



Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com

December 2016



Happy holidays!

Your Shadow Mountain Board of Directors and Level Property Management would like to wish all community members a safe and happy holiday season!

Your Board of

Directors:

Michael Pizzi
President

R. Neal Venturoni
Vice President

Cecilia Hall
Secretary

Chris Langham
Treasurer

John Fontanini
Director

Automatic Payments of Monthly HOA Dues

Does the busy nature of the holiday season have you stressing about remembering to pay all of your monthly bills? Would you like to save on postage and not use checks or hassle with coupons?

Take the anxiety and worry out of paying at least one bill! Sign up for automatic withdrawal through Level Property Management for stress-free monthly payment of your monthly HOA dues! Payments are withdrawn during the first week of every month. Forms are available at www.levelprop.com or will be mailed or emailed upon your request.

Parking Restrictions

The HOA has seen a recent increase in parking related violations. Please be aware that parking is not permitted in the community's cul de sacs in the areas past the No Parking signs. This rule is to ensure safe egress and ingress from driveways and to ensure school buses and trash collection trucks have enough space to allow them to turn around safely.

Also please note that commercial vehicles are not permitted to be parked anywhere in the community. Vehicles advertising any kind of business or other venture or any vehicle with racks, materials, ladders and/or visible tools are considered commercial.

Budget

Enclosed with this mailer is the Association's budget for the 2017 fiscal year. There will be no change in the assessment amount for 2017.

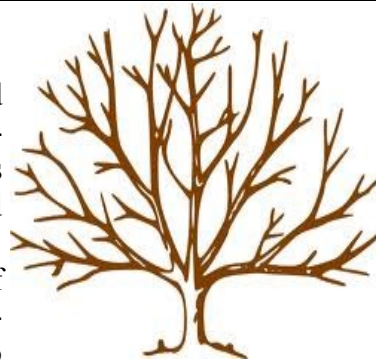
Please take care to read the policies also included in this package. The policies dictate what actions the Association is mandated to take per state law and the community's governing documents when it comes to owners who are not compliant with the rules or who do not pay their assessments. Please contact management with questions.

Landscaping Maintenance

During the winter months, the HOA will place a hold on enforcement action for replacement of dead and missing plants as well as fixing dead spots in lawns. Plants must be replaced and lawns must be reseeded as needed as soon as it starts to warm up again next Spring.

All other landscaping violations, including removal of debris and weeds and trimming will continue to be enforced. If you are cited for weeds, please make sure to also remove the weeds after spraying weed killer. An issue we have seen more of lately is tree branches overhanging walkways and roads and obstructing safe passage.

Please make sure any trees on your lot are trimmed so as to allow individuals to walk under them without running into any branches and please trim any branches hanging low enough to hit vehicles as they drive by.



**MANAGEMENT
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