

# Shadow Mountain Ranch



## Monthly Statements in 2024!

In years past the community has sent an annual coupon booklet for the monthly assessment payments to be made.

The Board of Directors has decided to switch to monthly statements in lieu of the coupon booklet starting in 2024. As a courtesy, anyone not on ACH was sent a statement for January 2024 with your current account balance. Moving forward only accounts with a balance will be sent a statement. Any zero or credit balance account will NOT be sent a statement.

*Your Board of Directors:*  
**Michael Pizzi**  
*President*  
**Chris Langham**  
*Vice President*  
**Ross O'Dell**  
*Treasurer*  
**Joey Barajas**  
*Secretary*  
**Dennis Young**  
*Director*

## Holiday Decoration Winners

1st Place: **5597 Spur Heel**

2nd Place: **10050 Valley Ridge**

3rd Place: **10019 Twilight Mist**



Congratulations to the contest winners!

You can view pictures of the winners through the map link at [www.shadowmountainranchhoa.com](http://www.shadowmountainranchhoa.com)

## MANAGEMENT CONTACT

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

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

## Community Manager:

Felicia Benson

## Community Assistant:

Breanna Hoffman

## BOARD OF DIRECTORS MEETINGS NOTICE

**Location: Level Community Management  
8966 Spanish Ridge Ave Ste. 100 Las Vegas, NV 89148**

Executive Session Meeting (closed to owners): **January 17, 2024 at 6:00 PM**  
Regular Session Board Meeting (open to owners): **February 21, 2024 at 6:00 PM**  
Executive Session Meeting (closed to owners): **March 20, 2024 at 6:00 PM**

The Agenda will be available not less than five (5) days prior to the meeting at the Corporate Offices of Level Community Management. Electronic copies can be requested by emailing [felicia.benson@levelprop.com](mailto:felicia.benson@levelprop.com) or [breanna.hoffman@levelprop.com](mailto:breanna.hoffman@levelprop.com)

In accordance with NRS 116, homeowners have a right to have a copy of the audio recording at a cost of \$20.00, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary 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. Homeowners also have the right to speak to the association or executive board unless the executive board is meeting in executive session. Time will be provided at the beginning of the meeting for owners to speak regarding agenda items. **This time may be limited at the discretion of the Board and may be limited to 3 minutes;** owners may speak at the end of the meeting on general items.