



August 2021 Newsletter



Eldorado
Neighborhood Second HOA

Award Winning Association



It is my pleasure to announce that during the Community Association Institute (CAI) awards dinner for the Nevada chapter that our Association Eldorado neighborhood Second HOA was chosen the **Southern Nevada Outstanding Large Association of the Year for 2020**. This award is given to the Association that exemplifies the dedication of its Board of Directors to the principles of Nevada law, fiduciary duties, and education. Our Association was in competition with Sun City Aliante, Red Rock Country Club and two others.

Congratulations

Join an Award-Winning Team

Included with this newsletter is the Nomination form for the Board of Directors. This is your chance to join our award-winning team. We have four positions open this year and are looking for individuals who would like to help govern our HOA. We meet monthly on the Second Thursday of the month. A commitment of a few hours a month will give you a rewarding experience.

Current Board Members

- President – Lyle McKenzie
- Vice President – Natalie Ansell
- Treasurer – Robert Harrop
- Secretary – Rod Thompson
- Director – William Villegas II
- Director – Gigi Marquart
- Director – Lance Mancuso

We Still Need Emails!

The Association appreciates all of those who have so far sent in emails regarding receiving correspondence and newsletters by providing email addresses to be attached to their accounts.

If you would like to start receiving email correspondence, such as statements or newsletters, please send an email to jasmine@pcam.vegas with your property address and email address you would like to receive correspondence to.

The Board and Association thank you for helping save money!

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



ARC Requirements

This is a friendly reminder that before you make any substitutive changes to the exterior of your home or landscape an architectural review must be approved by our ARC committee. Our ARC Committee meets on the Third Wednesday of each month. Some of the items requiring approval include changing the color of your home, converting from lawn to rock landscape, installing solar panels or driveway extensions to name just a few. The ARC guidelines and form are available on our website. We encourage our homeowners to improve their property, but any improvements must comply with our community standards.

Property Maintenance

With our recent rains we can expect a large crop of weeds to appear. Please maintain your yards in a clean weed free appearance. The high winds we have had also damaged some of our trees, be sure to trim your trees to prevent further damage. Another problem that we are having is certain trees are dying due to disease. If caught early and the diseased limbs are trimmed out many trees can be saved.

City Code and our CC&R's require at least one tree on each property. A bush does not count. Palm trees are acceptable with desert landscaping and a shade tree is required with conventional lawns.

Republic Trash containers continue to be our most frequent violation. Please properly store your containers when not out for pick-up.

Most Frequent Violations This Year

Trash Can 280

Lawn Maintenance 243

Vehicle 76

Holiday Lights 72

These 4 categories account for 91% of the violations so far this year.



Proper Complaint Filing

It is appreciated when our homeowners bring violations of our CC&R's to the attention of our management team. However, for any action to be taken it is necessary that the State of Nevada Law be followed. NRS116.31031. The law requires that a clear and detailed photograph of the alleged violation. To issue a violation, it is necessary to know the address of the property, a clear description of the violation and the date it was observed. We have a complaint form on our website to fill out and submit. General comments like: Trash bins left out front or palm trees need to be trimmed are not specific enough to act on.

Also, some of the items that we are not responsible for including Landscape on the major streets around our HOA, Street repair or sweeping or parking enforcement. These issues are the responsibility of the City of North Las Vegas.

<https://www.performance-cam.com/eldorado-neighborhood-second-hoa.html>