



Community Newsletter

Holiday Newsletter

November 2023



BOARD MEMBERS

President: Lyle McKenzie

Vice President: Rodney Thompson

Treasurer: Robert Harrop

Secretary: Jimmy McKinney

Director: Andrea Whittle

Director: Oneal McDaniels

Director: Darlene Albert

Enhanced WEBSITE

Your board has modified our community website to enable you to view your account information. To accomplish this, you must login using the information sent to you in the September letter. This letter gave you a temporary login password. To date only 177 owners have logged in. The board encourages you and your neighbors to make use of this website to make sure your account is up to date. If you have lost the initial letter, you may contact Performance CAM at 702-362-0318 to obtain your login information. As we approach the end of the year it is important to know your account balance and bring it up to date to avoid penalties. Enclosed with this newsletter is the new amounts the state legislature mandated for delinquent and collection costs.

Community Winners

Neighborhood Halloween Decorating

Thank you Eldorado Second homeowners for all the amazing decorating you did to make our neighborhood a spooky good place for trick-or-treating on Halloween!!



CONGRATULATIONS!

Halloween Decorating WINNERS

First Place \$300 6134 Rising Circle
Second Place \$200 1702 Night Shadow
Third Place \$100 6207 Snow Cactus

Landscape award \$100

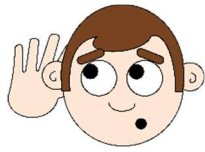
October 1224 Big Tree
November 1031 Stable Glen



Holiday Decorating Contest

Once again, we will have a Holiday Decorating Contest that will be judged on December 23, 2023. Beginning at 6 PM. First place will be awarded \$300, Second \$200 and third \$100. To be eligible, you must submit your address to Cassie@pcam.vegas.





We are Listening

Background

The main purpose of a HOA and its Board of Directors is to maintain and increase property values. To accomplish this the cooperation of all homeowners is required. The board and our management company ensure that the community standards are adhered to. This is accomplished by monthly inspections. Our Covenants, Conditions and Restrictions (CC&R's) were written by our developer. These documents are used as the determining factor when inspections are conducted.

Process

During inspections a violation of one of the rules is observed, a courtesy notice is sent to the homeowner, and they are given 30 days to correct the discrepancy. If it is corrected the violation is closed, if it is not corrected by the next inspection a formal violation letter is sent to the owner. If the discrepancy is corrected the issue is closed. If not corrected by the next inspection the owner is called to a hearing and 14 days later the fining process begins.

We want to hear from you

If you have corrected the violation and have been fined, the fines are not removed. The board will work with you to clear your account, **but you must contact the board for this to happen.**

Community Standards

In 2023 community inspections resulted in 1,444 courtesy notices being issued with 94 of those progressing to fining status. The most common areas that need improvement are:

Lawn Maintenance (mostly weeds)	941
Trash Containers	157
Prohibited Vehicles	111
Vehicle Parking (Stored)	68
Holiday Lights (not removed)	54
Lot Maintenance (Trash)	42
Block Walls (touch up)	27
Basketball Hoops	16
Unsanitary Articles	14
No ARC submitted before change	11

2023 FEE SCHEDULE CHARGES

These changes were made by the 2023 Nevada Legislature

INTENT TO LIEN FEE	\$240.00
NOTICE OF DELINQUENT LIEN	\$520.00
INTENT TO NOTICE OF DEFAULT	\$145.00
NOTICE OF DEFAULT	\$640.00
INTENT TO NOTICE OF SALE	\$145.00
NOTICE OF SALE THROUGH REDEMPTION	\$440.00
INTENT TO CONDUCT FORECLOSURE SALE	\$40.00
CONDUCT FORECLOSURE SALE	\$200.00
POSTPONEMENTS OF FORECLOSURE SALE (3 TIMES)	\$120.00
FORECLOSURE FEE	\$240.00
PREPARE AND RECORD TRANSFER DEED	\$200.00
PAYMENT PLAN AGREEMENT SET UP FEE	\$50.00
PAYMENT PLAN BREACH LETTER	\$40.00
PREPARE RELEASE OF LIEN	\$50.00
PREPARE NOTICE OF RESCISSION	\$50.00
BANKRUPTCY PACKAGE PREP AND MONITORING	\$160.00
MAILING FEES PER PIECE	\$3.20
NSF FEES	\$30.00
ESCROW PAYOFF DEMAND FEE	\$240.00

TOTAL FEES CAPPED AT **\$2,950.00** PER NAC 116.470

In addition, there are various postage, recording costs, management and legal fees.

YOUR COMMUNITY MANAGEMENT TEAM



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North Las Vegas, Nevada 89031

Gerry Northfield COO & Supervisory CAM
gerry@pcam.vegas

Cassie Schindler Administrative Assistant
cassie@pcam.vegas

Phone: 702-362-0318 Fax: 702-331-4188

You can find the Board Meetings and the agenda at [My Community](#)

Or you can now attend the meeting in person at
5135 Camino Al Norte Suite 100