

Shadow Mountain Ranch

www.shadowmountainranchhoa.com

Your Board of Directors:

Michael Pizzi
President

Ross O'Dell
Vice President

Juby Benin
Treasurer

Mathew Wion
Secretary

Andrew Leavitt
Director

2025 Holiday Decorating Contest



Deadline for Nominations is:
December 15th @ 12pm

Nominate yourself or your neighbor at

www.shadowmountainranchhoa.com

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

1st Place- \$300 2nd Place- \$200 3rd Place- \$100

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

2026 Budget



There will be NO
increase to the assessments for
2026.

Monthly Assessment will remain
\$23.

Budget mailing enclosed.

Bulk Trash Pickup Dates:

Nov 7
Nov 21
Dec 5
Dec 19
Jan 2
Jan 16
Jan 30

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 21, 2026 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 help@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.