



Shadow Mountain Ranch Community Association



FRIENDLY REMINDER...

Pets are wonderful roommates but they're also messy. Pet owners, please pick up after your pet! If you see someone fail to clean up after their pet, report them to management. Any pets that are outside **MUST** be on a leash to comply with community Rules and Regulations.

This is a health and welfare issue and, as such, homeowners may be fined in excess of \$100 per incident.



NO WASTE ZONE

Your Board of Directors:

John Fontanini
President
R. Neal Venturoni
Vice President
Cecilia Hall
Secretary
Chris Langham
Treasurer
Michael Pizzi
Director



As management for the association, Level Property Management conducts monthly inspections of the property. We also receive complaints from residents and vendors. Letters are mailed to owners for every violation of the rules. Failure to correct the violations results in a hearing with the board and possibly fines of up to \$100. Weeds and trash are a couple of the most common issues.

Maintenance of a community is a daily and ongoing commitment. If there are maintenance issues that you believe need to be addressed, please contact management by fax or email. Remember, it's your community and your home.

You can help keep the Shadow Mountain Ranch Association beautiful by making sure garbage is placed on the curb no earlier than 12 hours prior to pickup and trash receptacles are stored out of sight and not left on a patio, in the side yard, or at the front entry; always picking up after your pets; keeping boxes, storage containers and clothes out of sight; and repairing any damaged doors, shutters, windows and screens as soon as possible.

Reminders:

Exterior changes to your home require prior approval. The only exception is if you are repainting to match the existing color.

Weeds in your front and side yard landscaping must be promptly removed. This is the season. Please be proactive!

Storage in side yard is not permitted. That includes but is not limited to: trash cans, bicycles, boxes, or other miscellaneous items. Please keep your side yard free of clutter.

Home Security Tips



Security is always important, but even more so during the Winter season when many homes in Las Vegas are unoccupied. There are many things we can do as individuals and as a community. Locking doors, closing garage doors, and turning lights on at night are all obvious and free. Security cameras are more expensive, but can be added with Board approval. Another option is security film – a clear film that is installed on windows like tint. This film holds glass together to prevent entry. If a door or window is hit with a hammer or rock, the glass will break, but will be held together. Anyone determined to get through the glass will eventually be able to do so, but it will take some time and is a deterrent to the smash-and-grab type break-ins we have had in this community.

Holiday Decorations

Kudos to those of you who decorated your homes for the holiday season. They were enjoyed by the whole community! Please remember to take down any holiday decorations before the end of January.



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