

# Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com



## WEEDS, WEEDS, AND MORE WEEDS!



It's that time of year again with the dreaded unwanted greenery popping up everywhere in rock landscapes and turf.

Homeowners must maintain yards and keep them free of those pesky plants in all seasons. As much as we all dread the spraying, the pulling and the raking, the community's CC&Rs require that yards be kept maintained. The HOA will send violation notices for any weeds that are left in the yard.

The Association often times observes many homes in which the front of the home is clean, but the side yard, near the AC unit has weeds. It is also frequently seen where it appears as though the weeds have been sprayed, but not removed. Please make sure that all weeds anywhere on your lot, dead or not, are fully removed.

*Your Board of  
Directors:*

**Michael Pizzi**  
*President*

**Chris Langham**  
*Vice President*

**Ross O'Dell**  
*Treasurer*

**Joey Barajas**  
*Secretary*

**Dennis Young**  
*Director*

## Shadow Mountain Ranch Website

We wanted to send a friendly reminder that Shadow Mountain Ranch does have a designated website with tons of useful features. The website is a great place to stay update with community projects, events, pay your assessments, report violations, submit suggestions and/or recommendations for the Board of Directors to consider and so much more.

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

## Repainting to match existing

Please be aware that, unfortunately, the Association does not have the original color schemes from when Pardee developed the community. If you wish to repaint to match your existing colors, you must do a color match. It is recommended to obtain a color sample from an area of your home that is well protected from the sun, such as under the trim or from an area that has been consistently shaded by plant life. Prior approval is not required to repaint to match existing. If you wish to update the scheme of your home, prior approval is needed. You can find the ARC application, as well as the paint schemes on the Shadow Mountain Ranch website.

## MANAGEMENT CONTACT

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

**General Inquiries:**  
[help@levelprop.com](mailto:help@levelprop.com)

**Accounting Concerns:**  
[accountsreceivable@levelprop.com](mailto:accountsreceivable@levelprop.com)

## Community Manager:

Jovanah.Watkins  
@levelprop.com

## Assistant:

Krystal.Bohall  
@levelprop.com

## 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. April 20, 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.