care of the rental houses and bookings, so i'll just talk about the amenities..." [read more](#)  
in Property Management



#### Chris & Brooke Hernandez - Chase International

...

57

**Tessa F. said** "My husband and I had been considering purchasing a home in South Lake Tahoe for a couple years and after seeing the drop in prices, we decided this was the year. I asked around locally for Realtor recommendations and Brooke's name..." [read more](#)  
in Real Estate Agents

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