

# 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](http://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 2023.

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*  
**Dennis Young**  
*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:**

Jovanah.Watkins

@levelprop.com

**Community**

**Assistant**

Krystal.Bohall

@levelprop.com

## **Shadow Mountain Ranch 2022 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](http://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!



**Please submit your nominations no later  
than December 17, 2022.**

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

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

### **Important Numbers:**

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

# 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 6:00 P.M. February 9, 2023

Office of Level Community Management, 8966 Spanish Ridge Ave  
Ste. 100 Las Vegas, NV 89148

**An Executive Session Meeting (closed to owners) will begin at  
7:00 p.m.**

**Board of Directors Meeting will begin at 6:00 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.

### 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/](http://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 them to [Krystal.Bohall@levelprop.com](mailto:Krystal.Bohall@levelprop.com). The turnaround time is typically two to three weeks. Please bear that in mind when looking to schedule vendors or making a deposit.