



November 2019 Newsletter Post-Election/Holiday Edition



Annual & Election News

On October 8 the Eldorado Neighborhood Second HOA conducted its annual meeting and election of Board of Directors (BOD) officers. Natalie Ansell, Lance Mancuso, William Villegas II and Rod Thompson were elected to two-year terms. A good time was held by all, the delicious meal was catered by Olive Garden. A highlight of the meeting was the announcement that next year's assessments will be lowered to **\$150 per year.**

During the organizational meeting Lyle McKenzie was re-elected President Natalie Ansell was elected Vice President, Rod Thompson was elected Secretary, and Robert Harrop was re-elected as Treasurer.

Once again, the apathy in our organization showed, out of 1586 homes only 130 voted. I know that we all have busy schedules, workloads and a family life but it only takes a few minutes to read through the documents and to vote in our community elections. The only time we hear from many homeowners is when they get a violation that they disagree with. When that happens, they seem to find the time to be able to send multiple emails telephone calls and possibly even attend the meeting to express their great displeasure.

Volunteers Desperately Needed!!!

We need members of our community to step up and volunteer for either of the committees that we have. The **Compliance Committee** that reviews problems that homeowners have with violations and make recommendations to the BOD and the **Architectural Review Committee (ARC)** that reviews and approves plans for modifications to your home. Both committees have openings that desperately need to be filled. These committees meet on the third Wednesday of each month and require approximately 1 to 2 hours of your time each month. This is an excellent way to learn how your HOA works and to help your fellow neighbors. If you would like to volunteer for one of these committees, please contact Gerry Northfield at the PCAM office and he can help you get established.

The Compliance Committee, since inception, is designed to work with homeowners to bring violations into compliance without imposing monetary fines. We sit down with homeowners that attend hearings and work out a plan to resolve the issues.

Our Management Company Information



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

Current Board Members

President – Lyle McKenzie

Vice President – Natalie Ansell

Treasurer – Robert Harrop

Secretary – Rod Thompson

Director – William Villegas II

Director – Jamerson Holloway

Director – Lance Mancuso

Decorating Contest?

We have included a few photos of homes in our neighborhood who decorated for Halloween. Is there any interest in having a Holiday Decorating Contest in December? Contact PCAM if you're interested.



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North Las Vegas, NV 89031



Compliance Corner



General Compliance Tips

Go outside your home and look at it like your neighbors do.

- Do you need to trim your plants?
- Are your fascia or shutters and garage door trim in need of repainting?
- Are your trash containers returned to out of sight?
- Do you have a vehicle leaking oil on the driveway or street?
- Are you in need of refreshing the rocks in desert areas or need to pull weeds?
- Are you in violation of parking commercial vehicles or recreational vehicles?

What do your neighbor's see when they look at your home?

We all need to do our part to keep our neighborhood and community clean and safe.

Trash Containers

The storing and timely putting out and putting away trash cans continue to be the number one violation item. If your trash cans are too big to store in your garage or out of sight, you can ask Republic for a smaller size. Remember, you may put out trash bins 12 hours in advance of pickup and must remove them within 12 hours of pick up. Our documents require they be stored out of sight to avoid a violation.



Painting

Our Las Vegas sunshine damages our homes in various ways. One of which is damage to the paint coatings on wood. Is the fascia around your home, the wood trim around the garage doors or the fake wood shutters in need of refinishing? Sometimes you need to look at them at different times of the day to see the damage. Re-painting to the same color does not require an ARC form. The Sherwin-Williams store on North 5th has supplied our HOA with coupons for paint and materials. These coupons are good for 90 days and are available at the front desk in the PCAM office. This is a good time to stock up on your needed paint supplies.



Eldorado Compliance Calendar

Below is our key issues that will be focused on during a community inspection on a given month. This list does not list everything that is inspected for in a given community, but lists seasonal violations and other violations that will be focused on that month.

At the end you will see a list of year round items that will be inspected for.

January	No particular focused items
February	Holiday decorations past time period, painting issues
March	Painting issues, weeds
April	Beginning of landscape maintenance/restoration time frame
May	Continued Landscape maintenance/restoration
June	Dead palm fronds, continued Landscape maintenance/restoration
July	Continuation of dead palm fronds, continued Landscape maintenance/restoration
August	Continuation of dead palm fronds, continued Landscape maintenance/restoration
September	Resuming painting issues, continuation of Landscape maintenance/restoration
October	Continued painting issues, continuation of Landscape maintenance/restoration
November	Ending of the Landscape maintenance/restoration timeframe
December	Relaxed due to holiday season but will process violation log for existing violations and major issues
Year round items	Unregistered/inoperable vehicles, recreational vehicles, oil stains, trash containers in view, items stored in view, damage to homes, ARC issues, weeds, overgrowth vegetation, landscape greenery, one shade tree requirement, damage to block walls, health and safety violations

ELDORADO CORNER

New & Updated Home Painting Colors

The ARC Committee and Board of Directors is eliminating the set 42 color schemes for painting your home. Going forward you may now separately select each approved color for the stucco, trim and doors. Approved colors will be available by the end of the month on the website or contact Jasmine to come by the management office to view them.

Yay!

Do you have a Cox.net E-mail???

For all homeowners who have an email that ends in Cox.net, be advised that you will not be able to receive Association emails and notices. Cox Communications returns all emails from our HOA. We are trying to resolve this issue and suggest if you have an alternate email address that you register it with Performance CAM.

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Do you have City of North Las Vegas Issues???

CONTACT Parking Enforcement for recreational vehicles, abandoned vehicles on public streets. Phone #: 702-633-1560

CONTACT K. Allison - Code Enforcement Officer (702) 633-1934 to report Code Enforcement Issues Email: allisonk@cityofnorthlasvegas.com or go online and file complaint at Codeenforcement@cityofnorthlasvegas.com.

CONTACT Tony Thomas – Park Maintenance (702) 633-1172 to report main street landscape maintenance appearance issues - Email: Thomasto@cityofnorthlasvegas.com



Management Corner



- ♦ The community website may be accessed at www.performance-cam.com. Go to My Community, then scroll down to Eldorado Neighborhood Second HOA. All Governing Documents and current publications are available for review.
- ♦ For those Owners that signed up for email notifications who get “A Compliance Notice” by email, do not respond to admin@performance-cam.com but rather wait to receive the mailed notice. Read over the notice and instructions. **PLEASE DO NOT CALL MANAGEMENT!** Respond in writing by completing the response form and return to management via mail or email the Community Manager Gerry@pcam.vegas. Keep a copy for your records.
- ♦ The wall inspection for November has been completed and Letter of Determinations will be mailed out to owners. If you have **not** received a Letter of Determination, your wall is okay. If you receive a Letter of Determination, please follow the instructions listed on the letter. Again, please do not call management; please respond in writing or email us.

**From all of us at Performance CAM and Eldorado Second HOA,
we would like to wish you a happy and safe Holiday season!**