

July

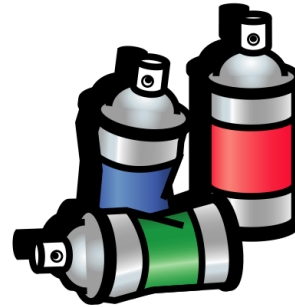
Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com



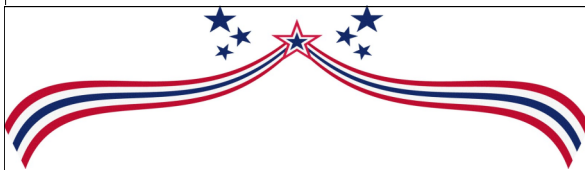
Offensive Graffiti Spotted on Walls

Graffiti with explicit language has been painted over by the Association on two recent occasions. The Association has management, landscapers and pet waste removal personnel, but they are not onsite daily. We rely heavily on reports from community members of maintenance issues. If you see graffiti anywhere in the community, please report it as soon as observed to Level Property Management. Action will be taken as quickly as possible to remove offensive messages and prevent a blight on the neighborhood. Please include cross streets and a photo of the graffiti, if possible. If you observe an individual committing acts of vandalism, please do not approach them, and immediately contact the police.

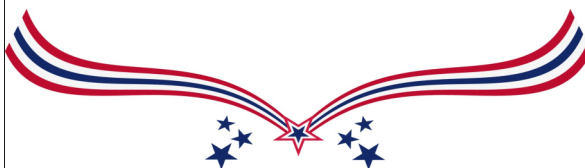


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The HOA would like to wish everyone a safe and happy 4th of July! Please remember to always be cautious when using fireworks and to only use the, "Safe and Sane" fireworks purchased from a licensed booth in Clark County. Metro receives more calls on this holiday than any day of the year for illegal fireworks. Because of the high call volume they've setup a new website for residents to report illegal fireworks at <https://maps.clarkcountynv.gov/AGOL/fw/index.html>



Landscaping Maintenance

When working on your landscaping, please make sure to not only spray your weeds but to also pull or rake them out completely, especially wild grasses in rock areas. If dead weeds are left in the landscaping, the property is not in compliance with maintenance requirements. If pulling, to be effective, you'll need to pull slowly, by the root. An area that is often missed, is the side yard by the AC unit. All landscaped areas of the home must be maintained.

Additionally, please make sure to trim all plants for clearance for pedestrian traffic on sidewalks. Low lying tree limbs should be removed and bushes that encroach over the sidewalk should be trimmed back.



MANAGEMENT CONTACT

Level Property Management
8966 Spanish Ridge Ave. #100
Las Vegas, NV 89148
Phone
(702)433-0149
Fax
(702)444-2416
Community Manager:
Ashley.Livingston@levelprop.com
Assistant:
Elizabeth.Padilla@levelprop.com

**Trash day
has
changed!
Pickup is
now on
Fridays.**

Volunteers Needed! Are there any community members with an interest in volunteering their time to help preserve, enhance and maintain the community? Volunteering can be rewarding as you watch your efforts directly impact the look of the community and thus property values. Please contact management for more info!