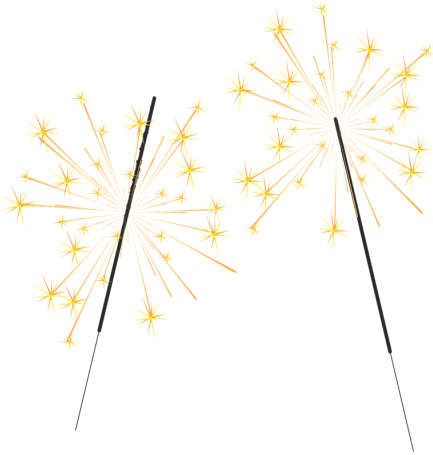


# Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com



## The Shadow Mountain Ranch Community Association would like to wish all members a Happy 4th of July!

Stay cool and stay safe and remember to light only Safe and Sane fireworks approved for use in Clark County.

Fines for illegal fireworks have recently been increased to \$500 for communities within Unincorporated Clark County. To report illegal fireworks use, please use **ispyfireworks.com**

### **Vehicles in the HOA**

Boats, RVs, and trailers, oh my!

'Tis the season for day trips to the lake and longer excursions in the RV. When prepping for or cleaning up after a trip, please keep these requirements from the CC&Rs in mind:



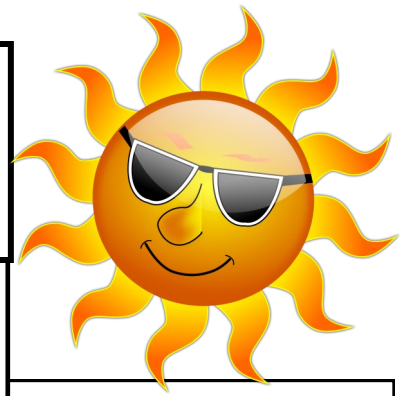
*Section 9.23 Commercial Vehicles and Recreational Vehicles...:*

*b) As used herein, the term "Recreational Vehicle" shall include, without limitation motorhomes, buses, trailer coaches, trailers, boats or other watercraft, aircraft or campers.*

*c) No Commercial Vehicle or Recreational Vehicle may be parked on any Unit or within the Project (unless the entire vehicle is located within a garage or otherwise adequately screened from view) except as permitted below...:*

*(ii) Recreational Vehicles owned by an Owner or occupant of a Unit may be parked on the driveway of the Unit while the Recreational Vehicle is being loaded or unloaded for a period not to exceed forty-eight (48) hours.*

*In addition, no Commercial Vehicle, Recreational Vehicle or any automobile, van, motor home or truck or equipment, may be dismantled, repaired or serviced on: (i) any Unit visible from adjoining property or any street...*



*Your Board of  
Directors:*

**Michael Pizzi**

*President*

**Chris Langham**

*Vice President*

**Ross O'Dell**

*Treasurer*

**Joey Barajas**

*Secretary*

**Dennis Young**

*Director*

### **MANAGEMENT CONTACT**

Level Community  
Management

8966 Spanish Ridge Ave.

#100 Las Vegas, NV

89148

### **General Inquiries:**

help@levelprop.com

(702) 433-0149

### **Community Manager:**

Ashley.Livingston

@levelprop.com

### **Assistant:**

Krystal.Bohall

@levelprop.com

### **Assessment payment address:**

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

**Sign up for autopay--  
visit shadowmoun-  
tainranchhoa.com for  
a form!**

# SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

Phone: (702) 433-0149 [www.levelprop.com](http://www.levelprop.com) Fax: (702) 444-2416

## BOARD OF DIRECTORS MEETINGS NOTICE

**6 P.M., July 21, 2022**

**8966 Spanish Ridge Ave. Suite 100 Las Vegas, NV**

**Board of Directors Meeting will begin at 6 p.m.**

**An Executive Session Meeting (closed to owners except by invitation) will begin at 6:30 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.

### Paint Palettes

The Association has a new book of paint scheme options that was adopted in early 2022. Additionally, color schemes from the Association's old paint palette, adopted in 2015, may still be used. Please view all of your painting options on the Association's website by visiting our "Resources" tab at:

[www.shadowmountainranchhoa.com](http://www.shadowmountainranchhoa.com).

Approval to repaint to match existing is not necessary. The Association, however, does not have the original color schemes from Pardee, the community's builder. You must color match.

If you've gotten a notice to repaint damaged or fading trim, you may either color match the existing paint or you may repaint the whole home to a new color scheme. Color schemes must be used as presented; colors can't be omitted or switched to different locations of the home.

Contact Level for an Architectural Review Form (or obtain it at the HOA's website) if you'd like to freshen up your home with a new color scheme!



### Election Results

The Association held its annual election May 31, 2022. We had five candidates for three open seats. The votes were tallied and the winners determined by narrow margins.

The Association welcomes back incumbent board members Joey Barajas and Chris Langham and extends a warm welcome to newcomer Dennis Young!

The Board is made up of your neighbors who own homes within the community. It meets regularly to make decisions regarding the upkeep, maintenance and improvement of the community.

### Traffic signal

Per a homeowner's request, the Association has reached out to Clark County to request consideration of installation of a traffic signal at Grand Canyon Drive and Hacienda Avenue. The Association is aware of at least three recent traffic accidents at this location. The County has responded that a traffic study will be conducted in Fall of 2022.

