



Shadow Mountain Ranch



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

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



2025 HALLOWEEN DECORATING CONTEST!

**DEADLINE FOR NOMINATIONS:
FRIDAY, OCTOBER 22ND @ 5PM**

Nominate yourself or your neighbors at:

www.shadowmountainranchhoa.com

(follow the instructions on the website to update the shared map and add photos)

**1ST PLACE- \$150 2ND PLACE- \$100
3RD PLACE- \$50**



Bulk Trash Dates

Sept 26	Nov 7	Dec 19
Oct 10	Nov 21	Jan 2
Oct 24	Dec 5	Jan 16



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): **September 24, 2025 at 6:00 PM**
Regular Session Board Meeting (open to owners): **October 15, 2025 at 6:00 PM**
Executive Session Meeting (closed to owners): **November 19, 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.

Section 9.23 Commercial Vehicles and Recreational Vehicles:

“Commercial Vehicles” and “Recreational Vehicles” (as those terms are defined below) shall be subject to the following prohibitions and restrictions:

- A. As used herein, the term, “Commercial Vehicles” shall be defined as; (i) any vehicle with a sign displayed on any part thereof advertising any kind of business or other venture; or (ii) any vehicle on which racks, materials, ladders and/or tools are visible; or (iii) any vehicle with a body type normally employed as a business vehicle whether or not a sign is displayed on any part thereof; or (iv) a truck of greater than one (1) ton capacity; (v) a van other than one used solely as a family passenger van; or (vi) a bus. A Commercial Vehicle may be defined as such even if the vehicle does not have a Commercial license plate.
- B. As used herein, the term “Recreational Vehicle” shall include, without limitation, motorhomes, buses, trailer coaches, trailers, boats or other watercraft, aircraft or campers.
- C. No Commercial Vehicle or Recreational Vehicle may be parked on any Unit or within the Project (unless the entire vehicle is located within a garage or otherwise adequately screened from view) except as permitted below:
 - i. A Commercial Vehicle not owned or operated by an Owner or an occupant of a Unit may be parked temporarily in the driveway of any Unit during such time as the operator of such Commercial Vehicle is delivering goods or providing services to the Owner or occupant of the Unit.
 - ii. Recreational Vehicles owned by an Owner or occupant of a Unit may be parked on the driveway of the Unit while the Recreational Vehicle is being loaded or unloaded for a period not to exceed forty-eight (48) hours.

In addition, no Commercial Vehicle, Recreational Vehicle or any automobile, van, motor home or truck or equipment, may be dismantled, repaired or serviced on: (i) any Unit visible from adjoining property or any street; or (ii) any part of the Project. Furthermore, no portion of any vehicle parked on a driveway shall be parked on any portion of the sidewalk, curb or private roadway or in any area between the private roadway and sidewalk.

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.

Landscape and Maintenance

As fall season is approaching we want to remind all homeowners of the importance to continue maintaining your lawn by consistently removing debris, trash and weeds along with keeping trees trimmed.

Lets work together to keep the attraction in the community.



Go Paperless!



Scan the QR code to fill out the online Communication Preferences Form. This will opt you in to receive all notices, as allowed by statute, via email only.

Going paperless:

- Reduces mailing cost, including postage to the association
- Keeps owners informed in real time vs waiting for a letter
- No paper records or files to store or throw away