

Shadow Mountain Ranch



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



Spring Cleaning Community Yard Sale

Get to know your neighbors and
turn your clutter into cash!

April 6th & 7th

MANAGEMENT CONTACT

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

General Inquiries:
help@levelprop.com

Community Manager:
Felicia Benson
Community Assistant:
Breanna Hoffman

Add your address to the Google map here:

<https://www.google.com/maps/d/edit?mid=142do4NM0Jf0TP3HqMz8bgyXByLekC8U&usp=sharing>

Map link also available at www.shadowmountainranchhoa.com

Contact help@levelprop.com if you need assistance

Annual Election Upcoming!

The Association's Annual Election will be held in the middle of May. We will have three seats on the board opening this year. The term is two years. If you are an Owner and have an interest in volunteering to help protect, enhance and maintain your community, please complete and submit the enclosed nomination form via mail or email to Level Community Management.

BOARD OF DIRECTORS MEETINGS NOTICE

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

Annual Membership Meeting: May 15, 2024 at 6:00 PM

Regular Session Board Meeting (open to owners): May 15, 2024 Immediately following Annual

Executive Session Meeting (closed to owners): June 19, 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 or 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.

Landscaping Maintenance Weeds, Weeds, and More Weeds!

Tis the season for the invasion of weeds! When working on your landscaping, please make sure to not only spray your weeds but to also pull or rake them out completely, especially wild grasses in rock



areas. If dead weeds are left in the landscaping, the property is not in compliance with maintenance requirements. If pulling, to be effective, you'll need to pull slowly, by the root.

An area that is often missed, is the side yard by the AC unit. All landscaped areas of the home must be maintained.

Additionally, please make sure to trim all plants for clearance for pedestrian traffic on sidewalks. Low lying tree limbs should be removed and bushes that encroach over the sidewalk should be



Block Wall Maintenance

Did you know that as a homeowner in Shadow Mountain Ranch, you are responsible for the repair and replacement of the wall surrounding your lot? You are required to maintain, repair and replace as necessary, as well as maintain casualty insurance on a current replacement cost basis.

The Association is responsible for aesthetic maintenance of the exterior of block walls surrounding the perimeter of the community.

Even if there is not an existing maintenance issue, all homeowners should be aware of what the responsibilities are on their end.

To protect your investment and help keep your long-term maintenance and repair costs lower, take proactive measures to keep your block wall in good shape. Correct any drainage or pooling problems adjacent to walls. Adjust irrigation so water does not spray or leak onto the wall surface. Consider applying a water proofing agent to the block wall in your yard, above and below grade. And lastly, don't plant next to the walls any trees or other large plants with roots that have the potential to shift or crack block walls. Remove any plants that are causing a problem or may cause a problem.

To report street light outages,
abandoned vehicles and more go
to: [https://www.clarkcountynv.gov/
residents/fixit_clark_county.php](https://www.clarkcountynv.gov/residents/fixit_clark_county.php)

Trash Cans

Trash day for SMR is Fridays.

Trash cans can be placed outside 12 hours prior to pick up and must be put away out of sight 12 hours after pick up.

