



Stephanie 130 HOA

DECEMBER

Winter
2016

Happy Holidays

Homeowners Association Publication, Issue 12

President's Message

I wish a very happy and joyous holiday Season. to all of the residents of the Summerfields community. Hopefully this holiday season brings wonderful joy and memories and the new year brings only the best to you and your families.

As another year comes to its end I'm pleased to announce that the adopted 2017 budget does not reflect the need to increase our annual assessments. Although the association funds are solvent, your Board will continue to monitor the expenditures and stay within the budget. I wish to thank all Owners who continue to maintain their properties, giving curb appeal to our community which sustains the property values for each and every Homeowner

Guy Ketcham

Stephanie 130 Board of Directors

- President;**
Guy Ketcham.
- Secretary;**
Charlene Belanger.
- Treasurer;**
Robin Lopez.
- Director;**
Thomas Donovan.
- Director;**
Eugene Morales.

Our Annual Holiday Home Decorating Contest 2016

You do not have to formally enter the contest, just decorate your house.

The winners will receive a Home Depot Gift Card as follows:

- \$75.00 for 1st place,
- \$50.00 for 2nd place,
- \$25.00 for 3rd place.

The Board's Message

From our families to yours we wish all residents a joyous holiday season, we all look forward to our community being decorated for the season's holidays. The pride of community spirit shines throughout the entire neighborhood this is truly a beautiful family community.

This year we had a lot of Home sales, as many new Owners make Summerfields their new home, the Executive Board welcomes you to our community. The Board's mission is to maintain a community standard this is done by reviewing and negotiating all upcoming association expenditures and vote on the most cost effective projects for our community.

Community Affairs

Dear Property Owners **this is your community flyer, we welcome your input. If you have any thoughts and or events that you wish placed into the Newsletter, please email them to Performance CAM c/o Martin Saxon before the 15th of each month.**

pcmartin@lvcoxmail.com

Many residents are getting into the holiday spirit and putting up decorations. We all enjoy the beauty and spirit that the holidays bring, and the pride we have in our Community and our Homes, it should be great fun and also help create a sense of community spirit for our neighborhood.

So get into the spirit of the season pull out your decorations, show off your creativity, and get started!

This year's judge will be driving through the community at night and will take pictures from Mid- December up to Christmas Eve. They'll judge all the decorated homes.

The winners of the holiday decorating contest will be announced in the January 2017 Newsletter!!



Community Awareness

The Holidays bring family, friends, and neighbors together in our community but in these hard economic times, thieves also gain access. If you have any deliveries scheduled to your home, make sure someone is home to receive the delivery.

Out of the all the homes in the community, keep in mind that many different vendors, and visitors enter the community each and every day.

Please keep your vehicles locked at all times, we have had our share of vehicular burglaries, in the past where the vehicles are left open allowing the thief's to rob you of any valuable contents. Report any and all robberies and events to our Management Company and the Police immediately.

We must be vigilant and protect our properties as well as our community.

Management Report

The association has standards and rules that all residents living in this common interest community must abide by. For the most part the rules are common sense in nature, and are designed to keep the community's ambiance to a certain standard. Management performs routine site inspections of the community, all violations of the governing documents are photo-documented. Courtesy letters are sent to Owners requesting them to correct any violation and bring the property compliant with the governing documents. To recap here are a few very common violations that routinely receive violation notices.

- Trash Cans or lose trash bags left out in street in view of neighbors on non pick days.
- Lawns and Landscaping not serviced or maintained on the property.
- Storage of Boats, Trailers, Commercial Type Service Vehicles or inoperable vehicles on the driveways or in the Community streets.



THE NUTCRACKER AT THE SMITH CENTER

Nevada Ballet Theatre's holiday production of *The Nutcracker* is a festive, joyous Las Vegas tradition that keeps on growing. In 2016, NBT's company artists will lead you through the wonder and sparkle of the season with eleven performances over three weekends....

DATE(S):

- December 10-11
- December 16-18
- December 21-24

TICKET PRICES:

\$29- \$179

VENUE: Reynolds Hall; Patron's Services 702-749-2000



361 Symphony Park Ave

Las Vegas, NV 89105

Annual Meeting of the Membership & Election of Directors

DECEMBER 15, 2015 AT 6:30 PM

FINDLAY TOYOTA

7733 Eastgate Road

Henderson NV, 89011

2nd Floor Board Room.

FOLLOWED BY THE MEETING OF THE

EXECUTIVE BOARD OF DIRECTORS

MEETING AGENDAS WILL BE MADE AVAILABLE AT THE MEETING

**** IMPORTANT NOTICE ****

In accordance with NRS 116.3108 this shall serve as notice of the Executive Board of Directors meeting(s) for the Stephanie 130 HOA The Board will meet in Executive (closed session) shortly after the Regular session to attend to legal, manager, violation/compliance and delinquency/collections matters. Agendas may be obtained at the meeting. In an emergency, the executive board may take action on an item which is not listed on the agenda as an item on which action may be taken. Pursuant to NRS 116.3108.4 Owners are permitted to attend and speak to the Executive board during the Owners Comment and Discussion Period's. Please reserve your comments for that portion of the meeting. Pursuant to NRS 116.31083.4(a) Owners are permitted to receive a copy of the audio recording by making arrangements with Management. The board is not required to make available nor produce any document/record of the association if the document is in the process of being developed for final consideration or has not been placed on an agenda for final approval by the board. The cost of distribution of records shall be; if in electronic format at no charge, if in paper format at a cost not to exceed \$.25 per page for the first ten pages and \$.10 per page thereafter.

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