

Emerald Crest Community Newsletter

Chris Williamson - President | Kenneth Bitting - Secretary | Paul Rogers - Treasurer

Chris Williamson

Happy Spring Everyone!! We will be scheduling our annual tree trimming with our landscaping company soon, for anyone who has perimeter trees starting to get to big. Hopefully with the warmer weather, we will see more neighbors out in the evenings and weekends. Take time to say hi to your fellow neighbors and get to know others in our community, it will help to strengthen our neighborly bond.

Kenneth Bitting

As we move into Spring and onto new experiences, the HOA Board has approved our first neighborhood wide garage sale on April 24 & 25 from 8am to 4pm each day. Please feel free to participate.



A word from the President

With the security of our community being one of my top priorities, and ensuring we ALL have a safe and pleasant place to live, it always pleases me when we have progress updates. As many of you have probably already seen, in addition to the gate installation in the back of the community, we were also able to post legal signage on the back gates and the front entrances to aid in deterring unwanted people hanging out in our neighborhood. In addition to these additions, we have listened to the community concerns at the last HOA meeting and are in the process of receiving bids for lighting over the mailboxes, and over the two rear entrances. These will not only help enhance the other devices in place, but will also help progress our community towards maximum security.

With the warmer evenings coming up, and with the community complete, it would be nice to start to



Paul Rogers

Effective January 1, 2021, the month assessment increased to \$68.75. Several homeowners are still paying the old \$55.00 assessment. By setting up an account at <https://comwebportal.com/login> you can check the charges and credits to your account. This will help you stay current with your payments and avoid late fees, especially if you setup automatic payment of your monthly assessment.

strengthen our sense of “community”. It would be wonderful, if you’re able, to see more people taking evening walks and taking with your neighbors. If you’re not able to walk, a number of us get together with a neighbor or two to have an evening coffee out front, wave at and talk to passing neighbors, and share some laughs. Additionally, I know there are a number of young children who would love to play together I am sure. As our beautiful community continues to flourish and mature, it would be nice to see the neighborly relationships flourish and mature as well.

A word from the Secretary

The board informally inquired with Lennar regarding when the community might be fully developed and inspected by the city for release of the development bond. To our surprise, we were told it may not happen until the end of 2021 or possibly the beginning of 2022. The board will keep you informed.

As Spring begins, watering of landscape will increase, causing the exposure of broken and cracked landscaping pipes, causing over watering and flooding of effected areas. Keeping this in mind, damage/staining to “Party Walls” or “Perimeter Walls” can occur. This is caused by the impurities in the water and brick during manufacturing; causing white staining. Please remain aware that based on governing documents, (CC&R) homeowners are liable to bare the costs of any repairs/cleaning due to damage; please see CC&R, section 9.6.

The Board recently authorized the installation of signage at all vehicle and pedestrian entrances to address the legal requirements of notification and trespassing for a private community. Just one additional step required toward getting us a gated community.

Based on community input, the HOA Board approved our first community wide garage sale on Saturday/Sunday, April 24 & 25 from 8am to 4pm each day. The Board has decided **not to** spend community funds on advertisements in the local newspaper, but home owners are welcome to advertise via social media or local paper if they wish...

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).
- On December 18, 2020, the Board of Directors voted in executive session to contract legal services with attorneys from the Las Vegas law firm of LKG to represent the HOA in legal matters and in the delinquent assessment of homeowner accounts.
- 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 open session conducted on November 30, 2020.
- The pedestrian gate (located to the rear of the community) code is **3245**. Please ensure to close the gate as you pass though. Thank you...
- If you wish to receive a monthly coupon book to mail your assessment fees please send a request to info@5strmgt.com There will be a charge of \$6.05 to your account.

Based on community input, the HOA Board is looking into the installation of lighting in the areas of the mail boxes and pedestrian walkways within the community to address safety and security concerns.

As a reminder regarding ARC applications; part of my responsibility will be to initially review and prepare all ARC requests for presentation to the board for approval, approval with conditions or disapproval.

Two governing documents will be used to best guide the boards decision.

1) Emerald Crest ARC Guidelines dated September 2020.

2) Emerald Crest CC&Rs dated and filed with Clark County on November 24, 2015.

As a homeowner, please become familiar with these two documents, especially when submitting an ARC application for board consideration.

The board has noticed a high percentage of incomplete ARC applications, causing significant delays in the review and approval process. To provide the most efficient and effective means during the review process, I will email homeowners who have incomplete applications to gather the needed or missing information.

As you may know, the board has 45 days to consider ARC applications; while we try to expedite the process, we are volunteers with competing time restraints. I ask for you to please remain flexible and patient during the review process.

On another note, please DO NOT begin any construction project before ARC approval from the board. This serves several purposes:

1) Allows the board to ensure ARC guidelines and CC&Rs are followed and enforced.

2) Helps ensure no common and community property is damaged in the construction or afterwards.

3) To protect the homeowner from being served a violation notice, hearing or litigation. The HOA has contracted with a law firm for legal representation to address some of these

Reminders/Updates

- As a homeowner in an HOA community, important to know the governing documents, such as the CC&Rs; which are guidelines not only for what homeowners can and cannot do, but also for how the Association is to be governed. Please register as a member with your community at www.emeraldcrestlv.com and gain access to the governing docs, ARC forms and more.
- The HOA Mgmt company is: 5STRMGT...
- Office Address: 8871 W Flamingo Rd. Ste 202
Las Vegas, NV 89147
- Payment Address: Emerald Crest HOA, C/O 5STRMGT
Processing Ctr. P.O. Box 94224
Las Vegas, NV 89193-4224
- Tel: (702) 943-0981, Yvonne Culliver, Community Manager



issues.

4) Documentation and Approval... Having your construction properly documented and approved provides you protection, because if any alteration, construction or modification in violation of ARC Guidelines and CC&Rs has not been documented/approved the homeowner may at any future time be served a violation and fined; regardless of time. The HOA mgmt. maintains files of all approved ARC applications, I also recommend that you save them as well.

Please be assured I am here to help, not hinder any home improvement project. My goal it to maintain a balance between homeowner and community needs.

A word on Community Safety and Security...

During the last two years, the community has experience 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.

As we are a small community, most of us know our fellow community members; by working together, we can look out for one another and prevent community crime.

A word from the Treasurer

The timely payment of your monthly assessment is critical to the Emerald Crest Homeowners Association. The failure to timely pay your monthly assessment

creates cash flow shortages for the Association and could make you subject to late fees.

One way to make sure your assessments are paid timely is to sign up for autopay at <https://comwebportal.com/login>.

You can create your account if you have not done so previously, then click on Payment Methods to set up autopay. It is free and it reduces the Association's expenses.

There are other advantages to you if you create an account. You can view the history of the charges and credits to your account, get answers to Frequently Asked Questions, see a directory of residents in the community, and set your preferences as to what appears in the directory.

There is also information on how to contact our Community Manager, Yvonne Culliver of 5Star Management. Ms. Culliver is the first person you should contact if you have questions or concerns regarding our community homes.