

# Shadow Mountain Ranch



[www.shadowmountainranchhoa.com](http://www.shadowmountainranchhoa.com)

## Your Board of Directors:

**Michael Pizzi**

*President*

**Ross O'Dell**

*Vice President*

**Juby Benin**

*Treasurer*

**Mathew Wion**

*Secretary*

**Andrew Leavitt**

*Director*

## Annual Meeting Coming Up!

The association is having its annual meeting on May 20, 2026. There were two nomination forms received for two open seats this year.

*Board  
of  
Directors*

Juby Benin and Mathew Wion will serve another two-year term on the Board of Directors. Duly Elected Notice enclosed.

Thank you for your continued service!

## MANAGEMENT CONTACT

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

**General Inquiries:**  
[help@levelprop.com](mailto:help@levelprop.com)

**Community Manager:**  
Felicia Benson

**Community Assistant:**  
Breanna Hoffman

## 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



## Pet Waste Stations- For Pet Waste ONLY

Please stop putting other trash and debris in the pet waste stations. They are for pet waste ONLY.

The pet waste removal company – Poo Snatchers is onsite every Monday for cleanup, trash removal and bag refill.

Let's work together to keep the community looking great!

## 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): **May 20, 2026 at 6:00 PM**  
Annual Membership Meeting (open to owners): **May 20, 2026 Immediately following**  
Organizational Meeting (open to owners): **May 20, 2026 Immediately following**  
Executive Session Meeting (closed to owners): **June 17, 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 [felicia.benson@levelprop.com](mailto:felicia.benson@levelprop.com) or [breanna.hoffman@levelprop.com](mailto: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.

## Placing a Dumpster on Your Property? Here's What You Need to Know

Good news — if you're planning a project that requires a temporary dumpster, ARC approval is not required as long as the dumpster will be on-site for **30 days or less**.

We do ask that you give management a heads-up at least **one week before delivery** with the following information:

1. Expected delivery date
2. How long the dumpster will remain on-site
3. The purpose of use

This simple step helps us keep things running smoothly for everyone in the community. If your dumpster will be needed for **more than 30 days**, please reach out to management to initiate the ARC approval process before scheduling delivery.

As always, we encourage everyone to be a **considerate and responsible neighbor**. Please be mindful of how the placement and use of your dumpster may affect those around you — keeping debris contained, avoiding overflow, and ensuring noise and disruption are kept to a minimum goes a long way. Once your dumpster has been picked up, please take a moment to **clean the area thoroughly**, removing any remaining debris, stains, or residue left behind. A little extra care after the fact keeps our community looking its best for everyone.

Questions? Don't hesitate to contact the management office — we're happy to help!

## 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.

### 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](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.

Visit the Association's website for Community updates, access to newsletters, Community calendar, Governing Documents, ARC Guidelines, and much more!  
[www.shadowmountainranchhoa.com](http://www.shadowmountainranchhoa.com)