

Shadow Mountain Ranch Community Association



Assessment Holiday October through December

Owing to the Board's continued excellent financial management, the Association will be able to execute its planned 3-month assessment holiday starting in October. **This means your \$23 monthly assessment will not need to be paid for the last three months of the year.**



Credits will be applied to the monthly assessment starting January 1, 2023 (refunds will not be issued). We encourage all owners to check your assessment account balance, so you're aware of where your account stands.

Your assessment account balance may be accessed by visiting www.levelprop.com. Please select the Homeowner Login option at the top to then log into your account. To log in, you will need your account number and either your password or the email address that you have on file with the Association.

Please reference your statement for your account number. If you do not know your password, please try the Forgot Password option and enter your email address. If your email does not work, that means that you do not have an email address saved with the association. Please shoot us an email at help@levelprop.com with your address in the subject line, so

*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
shadowmountainranchhoa.com**

Login - Resident

[Login](#) [Help](#)

Assessment account number or email address on file with the association

User:

Password:

[Forgot Password?](#)

You will need to have an email address on file with the association to retrieve your password. Shoot us an email at help@levelprop.com, if your email does not work.

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

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

BOARD OF DIRECTORS MEETINGS NOTICE

6 P.M., September 15, 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 commissioned renderings of each new paint palette option. If you'd like to get a better visual of what each paint combination would like on your

home, they will soon be available at

www.shadowmountainranchhoa.com

Weeds

With the wettest monsoon season Las Vegas has seen in about a decade well underway, most of the plants are thriving. Unfortunately, this includes the crabgrass, dandelions and other weeds.

Please make sure you're checking your yard regularly for any unwanted weeds and pulling or spraying, especially the sideyards including the area behind your AC unit. Sprayed weeds must be raked up and removed in order to comply with the association's requirements for landscaping maintenance per the CC&Rs.



Halloween decorating contest

The HOA will be bringing back to life its Halloween Decorating Contest this year.

Get ready to recruit the spiders and cobwebs on last year's decorations and make pacts with some new ghosts and goblins to haunt your yard this year!



Nominate yourself or your neighbors through the Association's website,
www.shadowmountainranchhoa.com.

Third prize- \$50

Second Prize- \$100

First Prize—\$150

If you are interested in joining the Community Improvement Committee and helping with the judging, please contact management at help@levelprop.com.