



Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com



Shadow Mountain Ranch HOA and Clark County Who does what?

Questions often arise regarding what entity is responsible for maintenance of components and/or enforcement of codes and restrictions.

The Association is often the first entity contacted, but did you know that outside of enforcement of certain restrictions, including prohibitions against commercial and recreational vehicles being parked in the community, the HOA has limited enforcement authority over the public streets? And that the HOA does not maintain nor own the sidewalks, the streets themselves, or the street lights?

Since the Association is in an area of Las Vegas that is considered to be the jurisdiction of unincorporated Clark County, Clark County Public Works is the entity responsible for maintenance of the streets and street lights.

When it comes to code enforcement, Clark County Public Response or the Las Vegas Constable are the entities responsible. For instance, Clark County Public Response enforces code restrictions against leaving a basketball hoop in the public right-of-way and the Constable would be responsible for towing an abandoned vehicle.

Level Community Management will always assist in getting these reports to the appropriate entity, but you may also contact each entity directly. Report both maintenance and code enforcement issues to Clark County via their online reporting system at: clarkconnect.clarkcountynv.gov

Contact the Constable regarding abandoned vehicles by calling: **702-455-8697** or use the online reporting tool at <http://www.clarkcountynv.gov/constable/lasvegas/Pages/AbandonedVehicles.aspx>

Your Board of
Directors:

Michael Pizzi

President

Chris Langham

Secretary

John Fontanini

Treasurer

Ross O'Dell

Director

Vacant

Vice President

**Assessment payment
address:**

**P.O. Box 64114
Phoenix, AZ 85082**

MANAGEMENT CONTACT

Level Property
Management
8966 Spanish Ridge
Ave. #100
Las Vegas, NV 89148

Phone

(702)433-0149

Fax

(702)444-2416

Community

Manager:

Ashley.Livingston
@levelprop.com

Assistant:

Chelsey.Hansen
@levelprop.com

EXTERIOR MODIFICATIONS

Please remember, all exterior alterations to your home or lot require prior approval from the Architectural Review Committee.



If you are planning to install a patio in the backyard, change your landscaping or perform any other changes, please contact management

for an ARC form, or visit www.shadowmountainranchhoa.com to download one from home.

The new approved paint pallet is also available on the website. A form is required if you are changing your home's paint colors to one of the Association's approved paint pallets.



Please remember to always be cautious when using fireworks and only use the, "Safe and Sane"

fireworks available for purchase from licensed booths in Clark County. With all of the reports of illegal fireworks use, Metro's call volume on this holiday is extremely high. To help keep the lines clear for emergency calls, please consider reporting illegal fireworks via the online reporting system at this link:

www.ISpyFireworks.com

Important Numbers:

Police Non-Emergency

702.828-3111

Animal Control

702.455-7710

County Parking
Enforcement

(Constable's Office)

702.455-8697

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

Phone: (702) 433-0149 help@levelprop.com Fax: (702) 444-2416

MEETING NOTICE

BOARD OF DIRECTORS MEETING

July 9, 2019

6:30 p.m. Regular Session Board Meeting (open to owners)
Office of Level Community Management
8966 Spanish Ridge Ave. Suite 100, Las Vegas, NV 89148

*Copies of the agenda may be obtained from the management office ten days prior to the meeting. Agendas may be obtained in person, or will be mailed, faxed or emailed upon request. Agendas will also be available at the meeting.

In accordance with NRS 116.31083 the above notice shall serve as notice of the Board of Directors Meeting for the Shadow Mountain Ranch Community Association. Unit Owners are not entitled to attend or speak at a meeting of the Executive Board held in Executive Session. [NRS 116.31085(7)]. An Executive Board may meet in Executive Session to discuss violations of the governing documents and discuss other matters as specified in NRS 116.31085(3). Upon request, Unit Owners may receive a copy of the minutes of the meeting, or a summary of the minutes, in electronic format at no charge or, if the association is unable to provide a copy in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter (if applicable).



No Parking!

If you live on a cul-de-sac within the community you've undoubtedly seen a similar sign located at the end of the street.

As the sign indicates, parking at the end of the cul-de-sacs is not permitted. Parking in these areas makes it difficult for emergency vehicles, school busses, and trash removal trucks to turn around to exit the cul-de-sac without having to back up onto someone's driveway.

The Las Vegas Metropolitan Police Department enforces these restrictions and has the authority to cite each vehicle parked in unauthorized areas. If you observe a vehicle parked past the No Parking signs, you may call 311 to report.

Communication Preferences Form

Level Community Management strives to keep up with technology as well as save money for your association. Enclosed with this mailer is a Communication Preference Form which gives you the opportunity to stop receiving certain notices in paper copy and get most of your communications from the HOA exclusively via email. Alternatively, you can elect to receive emailed communications as a supplement to the hard copy in the mail. We look forward to having the ability to more quickly and efficiently communicate with you! Please complete and return the form to us at your earliest opportunity.

*All information provided is strictly confidential pursuant to state law and will not be shared.

IS YOUR YARD IN NEED OF A LITTLE HELP?

It's that time of year again! SUMMER is in full effect and so is your landscaping! Your landscaping was either revived and thriving after the winter, or you may be noticing that it is a little crispy and in need of help! Either way, if you are considering doing some yard work, need tips on how to save water, and/or are thinking about converting your grass to desert landscaping, visit: www.snwa.com.

Don't forget to submit your Architectural Review Form before making any changes!

The Association is out in the community doing inspections twice a month. If you have received a violation letter for weeds, dead plants, or a reminder to water and fertilize your lawn, it may help to know that more than 300 of your neighbors have been in the same boat, and have also been sent notices in the last month or two. If you are noticing the weeds starting to pop up in the rocks, grab some weed killer and spray them as soon as you can, this will help to control them right from the start. Your property values, and the overall aesthetic of the community are all directly linked to whether your yard is maintained properly and kept weed and debris free. Be sure to always check the sides of the home especially by the a/c unit. This spot is often overlooked by residents. If you get a violation notice for dead plants and would like to wait for slightly cooler weather to replace, please just communicate your intentions to the HOA.

