

Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com



Shadow Mountain Ranch HOA Assessment Holiday Reminder

As a reminder, **No assessments were due for October or November and we are not collecting assessments for December!**

The Board had previously determined that the Association would initiate a three-month assessment holiday covering the last 3 months of the year.

We encourage you to check your assessment balance at any time by logging in to your account at www.levelprop.com. We have received a large number of assessment payments for the months of October and November and many homeowners will have a credit balance. If you need assistance logging into your account, please contact Management.

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 has been temporarily suspended for these months. Please make sure to temporarily cancel any scheduled payments you may have through your personal bank.

*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 Winter Holiday Decorating Contest

Reminder: We are having a Winter Holiday 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.

Important Numbers:

Police Non-Emergency
702.828-3111
Animal Control
702.455-7710
County Parking
Enforcement
(Constable's Office)
702.455-4099

*Prizes: \$100, \$200
and \$300!*



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. January 13, 2022

Participation must be via conference call or via login to virtual meeting

Zoom Online Meeting Login URL: <https://us02web.zoom.us/j/88945341170?pwd=eUJBVG15V1VHTUZWRHIzdjhUi8rZz09>

Meeting Passcode (needed for phone or online participation): 598704

Meeting ID #: 889 4534 1170

Conference Call Number: 1 253 215 8782

**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/360034967471-Getting-started-guide-for-new-users>. You may also participate telephonically.

Dial the number listed. You will be prompted to enter the Meeting ID and password.



Changes to the outside of your home

Everyone is happy to see when members of the community make improvements to increase the value of their homes. Please remember, though, all exterior alterations to landscaping, paint color, gates, driveways, etc., must comply with the Association's Architectural Guidelines and must be done only *after* receiving approval from the homeowners association. This includes any changes to your backyard.

Please visit Shadowmountainranchhoa.com/resources/ and select the "Association Documents" tab for a copy of the Architectural Guidelines and the Architectural Request form.

Completed forms must be submitted to Level. Please email to Hannah.Bolender@levelprop.com. The turnaround time is typically two to three weeks. Please bear that in mind when looking to schedule vendors.