

Emerald Crest Community Newsletter

Kenneth Bitting - President | Kimberly Piwowarczyk - Secretary | Paul Rogers - Treasurer

Kenneth Bitting

Over the last few months, the HOA Board has experienced some changes in directors; one Director resigned and another was appointed.

As we move on from these recent transitions, it's my hope we can create a positive environment for all; moving forward to improve our community.

Kim Piwowarczyk

I was appointed to the Board at a time when there was a lot of turmoil and change happening. I look forward to a much more peaceful and productive Board now that we have Performance Cam. I believe that the Board is here to help to maintain or increase our investment in our homes, and to improve the community within budgetary constraints and while maintaining consistency. I hope that you vote to keep me on the Board and I look forward to having more social events



A word from Board...

Over the last few months there has been some significant challenges and changes for the community. Two special elections, the first resulting in the retention of current board directors Kenneth Bitting (President) and Paul Rogers (Treasurer), and the second one, which you should have recently received for Board Director Kimberly Piwowarczk.

The Board wants to ensure everyone it is our desire to create a positive and long lasting environment for all community members.

As some may know, the Board was unhappy with the lack of service of the previous property management company 5STR and as a result, the Board began a search for a new management company. After extensive interviews with prospective companies and reviewing proposals during the HOA Board Meeting held on June 2, 2021; the board unanimously selected Performance



and meeting more neighbors in the process.

Paul Rogers

Timely payment of homeowner assessments is critical for the financial health of our HOA. I encourage signing up for online payments. At <https://www.performance-cam.com/pay-assesments.html> you will find a guide to set up online payments as well as a link to "Pay Online." Scheduling automatic payment of your assessments will help you avoid late fees and insure accurate recording of your payments.

Any questions with accounting, access to your community web portal or the ARC process, please contact Community Manager, Dustin Marshall at (702) 362-0318.

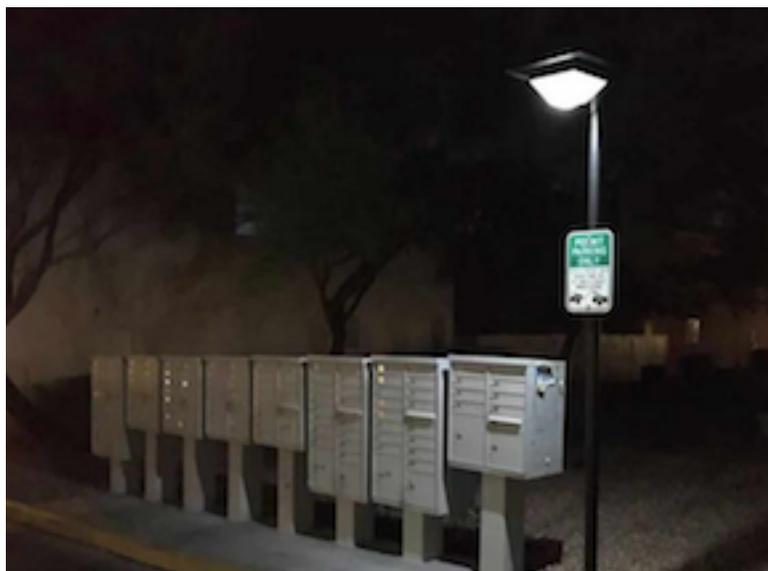
CAM to become our new property management company, effective July 1, 2021. The Board has actively worked with Performance CAM to ensure a smooth transition.

One positive outcome of the transition is every homeowner will now receive a monthly statement; outlining their past and current balances along with a returnable payment coupon for your convenience.

We recommend signing up for direct monthly payment of HOA Assessment Fees and opt-in for electronic service of HOA documents via email; this will guarantee on time monthly payments and reduce our mailing/postage expenditures. You can opt-in at <https://www.cognitofirms.com/PerformanceCAM1/EStatementSignUp>

In other developments, the Board listened to the community's request for lighting at the mail boxes. We are happy to report the Board requested, received and voted on a vendor to install a solar light similar to the one illustrated below within the next four weeks.

This will not only enhance our community, but help with security and safety as well.



Reminders/Updates

- Street Sweeping is on the 1st Tuesday of every month, normally in the morning. If at all possible, please remember to park vehicles in the driveway on these days (CC&R 10.19).
- Effective January 1, 2021, the monthly homeowners assessment increased from **\$55.00 to \$68.75** in accordance CC&R 6.4/6.5 during an HOA Meeting conducted on November 30, 2020.
- The code to the pedestrian gate (located to the rear of the community) is **3245**. Please ensure to close the gate as you pass through. Thank you.
- The last Board meeting was held on July 21, 2021; homeowners can request a copy of the draft minutes from the property management company.
- The Board is looking to appoint a volunteer to the finance committee; if interested please send an email to Community Manager Dustin Marshall at dustin@pcam.vegas
- Maintenance of Coach Lighting is the responsibility of every homeowner; this includes the replacement of light bulbs that are to be of "like wattage and appearance". Declarant approved replacement bulbs are 7 watts, 320 Lumens with a 2700K color temperature rating, (CC&R 9.11).



With summer soon coming to an end, the cooler weather will allow for more community walks. We look forward to seeing everyone out and about as we enter the fall holiday season.

In preparation for the upcoming holidays, the HOA Board has asked for the creation of a "social committee". This may take a month or two, but once created, the Board will ask for volunteers to help plan seasonal communities events. More to come on this....

A word on Community Safety and Security...

During the last two years, the community has experienced an increase in criminal activity; auto and residential burglaries, illegal public drug use; trespassing/loitering and most recently the abandonment of stolen cars and U-haul trailers left within the community.

The Board recommends community members contact the Las Vegas Metro Police for non-emergency matters by calling 311 and for immediate police matters to call 911.

By working together, we can prevent future community crimes.

A word from our Community Manager...

Greetings Emerald Crest Homeowners,

We have just completed our first month as your new management company! I have been told by many homeowners that your prior management company was very slow to respond to your emails and phone calls. Moving

Reminders/Updates

- The HOA Property Mgmt company is: Performance CAM...
- Office Address: 5135 Camino Al Norte, Suite 100, North Las Vegas, NV 89031
- Tel: (702) 362-0318, Dustin Marshall, Community Manager
- Email - dustin@pcam.vegas

forward, it is our goal to meet and exceed your expectations by responding to your correspondence in a timely manner. If you leave us a voicemail, you can expect a response within 24 hours and if you send us an email you can expect a response within 48 hours.

Our first 30 days have been busy! We facilitated a recall election, held an open board meeting, and completed our first compliance inspection. I would like to mention, that only 3 violation letters were sent after the inspection, which speaks to how well all of you take care of your beautiful homes!

During the inspection we noticed some homes with dead trees or bushes. We discussed this issue with your Board and collectively decided to institute a moratorium on compliance issues involving dead plant material during the summer months (June 15th to August 15). We feel that it is counterproductive to our collective goal of maintaining curb appeal by forcing homeowners to replace plant material when daytime temps are reaching 110 + degrees. After August 15, if needed, we will begin sending letters to homeowners asking them to replace dead plant material in their front yards.