



Community Newsletter

MARCH 2023



New Board Members

We welcome Paula Harrop and Kevin Matthews to our Board of Directors.

BOARD MEMBERS

President: Lyle McKenzie

Vice President: Will Villegas

Treasurer: Robert Harrop

Secretary: Oneal McDaniels

Director: Paula Harrop

Director: Kevin Mathews

Director: Vacant

Save the date!

Garage Sale and Shredding Event

The weekend of **April 21-23** Eldorado Neighborhood Second HOA will hold its annual spring Garage Sale. This event will be published on several online websites that treasure hunters frequent. The HOA will obtain the permit so all you need to do is display your excess treasures and sit back and collect money.

On **Saturday April 22** we will have a shredding event. The Association will have a shredding truck available from 10 AM till 2 PM. Bring all those old tax returns and sensitive papers and have them securely shredded. Watch your mail and email for more information.

CONGRATULATIONS! Landscape Award Winner

January



905 Stable Glen

February



1629 Broken Feather

2023 Assessments

Are you one of the 275 homeowners who have not paid your 2023 Assessment? The Nevada State Legislature has revised the collection fees that collection companies will charge. On April 1 any homeowners who have not paid their assessment will have **\$50** added to their account, that is in addition to the one-time late fee of **\$13.50**. That **\$50** is a hard cost to the Association and will not be waived. 30 Days later May 1st those who have not paid will have an additional **\$75** added. Your annual Assessment has now more than doubled to **\$273.50**. Your account will be turned into collections on June 1st, . All fees from that point on are mandated by the state law. The initial fee from collections is **\$875** and continue to rise to a cap of **\$2925**. All these charges are not able to be waived by the Board of Directors. The point of this is simple, you can save a lot of money by paying your assessment on time.

Your board at work

Your Board of Directors in the last three years has accomplished many projects that have increased property values in our Association, among those projects are the redesign and turf conversion at our monument at Clayton and Centennial. We have repaired the pony wall in the landscaping alongside Ann Road between Whitestone and Clayton. We have installed plants in the trees wells along Tropical and Whitestone. We have repainted the red curbs and fire hydrants in the Association. This past year we completed the renovation of all entrances to our Association. We removed the overgrown plant life, replenished the rock, and planted new Tam junipers that match all the trees wells around our Association. We currently have a contract out for updating the irrigation system along Gliding Eagle and replacement of the dead trees in that same area. These are a few of the projects that the board has accomplished with excess funds that were collected from fines of the homeowners who did not correct their violations.

In addition to these projects the board has also reduced the assessments from the \$150 that is needed from each home to maintain the Association. Last year the assessments were reduced to \$120, this year they were reduced to \$135. This was made possible due to surplus funds.

Serving on the Board of Directors and the committees of our association is a rewarding privilege. These volunteer positions are necessary to ensure that our property values continue to increase, and our HOA continues to improve in appearance. Day to day management of community is done by Performance CAM under the direction of the board. We are lucky to have an excellent working relationship with our manager Gerry Northfield.

We currently have open positions on the Board of Directors and the Architectural Review Committee. Membership on these only requires a few hours a month. For more information If you are interested in joining our directors and help to give back to our award-winning organization, please contact Gerry at 702 362 0318 or Gerry@pcam.vegas. Free Training is available to those who wish to learn more about the duties and responsibilities of running the HOA.

Reminder

An ARC application is required for any modification or change to your property to ensure that community standards are met. This includes but not limited to Solar panels, security doors, sheds, or landscaping changes. If in doubt, please ASK.

For Community Documents, Publications, Community Forms, and the approved Community Color Pallets go to: My Community

Community Calendar

April 13th, 2023 – Board Meeting
April 21-23, 2023- Annual Garage sale
April 22, 2023- Shredding Event

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

YOUR COMMUNITY MANAGEMENT TEAM



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