

Presidents Message

To all our friends, neighbors and residents of the Association a very healthy and prosperous New Year. I would also wish to thank my fellow Board members for their dedication of time and energy which they unrewardingly donate for the good of our community. Each Director has their own unique area of expertise that they contribute making them well qualified in making good business judgments to our community.

It's the start of another year I look forward to the upcoming projects we have planned this year, as always the focus is appearance and the ambiance of the community. The Real estate market in Las Vegas is on the rise again and hopefully our efforts will lead to a positive impact to our property values as well.

This community is where I reside and my home is my investment. I will continue to work hard to keep every Property Owners investment protected as well.

John Lendacky

COMMUNITY PROJECTS 2017

While most of these repairs and enhancements are paid from the reserve maintenance funds the Board reviews the Reserve study Annually to identify which components need replacements or repairs.

- ♦ The condition of the Security Wire running along Mesquite St. will be evaluated
- Bids will be solicited for the Trimming of the trees along the common areas on Rancho Dr.

TRASH CAN RULES

Nothing brings down the curb appeal of a community faster than trash cans & debris left in front of the units or even worst trash cans left in the streets for days on end after the service day.

The Association has trash container storage rules and we need everyone living in this community, to do their part and follow the trash rules of the association. It's a new year please take time to make room in your garage to store your trash cans out of site, or the next alternative is to provide a spot next by the side of your home were the cans are regularly and properly stored until the pick-up service day. The Trash Rules are as follows, all trash must be placed out no sooner than 12 hours before pick up and the empty cans must be stored out of view or in a designated spot on your driveway no later than 12 hours after pick up.

ARCHITECTURAL COMMITTEE REPORTS DECEMBER 2016

The Architectural committee currently has five (3) projects in various stages at the end of December 2016; One (1) project is stalled at the present time, and two (2) projects are ongoing. Please contact Performance CAM, LLC for Architectural Forms and construction deposit requirements.

FINANCIAL REPORT FOR NOVEMBER 2016

As of the financial report for the end November 2016 the Top Five monthly Association expenditures which are paid out of our assessments are as follows:

1.) RANCHO SECURITY	\$ 13,201.97
2.) RESERVE CONTRIBUTION	ON \$ 3,677.83
3.) LEGAL BILLS	\$ 1,685.44
4.) MANAGEMENT FEE	\$ 1,500.00
5.) LANDSCAPE CONTRACT	\$ 1,355.60
TOTAI	\$ 21,420.84

MANAGEMENT REPORT

Rancho Bel Air has a new Security Service, <u>PRO-TECT</u> <u>Security Services</u>, while some of the Security Guards from the previous company have been hired and are still onsite the association has new faces. Patrol service has been escalated to perform additional nighttime drive throughs inside as well as monitoring the guardhouse and gate entry 24/7.

PRO-TECT Security would like to update the Resident Profile Sheets for all residents so please take a few minutes and fill out the form provided, you can drop them off at the Guardhouse. The Guard will be distributing new resident vehicle decals for 2017 in January once the Profile sheets are updated.

The safety and the security of the neighborhood is of concern for us, both as the Management Team and secondly as the Security Company. Please contact the Guards if you notice any suspicious person or activity, the Guards will phone their Supervisor as well as Metro Police once alerted to possible intruders within the community, and notify the management company of all incidents. Let's be safe in 2017



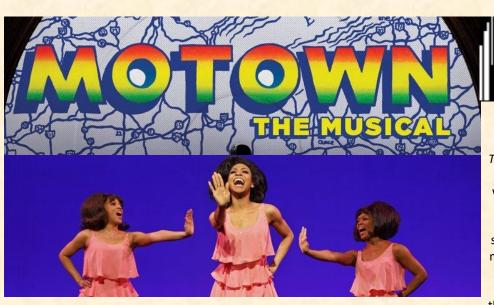
Motown The Musical

January 17-22, 2017

TICKET PRICES: \$29-\$127

VENUE: Reynolds Hall

It began as one man's story... became everyone's music... and is now Broadway's musical. Motown The Musical is the true American dream story of Motown founder Berry Gordy's journey from featherweight boxer to the heavyweight music mogul who launched the careers of Diana Ross, Michael Jackson, Smokey Robinson and many more. Motown shattered barriers, shaped our lives and made us all move to the same beat. Featuring classic songs such as "My Girl" and "Ain't No Mountain High Enough," experience the story behind the music in the record-breaking smash hit Motown The Musical!



RANCHO BEL AIR POA

Executive Board of Directors Meeting

Will be held on January 19, 2017 at 6:00 pm at the Offices of Performance CAM, LLC Suite 200 5135 Camino Al Norte North Las Vegas, NV 89031

MEETING AGENDAS WILL BE MADE AVAILABLE AT THE MEETING

In accordance with NRS 116.3108 this shall serve as notice of the Executive Board of Directors meeting(s) for the Rancho Bel Air POA The Board will meet in Executive (closed session) shortly before 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.

Performance CAM LLC, Management; After Hours Emergency: 702-380-9175

Martin Saxon Manager; E-Mail: pcmartin@lvcoxmail.com

Office: 702-362-0318:

Fax: 702-331-4188: Web-Site: www.performance-cam.com