



# Avada Homeowners Association

www.avadahoa.com



## BOARD OF DIRECTORS MEETING NOTICE

Join Zoom Meeting: <https://us02web.zoom.us/j/86286078761>  
Meeting ID: 862 8607 8761 Passcode: 895722  
Phone: 719-359-4580

Regular Session Board Meeting (open to owners): **April 16th 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](mailto: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 Reyes**

## 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!



**Save the Date:**  
**April 25 & 26**

Registration form is enclosed.  
This can also be found on the HOA website, your homeowner portal, or by emailing management.

## Spring is Almost Here – Let's Keep Our Community Beautiful!

As we welcome the Spring season, we encourage all homeowners to take part in keeping our neighborhood looking its best.

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. An area that is often missed, is the side yard by the AC unit. All landscaped areas of the home must be maintained.

If pulling, to be effective, you'll need to pull slowly, by the root. Regular yard maintenance—such as removing debris, pulling weeds, trimming trees, and replacing any dead plants—not only enhances curb appeal but also benefits the entire community.

**Let's work together to maintain a beautiful and inviting environment for everyone to enjoy!**



## Working Porch Lights

As part of keeping our community safe, welcoming, and looking its best, we'd like to remind all homeowners to ensure their front porch lights are in proper working order.

A working porch light is more than just a decorative feature — it helps improve nighttime visibility, enhances security, and contributes to the overall appearance of our neighborhood. If your porch light is currently out, please take a moment to replace the lightbulb and confirm the fixture is functioning properly.

If your exterior light fixture is no longer functioning and needs to be replaced, it must be replaced with the same make and model to maintain community consistency. If you wish to install a different fixture (including a different style, size, or color), you must first submit an ARC application and receive approval prior to installation.



This is a small maintenance task that makes a big difference. Well-lit homes create a warm, inviting environment for neighbors and guests while helping to deter unwanted activity.

Thank you for doing your part to keep our community  
Bright and Beautiful!



### 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.

Just a  
reminder...

- **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.



Tow Company  
Contact Information:

**Ashley's Towing**

3030 Sheridan St  
Las Vegas, NV 89102

Phone: 702-382-3508

### Bulk Trash Dates

**March 10**

**March 24**

**April 7**

**April 21**

**May 5**

**May 19**

**June 2**