



# Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com

# MARCH 2017

**Save The Date! Community Yard Sale April 29&30th**

Your Board of  
Directors:

## Responsibilities of an Out of Town Homeowner

As a homeowner, you are always 100% responsible for any condition that exists on your property. Whether you are out of town on vacation, renting your home, or use the property as a secondary home; you remain responsible no matter your location. The best way to prevent violations, or other unwanted conditions on your property is to hire a professional property manager. You can provide the property management contact information to the Level Management offices and they will be listed as an authorized person on your account. They can receive violation notices, and we can call them in case of an emergency. If you do not have a property manager, it is recommended you at the very least have a trustworthy friend or family member to look after your home periodically while you are away.

**Michael Pizzi**

*President*

**R. Neal Venturoni**

*Vice President*

**Cecilia Hall**

*Secretary*

**Chris Langham**

*Treasurer*

**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.

### MANAGEMENT CONTACT INFO

**P: (702)433-0149**

**F:(702)444-2416**

**Talya Martin**

**Talya.Martin**

**@levelprop.com**

**Elizabeth Padilla**

**Elizabeth.Padilla@**

**Levelprop.com**

It is also the responsibility of the homeowner to inform the tenants of the rules and regulations of the association so that they remain in compliance while living in the community. Homeowners are responsible for their tenant actions and will be held financially responsible for any fines the tenant acquires. It is important that homeowners screen tenants carefully when leasing the home.



### IT'S SPRING TIME AND YOU KNOW WHAT THAT MEANS? WEEDS!

Homeowners must maintain yards and keep them free of those pesky plants in all seasons. As much as we dread pulling them, the community's CC&Rs require that yards be kept maintained. The HOA will have to send violation notices for any weeds that are left in the front yards or the side yards of homes.

If you have a landscaper, contact them to speak about their plans on removing the weeds this season before they begin to appear, spray a pre-emergent, or make sure to remove them as they show up. Thank you!



# **SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION**

Phone: (702) 433-0149 [www.levelprop.com](http://www.levelprop.com) Fax: (702) 444-2416

## **MEETING NOTICE**

### **BOARD OF DIRECTORS MEETING**

7:30 p.m. March 28, 2017

Office of Level Property Management

8966 Spanish Ridge Ave. Suite 100, Las Vegas, NV 89148

The Executive Session Meeting (closed to owners) begins at 6:30 PM

**\*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).

## **The Community on the Web**

Your personal HOA account may be accessed online at [www.levelprop.com](http://www.levelprop.com) using your Account Number as your username and the password assigned by Level Property Management.



A few of the features available online include account inquiries, online payments, and accessing forms such as the Association's insurance certificate, board meeting minutes, association financials, address change forms, architectural change forms (ARC), and many more!

If you have trouble logging onto your account, contact Level Property Management for assistance during normal business hours at 702-433-0149 or by emailing [help@levelprop.com](mailto:help@levelprop.com)

Also, please be aware that the Association also has a website for community news. Please visit [www.shadowmountainranchhoa.com](http://www.shadowmountainranchhoa.com).

## **Just the FAQs**

### **How do I report a violation of the rules?**

If you witness a possible violation of the community's CC&Rs and/or Rules & Regulations, please contact Level Property Management at [help@levelprop.com](mailto:help@levelprop.com), or you can send an email through the website by logging into your account at [www.levelprop.com](http://www.levelprop.com). All complaints must be in writing. No phone calls can be accepted because a paper trail must exist to substantiate any penalties that may occur as a result of the complaint. You can also fax reports to (702) 444-2416. All homeowners are entitled to due process under NRS 116 and the community's fine and penalty policy. Please include descriptions of the event and people and provide photos as possible.

