



# Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com

# MARCH 2016

**Save the date: Community Yard Sale April 30th**

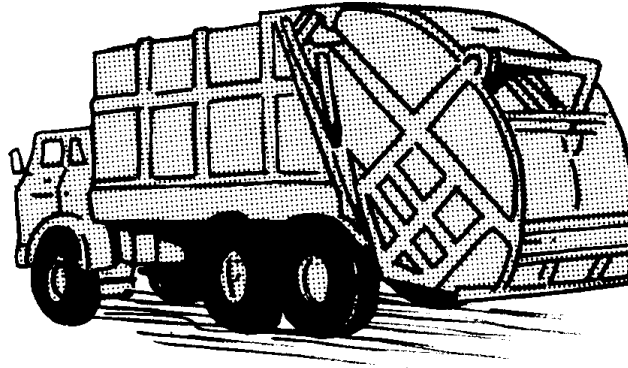
Your Board of  
Directors:

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

## Trash Service Days Have Changed

Republic Services has made a change in the service they provide to the community. Here are a few tips to help you transition to the new "Clean Community and Enhanced Recycling Program" :

- You will no longer need to separate and sort your recyclables using the red, white and blue bins. Instead you will use one cart for ALL your recyclables. This is called All-in-One-Recycling.
- The appearance of your neighborhood will improve since trash/ recyclables will be contained in these carts. There will no longer be uncovered cans and loose trash/recyclables for the wind to blow trash down your street.
- Please note, these carts do come in three different sizes, you can call Republic Services to change to a different size.
- Trash and recycling will be picked up **once per week** on Tuesdays.
- All trash should be bagged prior to being placed in your cart.
- You may put your address on your carts using white adhesive tape. Please do not paint your address on the carts.
- Remember the trash, recycling and bulky items are emptied by different trucks at different times during the day. Each truck only goes through the neighborhood once; bulky items are picked up every other Tuesday. (Check Republicservices.com for Bulk Pickup Days)
- Your old trash cans can only be serviced on bulk pick up days.
- When moving, please call Republic Services at 702-735-5151 to schedule a pick up of your carts.



## Reminders:

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

**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 grasses** in your front and sideyard landscaping must be promptly removed.

## PERMANENT EXTERIOR ALTERATIONS REQUIRE PRIOR APPROVAL

Please remember that any and all permanent alterations to the exterior of your property including repainting, installing security doors, or removing or installing new plants or decorative items in your landscaping, all require approval from the Association. You may not proceed with any such alterations until you have filled out an Architectural Review Form (which may be obtained from management) and sought and received approval of the alteration from the Architectural Review Committee. If you proceed with alterations without approval, you may be fined and forced to bring any changes that aren't in conformance with the Association's guidelines into compliance.

If you would like a copy of the Association's Architectural Guidelines, which dictate what changes may or may not be done to the exterior, please contact management.



**MANAGEMENT  
CONTACT INFO**  
**(702)433-0149**  
fax **(702)444-2416**

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*Assistant:*  
Talya Martin  
**Talya.Martin**  
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# **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 22, 2016

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.

