

Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com



Shadow Mountain Ranch HOA Assessment Holiday

After a review of the Association's finances and anticipated expenses for the remainder of 2021, the Board has determined that the Association will initiate a three-month assessment holiday covering the remaining months of the year.

You do not need to pay your monthly assessments for October, November, and December.

If you have submitted payment for any of these months, it will be applied as a credit to January 2022.

If you are on automatic payment through Level Community Management, the auto pay will be temporarily suspended for these months. Please make sure to temporarily cancel any scheduled payments you may have through your personal bank.

Your monthly assessments will resume January 1st, 2022. You may check your assessment balance at any time by logging in to your account at www.levelprop.com.

Your Board of Directors:
Michael Pizzi
President
Chris Langham
Vice President
Ross O'Dell
Treasurer
Joey Barajas
Secretary
Vacant
Director

Assessment payment address:

**P.O. Box 64114
Phoenix, AZ 85082**

MANAGEMENT CONTACT

Level Community Management
8966 Spanish Ridge Ave. #100
Las Vegas, NV 89148
Phone

(702)433-0149

Fax

(702)444-2416

Community Manager:

Ashley.Livingston
@levelprop.com

Community Assistant

Hannah.Bolender
@levelprop.com

Shadow Mountain Ranch 2021 Halloween Decorating Contest

Reminder: We are having a Halloween Decorating Contest! Don't forget to nominate yourself or your neighbors at

www.shadowmountainranchhoa.com

Follow the instructions on the website to update the shared map and add photos! Check the map regularly to see what houses in the neighborhood you should check out! To make sure we see your house, please share pictures on the site!

The contest will be judged by the Community Improvement Committee and the HOA Board.

*If you are interested in joining the Community Improvement Committee, please contact Level Community Management

Prizes: \$50, \$100, and \$150



Important Numbers:

Police Non-Emergency
702.828-3111
Animal Control
702.455-7710
County Parking Enforcement
(Constable's Office)
702.455-8697

Shadow Mountain Ranch Community Association

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

BOARD OF DIRECTORS MEETINGS NOTICE 5:30 p.m., November 10, 2021

Participation must be via
conference call or via login to virtual meeting.
Zoom Online Meeting Login URL: [https://us02web.zoom.us/j/84151861288?
pwd=R0kzM0orRkNrVzBrbXdKd0JSUVlFdz09](https://us02web.zoom.us/j/84151861288?pwd=R0kzM0orRkNrVzBrbXdKd0JSUVlFdz09)
Meeting Passcode (needed for phone or online participation): 955540
Meeting ID #: 841 5186 1288
Conference Call Number: 1-669-900-6833

**An Executive session meeting (closed to owners) will begin at 4:30 p.m.
Board of Directors Meeting will begin at 5:30 p.m.**

NOTE: Action may be taken on all items. In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors 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). [NRS 116.31083 (4)(a)] **This is a draft agenda.** The agenda items are subject to change. Copies of the finalized agenda may be obtained from the management office on the day of the meeting or by request, sent via email.

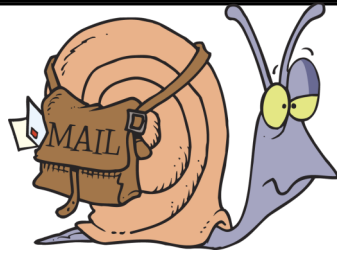
Use of **Zoom** for meeting participation does not require an account or login with Zoom. You may download the Zoom app before you attempt to join the meeting or you will be prompted to do so when you join. To join the meeting, type the above URL into your web browser on your computer or smart phone. You will be prompted to enter the listed Meeting ID Number and Meeting Password. Do not share the Meeting ID or Password with any non-community members. Select Join. For additional assistance, please visit <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. You may also participate telephonically. Dial the number listed. You will be prompted to enter the Meeting ID and password.

Postal service in- creases delivery time

New US Postal Service standards may increase delivery to areas of the US that are farthest away from Las Vegas, NV by no less than three days. To ensure timely receipt of communication from the HOA, please give us your email address.

Fillable forms are available on Level's website. Please visit www.levelprop.com, Homeowner Resources, Forms. Fill out and email us a Communication Preferences form to designate an email address.

Once you have a designated email address on file, we will send copies of any compliance or delinquency letters via email as well as all traditional communications, including newsletters and meeting notices.



Feeding Pigeons

Did you know that feeding pigeons at your home or anywhere within the community isn't only a violation of the HOA's rules, but is also a crime within Clark County? It is punishable by a fine of up to \$1,000 or even jail time.

Owners should never feed pigeons or leave out any attractants for the birds, including unattended bowls of pet food and water.

