



# Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com

## January 2018



After painting all exterior walls almost two years ago, the Association recently completed a project to do touch-ups as needed throughout the community. Areas of staining and water leaching were cleaned and a fresh coat of paint was applied. While the community's governing documents are clear in regards to maintenance obligations - the Association is responsible for the maintenance of the exterior of the perimeter wall and the adjacent homeowner is responsible for the structure of the wall- when you take cause for damage into account, things become a little more complicated. Much of the staining and water leaching may be caused by factors under the control of the homeowner on their side of the wall, to include irrigation hitting the wall, leaking pool components, lack of below-grade water proofing, etc. But in some instances the staining could be from a condition related to the original construction of the wall, such as the amount of lime present in the block. Or in some instances the staining may be from irrigation on the Association's side of the wall.

If you live in a home that has a wall abutting one of the main thoroughfare streets within the community, you've probably received letters from the HOA as it has worked through how it will address this issue, which negatively impacts the aesthetic of the community. We thank you for your communication with us and cooperation in fixing issues, as needed.

After review of the issue with experts in the construction field and careful consideration of all factors involved, the Association has determined that *at this time*, it will consider this type of maintenance to be at the expense of the Association, unless at the Boards discretion, the cause of staining is readily apparent. In which case, the costs related to maintenance of the exterior of the wall will be assessed back to the responsible party.

The Board reserves the right to evaluate any additional information that may come to light, additional expert opinions, and to review and change the Association's stance on this matter, as needed.

## Borers and Fruit Trees

Plum trees are a popular choice in front and backyards of homes throughout the community. Unfortunately, these trees are also a popular choice for a nasty little insect that likes to leave holes in bark, leaking sap, and kill branches or whole trees. Learn to recognize the signs of a borer infestation in your trees and options for treatment. Improper irrigation and too much exposure to sun can both make your tree susceptible. If you notice a portion of the tree dying off, remove affected branches, as possible. Ensure the tree is getting enough water and remove debris from around the tree. Regular fertilization can also help.

If your tree is infested, make a quick visit to a local nursery for treatment. Systemic pesticides are available and Spring is an excellent time for application.

### MANAGEMENT CONTACT

Level Property  
Management  
8966 Spanish Ridge Ave.  
#100 LV, NV 89148

Phone (702)433-0149  
Fax (702)444-2416

### Community

#### Manager:

Ashley.Livingston  
@levelprop.com

## Board Members

**Michael Pizzi**  
*President*

**R. Neal Venturoni**  
*Vice President*

**Cecilia Hall**  
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**Chris Langham**  
*Secretary*

**John Fontanini**  
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The Association has seen an increase in **Commercial Vehicle storage**. Please remember, Commercial Vehicles, which include any vehicle with advertising, semi-trucks, trucks with visible ladders and tools, etc., are not permitted to be parked within the community. They can't be on driveways *or on side streets!* Help the Association maintain property values. If you know which homeowner

is responsible for a commercial vehicle parked on a side street, send the address to Level, so the penalty process may be followed.