



**Shadow Mountain Ranch
Community Association**
www.shadowmountainranchhoa.com

**FALL
2017**

**Q&A on community vehicle
restrictions**



Did you know that your community has restrictions against parking or storing certain types of vehicles in the street or anywhere within view on your lot? Learn what is and isn't permitted to avoid any potential violation letters or penalties.

Q. Are Commercial Vehicles allowed in the community?

A. No, commercial vehicles cannot be parked in the community or on the lot of any home unless the vehicle is located within the garage or otherwise adequately screened from view.

Q. What constitutes as a Commercial Vehicle?

A. The Association's CC&Rs define commercial vehicles as: any vehicle with any type of advertising; any vehicle with racks, materials, ladders and/or tools visible; any vehicle with a body type normally employed for a business vehicle; a truck of greater than one ton capacity; vans that are not family passenger vans; or buses.

Q. Are motorhomes, buses, trailers, boats, watercraft or campers allowed to be stored in the community?

A. No, unless a Recreational Vehicle is entirely screened from view, it may only be parked at a home or in the street for a period not to exceed 48 hours for purposes of loading or unloading.

Q. If I park my vehicle in my driveway or on the street, does it have to be operable?

A. Yes, any vehicle that is within view of neighbors must not have flat tires, a broken windshield, cobwebs or otherwise appear that it cannot be legally driven.

Q. Can I work on my vehicle at my home?

A. Vehicle maintenance can only be conducted in the garage of the home, out of sight of neighbors.

Q. Are car covers permitted?

A. Car covers are permitted on otherwise compliant vehicles only if the cover is commercially manufactured for the purpose of being a vehicle cover, is well maintained and does not have any type noticeable pattern or design. Car covers must be neutral in color. Recreational vehicles, oversize trucks, vans and buses are NOT considered to be adequately screened from view by use of a car cover.

**Your Board
of Directors:**

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

Reminders:

Trash Cans must be stored out of sight from street view at all times, except 12 hours prior to trash pick up.

Pet Waste must be promptly removed and deposited in the appropriate trash container. Be a courteous and responsible pet owner! Do not leave your pet's waste in your neighbor's yard or in Association landscaping or on sidewalks.

Weeds and plant debris in your front and side yard landscaping must be promptly removed. Dead weeds must also be removed.

**MANAGEMENT
CONTACT INFO**

P: (702)433-0149
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Community Manager

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Community Assistant

Elizabeth.Padilla
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Landscaping beautification

The landscaping in and around the community is the Association's largest asset. As such, the Board is always looking to improve the aesthetics of the community by replacing dead and missing plants and by finding the best plant types for the community, given the climate, amount of foot traffic, and desired look. The Association is working on a multi-year project to improve all landscaping in the community. If you have noted areas that need attention, please let the Board know by emailing your community manager.



Fall Community YARD SALE!! October 21, 2017 7 a.m. to 5 p.m.

As always, the Association will handle the advertising, you handle the selling! We'll have the community yard sale banners placed at different areas throughout the property and will purchase ads in the Review Journal. Homeowners are welcome to also do their own advertisements. Please make sure **NOT** to use adhesives on walls or monument signs and remove all signs before dark.

Items should be placed in your yard or driveway and should not block sidewalks. Good luck and happy selling!

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

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

MEETING NOTICE

BOARD OF DIRECTORS MEETINGS

October 17, 2017

6:30 p.m. Executive Session Meeting (closed to owners)

7:30 p.m. Regular Session Board Meeting (open to owners)

Office of Level Property 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 and Executive Session 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).