



Avada Homeowners Association

www.avadahoa.com



LAS VEGAS VALLEY WATER DISTRICT

Fall Watering Schedule (9/1/25—10/31/25)
Monday, Wednesday, Friday— Watering Group C

Recommended drip watering for plants & trees is 2 days a week

Have questions or need assistance with your water lines?

Visit the link below for Customer Assistance Programs:

<https://www.lvwd.com/customer-service/cap/index.html#lineprotection>

Landscape Maintenance & Replacement

As fall season is here, we want to remind all homeowners of the importance to continue maintaining your yard by consistently removing weeds, trash, and debris. When working on your landscaping, please make sure to not only spray your weeds but to also pull or rake them out completely. If dead weeds are left in the landscaping the property is not in compliance with maintenance requirements.

Dead plants must be removed and replaced with the same or similar plant. If you wish to remove and not replace or replace with a different plant, you must submit for approval prior to removing and installing the new plant. You can find an ARC application here:
<https://www.avadahoa.com/resources/>



BOARD OF DIRECTORS & ANNUAL MEMBERSHIP MEETING NOTICE

Join Zoom Meeting: <https://us02web.zoom.us/j/84097360856>

Meeting ID: 840 9736 0856 Passcode: 820486

Phone: 1-719-359-4580

Annual Membership Meeting: **October 23, 2025 at 5:30PM**

Regular Session Board Meeting: **Immediately Following Annual**

Organizational Meeting: **Immediately Following Regular**

Executive Session Meeting (closed to owners): **Immediately Following Org.**

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.**

Your Board of Directors:

President

Jennifer Calarco

Treasurer

Alexandra McLeod

Secretary

Crystal Bomar

MANAGEMENT CONTACTS:

Community Manager

Felicia.Benson

@levelprop.com

Community Assistant

Breanna.Hoffman

@levelprop.com

General:

help@levelprop.com

Office Hours:

8 am to 5 pm

8966 Spanish Ridge

Ave. #100

Las Vegas, NV

89148

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



Two Websites– What’s the Difference??

www.levelprop.com (must have account # & password)

www.avadahoa.com (public)

- View Assessment Account Balance
- View Compliance Account Balance
- Make Payments
- View Open Compliance Violations
- View Pending ARC Status
- Access Governing Documents
- Access Previous Board Meeting Minutes
- Access Community Newsletters
- Report Compliance Issues
- Submit Accounting Inquiry

- Calendar of Community Events & Board Meetings
- Community Announcements
- Access Governing Documents
- Access Community Newsletters
- Access ARC Application
- Management Contact Information
- Community Paint Palette



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!** All cul-de-sacs within the community are Fire Lanes. Any vehicle parked in a cul de sac is subject to immediate tow. Vehicles that are stored, inoperable, not registered, etc will be tagged for 48 hours before towing.

Go Paperless!

Scan the QR code to fill out the online Communication Preferences Form.
This will opt you in to receive all notices, as allowed
by statute, via email only.



Going paperless:

- Reduces mailing cost, including postage to the association
- Keeps owners informed in real time vs waiting for a letter
- No paper records or files to store or throw away

**Tow Company
Contact Information:**

Ashley's Towing

3030 Sheridan St
Las Vegas, NV 89102

Phone: 702-382-3508