



## Spring 2019 Newsletter



**Eldorado**  
Neighborhood Second HOA

### **Notice from the President:** **Thank You, Performance CAM!**

The first thing I would like to start off with is a huge thank you to our new Management Company Performance CAM! They have done a fantastic job in helping our Association get back on its feet and providing excellent service! A big thank you to the entire staff! Good management makes all the difference.

### **Current Board Members**

- President – Lyle McKenzie
- Vice President – Robert Haworth
- Treasurer – Robert Harrop
- Secretary – Philip Young
- Director – Paul Belote
- Director – Jamerson Holloway
- Director – Rod Thompson



Clean out your closets, cabinets and garage because Eldorado Second is holding a community-wide Garage Sale April 12th–14th!

The Association will be obtain the City Permit and advertise the event.

The banner shown above will be posted the week of the garage sale as a reminder and will be placed at the entrances of each neighborhood.

Please let your friends, family and neighbors know and we hope to have a wonderful, fun-filled weekend!

### **Survey—Feedback Requested!**

The Board of Directors is looking for interest for entering a Landscaping and/or Holiday Lighting Contest.

All feedback from owners and tenants is appreciated! Please email responses to the Community Manager Gerry Northfield at [gerry@pcam.vegas](mailto:gerry@pcam.vegas).

### **Committee Members Still Needed!**

In our last newsletter, we asked for volunteers for the ARC and Compliance Committees. We are still looking for volunteers for these committees. Both committees meet on the 3rd Wednesday of the month and are vital for the operations of the Association. The ARC Committee is involved with the approval of plans submitted, for example, landscaping and painting. The Compliance Committee is involved with the discussion of various violations in the community. If you would like to volunteer with any one of these Committees, please contact the Community Manager Gerry Northfield at [gerry@pcam.vegas](mailto:gerry@pcam.vegas).

### **Our Management Company Information**



5135 Camino Al Norte, Suite 210

North Las Vegas, NV 89031

#### **Management Team**

**Gerry Northfield**— Community Manager  
Email: [gerry@pcam.vegas](mailto:gerry@pcam.vegas)

**Jasmine Hayes**— Administrative Assistant/ARC Requests  
Email: [jasmine@pcam.vegas](mailto:jasmine@pcam.vegas)

**Lucy Garcia**— Accounts Receivables/Billing  
Email: [lucy@pcam.vegas](mailto:lucy@pcam.vegas)



Over for additional information



## Compliance Corner

### 1st Quarter Compliance Report

Holiday Lights	7
Lawn Maintenance	26
Property Maintenance	42
Trash Containers	60
Missing Trees	15
Wall Painting	31

### **Message from the President**

As the President of the Association, I get feedback from homeowners in regards to compliance such as, “The Inspector is picking on me.” or “What about my neighbors? Why have they not received letters?” It is against the law to disclose compliance information to anyone else other than the Board of Directors. In the 1st quarter of 2019, the inspections have resulted in various violation letters being sent out. The chart to the left show a small sample of what kinds of letters were sent out. I want owners to be responsible and avoid getting fines. Per the compliance process, fines are only issued after a violation is not corrected after several inspections. Please familiarize with all the rules for the association and I thank you for your compliance and continued cooperation.

-Lyle McKenzie

### **Purposes of Compliance Inspections**

HOA violation inspections are conducted as a process to help protect and promote communities to their highest potentials. The Association’s goal is not to be hurtful or authoritative during this process, but to simply protect property values of its owner members. Education and transparency are important key factors that must be considered while doing inspections. We do this by making all policies and governing documents for the association readily available. Accurate and well conducted inspections will help contribute to a more aesthetically pleasing community.

### **Perimeter Block Walls**

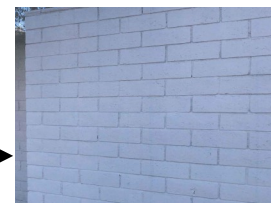
The Board of Directors are happy to report that progress is being made in regards to the painting of the white walls. However, there has been many problems in regards to the preparation of the walls for the staining. It is critical that the temperature guidelines are being met and that the stain color of Sherwin Williams Incredible White is Product Number **20.101214** tinted to **SW 7028**.

When applied correctly, the results are sparkling, white walls which can be seen to the right as before application and after.

Before



After



**WEEDS!**

The HOA has conducted its monthly inspection and identified **340** homes with weeds. Yes, three hundred and forty homes. The Board of Directors, in an effort to be fair and reasonable, will not be sending out any violations for weeds this month. The Board has decided instead to put the community on a notice for 30 days and will move forward with the compliance process in April. Please take a moment to look at your yards, clean up any weeds and make the yards presentable and attractive in accordance with the Association governing documents.

