



September 2020 Newsletter Special Election Edition



!!Please VOTE!!

In the coming days, a Ballot and supporting material for the election of FOUR Director positions will be mailed to you. These individuals have voluntarily committed their time to help run our Association that is a registered corporation with the Nevada Secretary of State. They are tasked with the duty of supervising the management of our Association and are held fiscally responsible for the proper management of our funds. Please consider each candidate and be sure to mark your ballot carefully and submit it by the deadline.

Garage Sale Cancelled

Your BOD has opted to **not** conduct a fall community garage sale. To help prevent the spread of Covid-19 we have cancelled this activity. If you feel the need to conduct your own, remember a City of North Las Vegas permit is required and may be applied for online and it is free.

Covid-19 Hardship

Please communicate with the Board of Director's (BOD) if you are having issues with your ability to pay HOA assessments. Foreclosure is an option that the BOD is not really interested in pursuing. We understand COVID-19 issues are affecting all of us. Keep lines of communication open as there is no option for the BOD to suspend assessments.

Board of Director's Education

An important part of serving the community is to be educated on HOA Law and Policies. Two organizations offer specific training to officers of the HOA community: The Ombudsman at Nevada State and the Community Association Institute. Our Board members who have taken advantage of this education in 2020 are: **Lyle McKenzie** – 48 hours, **Rod Thompson** -38 hours, **Robert Harrop** – 13 hours, **Gigi Marquart** – 7 hours and **William Villegas** – 5 Hours.



Eldorado

Neighborhood Second HOA

Current Board Members

President – Lyle McKenzie DCAL

Vice President – Natalie Ansell

Treasurer – Robert Harrop

Secretary – Rod Thompson DCAL

Director – William Villegas

Director – Jamerson Holloway

Director – Gigi Marquart

Director Attendance

Lyle McKenzie 100%

Gigi Marquart 100%

Rod Thompson 95%

Robert Harrop 91%

Natalie Ansell 80%

William Villegas 70%

Jamerson Holloway 36%

Annual Meeting

In accordance with Governor Sisolak phase 2 reopening plan, our Annual Meeting will be held online. To receive an invitation to participate be sure your email address is on file with Performance CAM. All homeowners will receive an email with the link to join the meeting.

Our Management Company Information



5135 Camino Al Norte, Suite 100

North Las Vegas, NV 89031

Management Team

Gerry Northfield – Community Manager

Email: gerry@pcam.vegas

Jasmine Hayes – Administrative Assistant/ARC Requests

Email: jasmine@pcam.vegas

Lucy Garcia – Accounts Receivables/Billing

Email: lucy@pcam.vegas





Compliance Corner



Compliance Inspections

Please note that **compliance inspections are still being conducted** and when necessary courtesy or violation letters are being mailed out. Please take time to look over your property for any issues you might have. Most violations are for issues that are easy to correct. The appearance of our neighborhood directly affects the property values of your home and those around you.

Compliance Summary

From January through July this year there have been 928 Courtesy letters issued. 338 Of those resulted in Formal letters being sent. That is done when an infraction of the CC&R's is not corrected within 30 Days. As a result of the 155 hearings conducted and including those with previously fined 160 properties are in fining status. The purpose of fines is to encourage owners to comply with our rules. Those owners who choose not to follow the rules have a negative impact on the rest of us.

The **top 10 Violations** cited are as follows:

- Republic container improperly stored 209
- Trash (Pallets, Junk, Mattresses) visible 182
- Lawn Maintenance (Grass/Weeds) 169
- Rubbish Plastic bags bottles on lawn 145
- Parking (Boats Trailers RV's) 61
- Unauthorized Lot Alterations 40
- Missing Plant life 28
- Holiday Lights not taken down 14
- Commercial Vehicle Parking 13
- Basketball Hoops on street 10

Landscaping Update

The conversion of our monument is now complete. Meetings have been held with the City of North Las Vegas and they have instructed their new landscape contractor to improve the care of the landscaping along the streets bordering our association. Work has begun and the areas done so far are much improved.

City Landscaping and You

Management is receiving several complaints of the landscaping along the main streets of Camino Eldorado, Centennial, Tropical and Revere. We wanted to provide this map to show what exactly the HOA is responsible for. The dark blue areas marked on your map is the monument area and the 1st 12 houses along Gliding Eagle. The green is City of North Las Vegas Maintenance and the pink is the border to our association. There are also rock easements in our neighborhood that we maintain. If you would like this photo on a larger scale, please contact Jasmine at jasmine@pcam.vegas.

