

Shadow Mountain Ranch



www.shadowmountainranchhoa.com

Your Board of Directors:
Michael Pizzi
President
Ross O'Dell
Vice President
Juby Benin
Treasurer
Mathew Wion
Secretary
Vacant
Director

Annual Election Update!

The association held its annual meeting on May 15, 2024. There were two nomination forms received for three open seats.

The association would like to welcome newcomers Juby Benin and Mathew Wion to the Board!

Board of Directors

There is one open seat for appointment, if you are interested in being considered please send an email to felicia.benson@levelprop.com

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

Wishing Everyone a Happy 4th of July!

Stay cool and stay safe and remember to light only Safe and Sane fireworks approved for use in Clark County.

To report illegal fireworks use, please use:
<https://maps.clarkcountynv.gov/AGOL/fw/index.html>



Assessment payment address:

**P.O. Box 64114
 Phoenix, AZ 5082**

To sign up for ACH, forms can be found online at levelprop.com

BOARD OF DIRECTORS MEETINGS NOTICE

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

Regular Session Board Meeting (open to owners): August 21, 2024 at 6:00 PM
Executive Session Meeting (closed to owners): September 18, 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.

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.

FixIt Clark County

To report street light outages, abandoned vehicles, graffiti, sidewalk repairs, potholes and more go to:
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.

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 trimmed back.

