

Shadow Mountain Ranch



www.shadowmountainranchhoa.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

Landscape Update- A Note from the Board:

We understand that landscaping is a top priority for our community, and we share your concerns about maintaining the beauty and upkeep of our neighborhood. The Board will be reviewing sealed bids at the upcoming Board of Directors meeting from potential landscapers to ensure we find the best fit for our HOA's needs.

Our goal is to enhance the quality of service while being mindful of budget and long-term sustainability.

We appreciate your patience and will keep you updated as we move forward with this important decision.

Your Board of Directors:
Michael Pizzi
President

Ross O'Dell
Vice President

Juby Benin
Treasurer

Mathew Wion
Secretary

Vacant
Director



More Pet Waste Stations for a Cleaner Community!

Great news for pet owners and neighbors alike! The Board of Directors has installed 12 additional pet waste stations throughout the community, bringing the total to **31 stations**. This addition makes it even easier to keep our shared spaces clean and enjoyable for everyone.

Additionally, the Board is currently seeking bids for a **weekly pet waste removal service**, which will be discussed at the upcoming Board meeting. We appreciate your commitment to responsible pet ownership and look forward to further improving our community's cleanliness! Stay tuned for updates.

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): **February 19, 2025 at 6:00 PM**
Executive Session Meeting (closed to owners): **April 16, 2025 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.

2024 Holiday Decoration Winners

Congratulations to the contest winners and thank you to the participants!
More photos can be seen via the Map link at shadowmountainranchhoa.com



1st Place: **10019 Twilight Mist**



2nd Place: **5597 Spur Heel**



3rd Place: **9894 Shadymill**

Spring is Almost Here – Let's Keep Our Community Beautiful!

As we welcome the Spring season, we encourage all homeowners to take part in keeping our neighborhood looking its best. Regular lawn maintenance—such as removing debris, pulling weeds, trimming trees, and replacing any dead plants—not only enhances curb appeal but also benefits the entire community.

Let's work together to maintain a beautiful and inviting environment for everyone to enjoy!

**Assessment
payment
address:**

**P.O. Box
64114
Phoenix, AZ
85082**

**Sign up for
ACH today!**

Form Here:
www.Levelprop.com

Level News!



HEY THERE! I'M STAN

Introducing STAN, your 24/7 Virtual Assistant from Level Community Management!

Questions about your HOA?
Need updates or assistance?
STAN is always here to help!

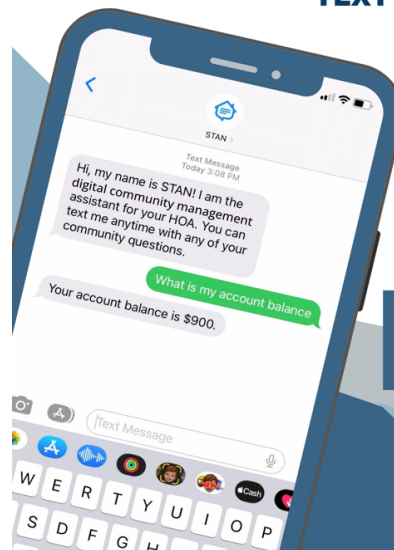
NOW AVAILABLE ON
TEXT AND WECHAT



To ensure you can communicate with Stan, your cell phone number and email must be on file with Level.

Update your info here:

<https://www.levelprop.com/form-communication-preferences/>



**COMMUNITY MANAGEMENT
VIRTUAL ASSISTANT**



Scan the QR code to save Stan's contact information