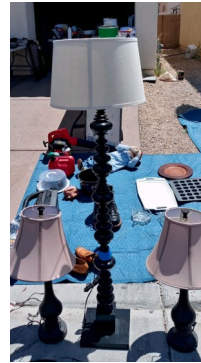
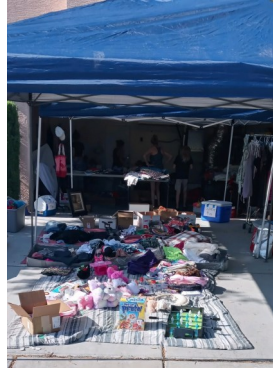


Avada Homeowners Association



THANK YOU to all that participated in the 3rd Annual Community Yard Sale! We look forward to more participation next year!



Your Board of Directors:

President
Jennifer Calarco

Treasurer
Alexandra McLeod

Secretary
Crystal Bomar

MANAGEMENT CONTACTS:

Community Manager
Felicia Benson

Community Assistant
Breanna Hoffman

Inquiries:
help@levelprop.com

Office Hours:
8 am to 5 pm
Closed for Lunch
12 pm to 1 pm

8966 Spanish Ridge
Ave. #100
Las Vegas, NV
89148

Please keep your dog
on a leash and pick up
after them!



Republic Services Bulk Waste Pickup for 2023

July 16	September 10	November 5
July 30	September 24	November 19
August 13	October 8	December 3
August 27	October 22	December 17

BOARD OF DIRECTORS MEETINGS NOTICE

Zoom Online Meeting Login URL: <https://us02web.zoom.us/j/87023354419>
Meeting ID: 870 2335 4419 Meeting Passcode: 483913

Regular Session Board Meeting (open to owners): **July 18, 2024 at 5:30 PM**
Executive Session Meeting (closed to owners): **Immediately following**

The Agenda will be available not less than five (5) days prior to the meeting at the Corporate Offices of Level Community Management. Electronic copies can be requested by emailing help@levelprop.com

In accordance with NRS 116, homeowners have a right to have a copy of the audio recording at a cost of \$20.00, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. Homeowners also have the right to speak to the association or executive board unless the executive board is meeting in executive session. Time will be provided at the beginning of the meeting for owners to speak regarding agenda items. **This time may be limited at the discretion of the Board and may be limited to 3 minutes;** owners may speak at the end of the meeting on general items.

Turf Conversion Complete!

After months of planning and updating designs by the Avada Board of Directors and Management, the mandated turf conversion has been completed!

Please be sure to clean up after your pets and help maintain this beautiful new upgrade to the community.

The Board of Directors is looking to also add a pergola with a table and benches for the community's enjoyment. Stay tuned!



Landscaping Maintenance Weeds, Weeds, and More Weeds!

Tis the season for the invasion of weeds! When working on your landscaping, please make sure to not only spray your weeds but to also pull or rake them out completely, especially wild grasses in rock areas. If dead weeds are left in the landscaping, the property is not in compliance with maintenance requirements. If pulling, to be effective, you'll need to pull slowly, by the root.



An area that is often missed, is the side yard by the AC unit. All landscaped areas of the home must be maintained. Additionally, please make sure to trim all plants for clearance for pedestrian traffic on sidewalks. Low lying tree limbs should be removed and bushes that encroach over the sidewalk should be trimmed back.

COMMUNITY REMINDERS

- Trash day for Avada is **Tuesdays**. Trash cans can be placed outside 12 hours prior to pick up and must be put away **out of sight** 12 hours after pick up.
- Street Sweeping is on the **1st Thursday of every month**. Please park in your driveways and garages on these days so sweeper can clean the entire street.
- Garden hoses are not to be kept on the side of the house. They must be put away **out of sight** after each use.
- **Any** changes or improvements to the exterior of your home must have an approved ARC application on file before the commencement of any work. Contact Level for an ARC application.

TOW WARNING!

A vehicle that is parked in violation of the association rules will be tagged and removed 48 hours later at the owner's expense.

The following parking violations are subject to immediate tow:

1. **Parking in a fire lane**
2. **Parking in a manner that interferes with an entrance to or an exit from the real property**
1. **In any parking space designated for a person who are handicapped. That is a violation of NRS 484.408**

**Tow Company
Contact Information:**

Ashley's Towing

3030 Sheridan St
Las Vegas, NV 89102

Phone: 702-382-3508

GO PAPERLESS!

You can opt-in to receive newsletters, etc. by completing the Communication Preferences Form located on our website at **www.levelprop.com**

