



**Pueblo At Santa Board of Directors**

*President;*  
**Brenda Tierney**  
*Vice President*  
**Larry Hastings**  
*Treasurer;*  
**Sheila Rhinehart**  
*Secretary*  
**Sheila Rhinehart**

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Please contact the Manger Martin Saxon if you need any community related assistance. #

**Parking Issues**

Starting after the March meeting, we will start using new parking permits and visitor passes. The numbers will be better coordinated to the units. The Permits will be reflective and will be easily seen in the dark. In order to receive a new visitor pass an updated resident information form will need to be completed.

On another note, a resident in the community has been vandalizing vehicles by placing a generic green parking violation sticker on vehicles. The HOA has a specific sticker that is yellow and has contact information for the association. If anyone witnesses the person who is placing those sticker's this please contact the office.

**Plumbing and Liability Issues**

**We have had several leaks in the community. When a homeowner or tenant discovers a leak or a water issue it is imperative that they address the situation immediately.**

**A plumber should be called to assess the situation to determine liability. We have several second story units that can cause damage to a first story unit if not addressed. If it is a common area pipe the association will take steps and assume liability for the leak. However homeowners need to be proactive in addressing any situations immediately so that leaks do not become a mold issue. Please take the time to do proper maintenance to your units in regards to plumbing.**

**The President's Message**

Happy St. Patrick's Day to all residents of this association. Pueblo at Santa Fe is my Home and my Community, as your President, I will continue to work diligently review all proposed enhancement expenditures. My goal is to help protect the property values for all unit owners of this association as much as possible. The Board donates their time without receiving any compensation. The only reward to them is the ability to positively shape the future of this association both aesthetically and financially. Although Pueblo at Santa Fe is relatively a safe neighborhood a few safety precautions to follow would be a benefit for everyone. Be sure to always keep garage doors closed and your outside coach lights on at night, a well lit neighborhood deters crime. Don't let newspapers or flyers accumulate around your unit, if you're going away for a few days ask your neighbor to keep an eye on your property and to pick up flyers and newspapers. Remember if you see something say something this is your community report all suspicious activity, to Management for all criminal related events to Las Vegas Police.

*Brenda*

**Trash Rules**

The Trash service day is Monday and the Bulk pickup days are every second week please make sure to place your trash out 12 hours prior to pickup and store the cans out of view 12 hours after pickup. Some residents continually leave their empty trash cans out during the week, the HOA writes up all those violating the trash rules and sends them violation letters. If you dump loose trash the HOA will open the trash to determine which unit threw the trash out. Once the unit resident is identified they are scheduled to a hearing and the Board stipulates a fine plus the cost of removal of the garbage to the unit owner. This is a huge problem for the association and nothing brings down the appearance of a community faster than trash allowed to accumulate throughout the neighborhood. Every resident must do their part to follow the trash rules of this complex.

**Pool & Spa Repairs 2022**

**There are several repairs that will be required in the pool area and unfortunately it may have to be closed for a while. Please be patient as we have to work with vendors and their schedules, availability of staff and resources.**

**Violation Protocols**

Certain homeowners have expressed frustration that certain violations are not immediately corrected. When a violation is reported, There must be a courtesy letter sent and at least 14 days is given to correct the violation. If it continues and depending on the severity, a second courtesy notice will be sent with the same time frame. If violation is not corrected, then they can be called to a hearing. Please understand that even though violations are reported, simply asking for them to be corrected does not mean the HOA can force the correction. The exception to this is a health and safety violation which can be called to a hearing immediately.

***PUEBLO AT SANTA FE  
CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REVISED ANNUAL NOTICE FOR 2022***

**LOCATION**

**All 2022 Board of Directors meetings shall be held inside the Clubhouse at 5109 Jordan Frey St. Las Vegas NV, 89130**

**DATE**

**January 11 6:00pm**

**March 08 6:00pm**

**May 10 6:00pm**

**July 12 6:00pm**

**Sept 13 6:00pm**

**NOV 08 6:00pm**

***You shall only be noticed separately of any changes to this meeting schedule.***

**IMPORTANT NOTICE**

In accordance with NRS 116.31083 this shall ONLY serve as the notice of the Executive Board of Directors meeting(s) for the Pueblo at Santa Fe Condominium Association. 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 116.31083.4(b) 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 and/or the approved minutes by making arrangements with Management. The cost of distribution of such 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. The Board may meet in closed Executive Session shortly before or after the Regular session to attend to legal, manager, violation/compliance and delinquency/collections matters.

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