



## South Shores Community Association

November 24, 2025

Dear Homeowner,

Enclosed for your review are the 2026 Annual Budget and Reserve Study Summaries for South Shores Community Association. A Budget Ratification Meeting has been scheduled for December 16, 2025, at 2590 Nature Park Drive, Suite 100, North Las Vegas, NV 89084.

In accordance with NRS 116.31151(3): *"Unless at that meeting a majority of all unit owners, or a larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present."*

For the upcoming year, there will be no increase to the quarterly assessment, and no Special Assessments are anticipated for 2026. The Operating Budget includes the Association's day-to-day operating expenses, including insurance required under the governing documents and NRS 116.3113.

At this time, the Board was unable to approve the proposed 2026 Budget and will revisit it at the January 2026 Board Meeting. Until further review, the current 2025 budget will remain in effect, and no assessment changes will occur.

The Reserve Study, prepared by Geo Reserves using the Full Funding method, outlines long-term capital repair and replacement needs. For 2026, the Association anticipates beginning reserves with \$311,157.33, transferring \$40,303 from Operating, incurring \$45,430 in reserve expenses, and ending the year with \$306,030.33. The Reserve Study recommends \$691,708 in reserve cash by December 31, 2026.

Per NRS 116, enclosed are the Association's Collection Policy, Investment Policy, Penalty Policy with Fine Schedule, and Service Member Verification Form. Homeowners more than 60 days delinquent will be assessed a \$125.00 Pre-Collection Processing Fee.

Additionally, as required under NRS 116, a copy of the Executive Board Awareness Form is included, confirming the Board's understanding of applicable legal requirements.

Also enclosed is the 2026 Meeting Calendar, which serves as advance notice of all Board of Directors meetings for the coming year.

Thank you for your attention to this important information.

AT THE DIRECTION OF THE BOARD OF DIRECTORS

Sincerely,

Martha Ayon

Community Manager



## South Shores Community Association

**Budget Ratification Meeting  
December 16, 2025, at 11:00 AM  
First Service Residential  
2590 Nature Park Drive, Suite 100  
| North Las Vegas, NV 89084**

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### AGENDA

- I. Call to Order / Introductions
- II. Homeowner Open Forum  
In accordance with NRS116.3108.4(c) this portion of the meeting is devoted to unit owners' comments and discussion.
- III. 2026 Budget Ratification  
*In accordance with Nevada law, NRS 116.31151 (3), "Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present."*
- IV. Adjournment

*In accordance with NRS116.3108 the above agenda shall serve as notice of the Budget Ratification Meeting for the South Shores Community Association. Unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of \$.25 per page for the first ten pages, and \$.10 per page thereafter. A period at the beginning of this meeting is devoted to comments by unit owners and discussion of those comments.*



**FirstService**  
RESIDENTIAL

North Las Vegas Office

<https://SouthShoresCommunity.connectresident.com>

■ 2590 Nature Park Dr., Suite 100  
N. Las Vegas, NV 89084

phone: 702-215-5077

# Budget Summary Report

## South Shores Community Association

### Fiscal Year 2025 Budget

	<u>2024 Budget</u>	<u>2025 Budget</u>
<b>Operating Revenue</b>		
4110 - Monthly Assessments	527,712.00	527,712.00
4112 - Monthly Assessments-Stores	15,295.00	17,480.00
4113 - Monthly Assessments-Commercial	20,888.00	23,552.00
4117 - Bad Debt - Contra Account	(13,000.00)	(13,000.00)
4150 - Special Reserve Assessment	763,765.00	176,217.00
<b>Total Operating Revenue</b>	<b>1,314,660.00</b>	<b>731,961.00</b>
<b>Total SOUTH SHORES Income</b>	<b>1,314,660.00</b>	<b>731,961.00</b>
<b>Operating Expenses</b>		
6044 - Insurance-Liab/Prop/DO/WC/Cyber	7,600.00	7,600.00
<b>Total Operating Expenses</b>	<b>7,600.00</b>	<b>7,600.00</b>
<b>Utilities Expense</b>		
6060 - Electricity	450.00	450.00
6081 - Water	134,000.00	132,573.75
6083 - Water Waste Fines	30,000.00	30,000.00
<b>Total Utilities Expense</b>	<b>164,450.00</b>	<b>163,023.75</b>
<b>Landscape Expenses</b>		
6305 - Landscaping - Contract	131,376.00	135,710.00
6317 - Landscaping - Improvements	5,000.00	5,000.00
6320 - Landscaping - Repair/Supply	17,000.00	17,000.00
<b>Total Landscape Expenses</b>	<b>153,376.00</b>	<b>157,710.00</b>
<b>Repairs and Maintenance</b>		
6367 - R & M - General	0.00	650.00
6370 - R & M - Pest Control	7,000.00	7,000.00
6374 - R & M - Pet Waste Removal	4,300.00	4,300.00
<b>Total Repairs and Maintenance</b>	<b>11,300.00</b>	<b>11,950.00</b>
<b>Administrative Expenses</b>		
6405 - Management Fees	86,000.00	87,290.00
6406 - Resident Agent Fee	250.00	250.00
6407 - Ombudsman Fee	6,211.00	6,211.00
6409 - Secretary of State Filing	50.00	51.25
6431 - Legal	25,000.00	25,000.00
6433 - Accounting/Audit	1,855.00	1,855.00
6434 - Collection/Recovery Costs	2,500.00	2,500.00
6450 - Postage & Copies	25,000.00	25,000.00
6457 - Coupon Books	7,000.00	7,000.00
6458 - Community Events	10,000.00	10,000.00
6467 - Miscellaneous Expense	1,000.00	1,000.00
<b>Total Administrative Expenses</b>	<b>164,866.00</b>	<b>166,157.25</b>
<b>Other Expenses</b>		
6512 - Security - Guard Services	9,000.00	9,000.00
7040 - Transfers to Reserve Funds	40,303.00	40,303.00

**Budget Summary Report**  
**South Shores Community Association**  
**Fiscal Year 2025 Budget**

	<u>2024 Budget</u>	<u>2025 Budget</u>
<b>Other Expenses</b>		
7145 - Reserve Special Assessment Transfer	763,765.00	176,217.00
<b>Total Other Expenses</b>	<u>813,068.00</u>	<u>225,520.00</u>
<b>Total SOUTH SHORES Expense</b>	<u>1,314,660.00</u>	<u>731,961.00</u>
<b>Total Association Net Income / (Loss)</b>	<u>0.00</u>	<u>0.00</u>

## Physical Analysis

The following table is the list of components that comprise this reserve study. For each component the Useful Life (UL), Remaining Useful Life (RUL), and Cost Estimate has been determined. Based on these estimates, the Significance Percent of each component is calculated. The higher the significance percent, the more of an impact this component has on the final recommendations of this reserve study. Please see the Appendix 2 for additional information.

Component Inventory						
Subgroup 1: Common Area						
Comp #	Component	Quantity	Sig. %	UL	RUL	Cost
1.113	Monument Signs - Replace	23 Monument Signs	2.65%	20	14	\$115,000
1.205	Pole Lights - Replace	6 Pole Lights	1.04%	24	17	\$54,000
1.402	Concrete - Repair	1 Allowance	1.38%	10	5	\$30,000
1.502	Block Wall - Repair	18,900 Linear ft.	4.36%	20	12	\$189,000
1.504	Block Wall - Repaint	113,400 Sq. Ft.	5.23%	10	2	\$113,400
1.536	Wrought Iron Fencing - Replace	1 Allowance	0.32%	36	1	\$25,000
1.539	Wrought Iron Fencing - Repaint	1 Allowance	0.31%	6	1	\$4,000
1.602	Landscaping - Renovate	342,000 Sq. ft.	19.72%	10	9	\$427,500
1.607	Turf Conversion - Perform	1 Project	45.93%	1	0	\$99,587
1.612	Tree Trimming - Perform	1 Project	6.92%	1	0	\$15,000
1.637	Irrigation System - Refurbish	342,000 Sq. ft.	11.83%	10	4	\$256,500
1.811	Park Furniture - Replace	1 See Detail	0.15%	20	13	\$6,300
1.3001	Reserve Study - Update	1 Reserve Study	0.16%	5	4	\$1,750
Total Cost for 1/Common Area:						\$1,337,037.00
Total Cost of Component Inventory:						\$1,337,037.00

This page shows the annual cash flow projections for the next 30 years when following the recommended funding plan. It includes the budgeted reserve contribution, special assessments, interest earned in savings accounts, and the projected reserve expenses.

This page also shows the future % increases to the budgeted reserve contribution. If following this plan, the association will get to a recommended 100% funded level.

Fully-Funded Plan: Annual Cash Flow Projections							
Year	Starting Balance	Reserve Contribution	% Increase	Special Assessment	After-Tax Interest	Reserve Expenditures	Ending Balance
2025	\$427,752	\$127,472	216.29%	\$0	\$11,016	(\$114,587)	\$451,653
2026	\$451,654	\$131,615	3.25%	\$0	\$13,446	(\$45,430)	\$551,285
2027	\$551,285	\$135,893	3.25%	\$0	\$13,757	(\$136,882)	\$564,053
2028	\$564,053	\$140,309	3.25%	\$0	\$17,196	(\$16,511)	\$705,047
2029	\$705,047	\$144,869	3.25%	\$0	\$13,484	(\$310,542)	\$552,858
2030	\$552,859	\$149,578	3.25%	\$0	\$16,241	(\$52,803)	\$665,875
2031	\$665,874	\$154,439	3.25%	\$0	\$20,053	(\$18,173)	\$822,193
2032	\$822,193	\$159,458	3.25%	\$0	\$23,947	(\$23,768)	\$981,830
2033	\$981,830	\$164,640	3.25%	\$0	\$28,177	(\$19,374)	\$1,155,273
2034	\$1,155,274	\$169,991	3.25%	\$0	\$18,321	(\$592,432)	\$751,154
2035	\$751,155	\$175,516	3.25%	\$0	\$22,650	(\$20,653)	\$928,668
2036	\$928,668	\$181,220	3.25%	\$0	\$27,214	(\$21,325)	\$1,115,777
2037	\$1,115,777	\$187,110	3.25%	\$0	\$20,925	(\$465,896)	\$857,916
2038	\$857,917	\$193,191	3.25%	\$0	\$25,319	(\$38,343)	\$1,038,084
2039	\$1,038,084	\$199,470	3.25%	\$0	\$15,750	(\$607,537)	\$645,767
2040	\$645,768	\$205,952	3.25%	\$0	\$19,475	(\$72,705)	\$798,490
2041	\$798,490	\$212,646	3.25%	\$0	\$24,653	(\$25,023)	\$1,010,766
2042	\$1,010,766	\$219,557	3.25%	\$0	\$27,787	(\$118,845)	\$1,139,265
2043	\$1,139,265	\$226,693	3.25%	\$0	\$33,482	(\$26,675)	\$1,372,765
2044	\$1,372,765	\$234,060	3.25%	\$0	\$19,594	(\$823,061)	\$803,358
2045	\$803,359	\$241,667	3.25%	\$0	\$25,415	(\$28,438)	\$1,042,003
2046	\$1,042,003	\$249,521	3.25%	\$0	\$31,554	(\$29,362)	\$1,293,716
2047	\$1,293,716	\$257,631	3.25%	\$0	\$32,296	(\$259,505)	\$1,324,138
2048	\$1,324,138	\$266,004	3.25%	\$0	\$38,971	(\$31,301)	\$1,597,812
2049	\$1,597,811	\$274,649	3.25%	\$0	\$32,093	(\$588,739)	\$1,315,814
2050	\$1,315,815	\$283,575	3.25%	\$0	\$37,260	(\$109,005)	\$1,527,645
2051	\$1,527,645	\$292,791	3.25%	\$0	\$44,650	(\$34,453)	\$1,830,633
2052	\$1,830,633	\$302,307	3.25%	\$0	\$52,434	(\$35,573)	\$2,149,801
2053	\$2,149,801	\$312,132	3.25%	\$0	\$60,630	(\$36,729)	\$2,485,834
2054	\$2,485,833	\$322,276	3.25%	\$0	\$42,124	(\$1,123,154)	\$1,727,079
2055	\$1,727,080	\$332,750	3.25%	\$0	\$50,517	(\$39,156)	\$2,071,191

The Projected Annual Expenditures shows which projects will be performed each fiscal year. If the fiscal year is missing on this list, then there are no projects scheduled for that particular year.

The Current Cost represents the estimated cost of the project for the initial year of this report. The Future Cost represents the inflation-adjusted cost of the project.

Any components highlighted in red have a \$0 cost associated with the project and are funded outside of this reserve study.

Projected Annual Expenditures			
Fiscal Year 2025			
Comp #	Component Name	Current Cost	Future Cost
1. 607	Turf Conversion - Perform	\$99,587	\$99,587
1. 612	Tree Trimming - Perform	\$15,000	\$15,000
Fiscal Year 2025 Total:		\$114,587	\$114,587

Fiscal Year 2026			
Comp #	Component Name	Current Cost	Future Cost
1. 536	Wrought Iron Fencing - Replace	\$25,000	\$25,812
1. 539	Wrought Iron Fencing - Repaint	\$4,000	\$4,130
1. 612	Tree Trimming - Perform	\$15,000	\$15,488
Fiscal Year 2026 Total:		\$44,000	\$45,430

Fiscal Year 2027			
Comp #	Component Name	Current Cost	Future Cost
1. 504	Block Wall - Repaint	\$113,400	\$120,891
1. 612	Tree Trimming - Perform	\$15,000	\$15,991
Fiscal Year 2027 Total:		\$128,400	\$136,882

Fiscal Year 2028			
Comp #	Component Name	Current Cost	Future Cost
1. 612	Tree Trimming - Perform	\$15,000	\$16,511
Fiscal Year 2028 Total:		\$15,000	\$16,511

Fiscal Year 2029			
Comp #	Component Name	Current Cost	Future Cost
1. 612	Tree Trimming - Perform	\$15,000	\$17,047
1. 637	Irrigation System - Refurbish	\$256,500	\$291,506
1. 3001	Reserve Study - Update	\$1,750	\$1,989

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
South Shores Community Association  
Governing Document Enforcement Workflow & Fine Policy**

**BE IT RESOLVED** that at a duly noticed and conducted meeting of the Board of Directors of the South Shores Community Association, held on the 10/18/2022, at which quorum was present, the following resolution was adopted:

**WHEREAS**, The Association shall have the power to do any lawful act that may be authorized, required or permitted to be done by the Association under this Declaration, the Articles, the Bylaws and to do and perform any act that may be necessary or proper for or incidental to the exercise of any of the express powers of the Association.

**WHEREAS**, the Executive Board has the ability to create rules and regulations of the Association without the vote of the membership;

**WHEREAS**, the Association's Declaration of Covenants, Conditions and Restrictions for South Shores Community Association recorded April 13, 1989 as document number 3152-89 outlines use restrictions pertaining to enforcement;

The Executive Board hereby adopts the following **Governing Document Enforcement Workflow & Fine Policy** as follows:

**Violation Enforcement Workflow**

All homeowners of the South Shores Community Association signed and received a copy of the Governing Documents. Every homeowner and resident is required to abide by these Governing Documents. The responsibility of the Board of Directors is to enforce the articles of these documents to, among other things, maintain the integrity and property values of the Community.

Upon noticing a violation of the CC&R's/Governing Documents, by the Management Company, Board of Directors or a Homeowner, a Courtesy Notice of Alleged Violation will be sent to the address of record for the homeowner as well as the address of the home itself stating the alleged violation. Included with this letter will be a Homeowner Response Form to be completed and returned to the Management Company.

The homeowner will be given 10 days, from the date of notification, to correct the violation and return the Homeowner Response Form. If the violation is corrected and the form is returned promptly, no further action will be required. A record of the letter, response and correction will be kept on file.

If the violation has not been corrected within the 10 days allowed, a Formal Violation notice is sent to the address of record for the homeowner as well as the address of the home itself. This notice will also include a Homeowner Response Form to complete and return to the Management Company. This notice will allow a final 15-day period to correct the violation.

If the violation has not been corrected within 10 days from the date of the Formal notification, a Notice of Hearing will be sent disclosing the fine amount. A Hearing before the Board will be scheduled for not less than 10 days from the date of notification. The homeowner will be given the opportunity to appear before the Board to discuss the violation and/or show cause why a fine should not be imposed.

After deliberation, if the Board's decision is to impose a fine and/or any fee reimbursement, per NRS 116.31031(7) the homeowner will be given 14 days after issuance of the decision to correct the violation and pay any outstanding fines (or fees if applicable). If the violation is not corrected within 14 days or any longer period that may be established by the Executive Board following the Hearing, the violation will be considered to be an ongoing violation and the fine will be continuing and be imposed for every 7-day period thereafter until the violation is corrected.



### Habitual Violations

If, after a Hearing, the same violation of the CC&R's/Governing Documents is repeated within 30 days, the violation will be considered to be a Habitual/Repeat Violation. A Subsequent Notice of Hearing will be sent. A Hearing before the Board will be scheduled for not less than 10 days from the date of notification. The homeowner will be given the opportunity to appear before the Board to discuss the violation and/or show cause why a fine should not be imposed. After deliberation, if the Board's decision is to impose a fine and/or any fee reimbursement, per NRS 116.31031(7) the homeowner will be given 14 days after issuance of the decision to correct the violation and pay any outstanding fines (or fees if applicable). If the Board deems this violation as habitual, the violation will remain on hold for further inspections and will be automatically called to hearing upon each subsequent occurrence of the same violation. If the violation is not corrected within 14 days following the Hearing, the violation will be considered an ongoing violation and the fine will be continuing and be **imposed for every 7-day period thereafter until the violation is corrected**. A letter of determination reflecting this procedure will be issued to the homeowner at the time of the Board's decision and at any subsequent violation.

### Fines

**NRS 116.31031** Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed. If a violation is not cured within 14 days, or within any longer period that may be established by the executive board, the violation shall be deemed a continuing violation. Thereafter, the executive board may impose an additional fine for the violation for each 7-day period or portion thereof that the violation is not cured. Any additional fine may be imposed without notice and an opportunity to be heard. The amount of the fine must be commensurate with the severity of the violation and must be determined by the executive board in accordance with the governing documents, but the amount of the fine must not exceed \$100 for each violation or a total amount of \$1,000, whichever is less. Any past due fine must not bear interest but may include any costs incurred by the association during a civil action to enforce the payment of the past due fine. Fines/fees are considered past due after 60 days of the initial fine or when a balance of \$1,500.00 or more has been reached. Accounts in the amount of \$1,500.00 or more than 60 days past due will automatically go to collections and subject to a lien. Payment plans are accepted for fines prior to the collection process. Requests must be submitted in writing for Board review prior to the 60-day timeframe in which the fines go to collections. No fees such as hard costs/liens or other charges imposed to collect the fines owed will be waived.

### Complaints/Reporting of a Violation

All complaints must be sent in writing to the management company for documentation and Board review. Per NRS116.31031 4b. a photo of the violation of the must accompany the violation when reasonable.

The Board will confirm that the violation is valid. If the violation is not visible from common areas or the street, an appointment will be made with the complainant to allow the Board to witness and confirm the violation. If the violation cannot be confirmed, the Board may not be able to proceed with the violation. Once the violation is confirmed, the notification process will begin.

### Confidentiality

It is industry standard that all violations are considered confidential. Should a violation go to hearing or litigation, the confidentiality may no longer be valid at that time depending on the circumstances.

### Health Safety and Welfare Violations

**NRS 116.31031(1)** If the violation poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community, the amount of the fine must be commensurate with the severity of the violation and must be determined by the Executive Board in accordance with the governing documents. Any violation deemed to be a Health, Safety and Welfare violation will be automatically called to a hearing. The Board shall have the authority to sanction, fines, loss of privileges, and start the abatement process. Unpaid Health, Safety and Welfare fines are foreclosable. If the violation does not pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community, the amount of the fine must be commensurate with the severity of the violation and must be determined by

the executive board in accordance with the governing documents, but the amount of the fine must not exceed \$100 for each violation or a total amount of \$1,000, whichever is less. The limitations on the amount of the fine do not apply to any charges or costs that may be collected by the association pursuant to this section if the fine becomes past due.

### Violation Fine Schedule

Please see your copy of the CC&Rs for the full verbiage for each section listed below:

CC&R Provision	Section Description	Potential Fine
Section 1.01	Additional Declaration	\$50
Section 1.02	Apartment Area	\$50
Section 1.03	Architectural Committee	\$50
Section 1.04	Architectural Committee Rules	\$50
Section 1.05	Articles	\$50
Section 1.06	Assessment, Capital Improvement	\$50
Section 1.07	Assessment, Common	\$50
Section 1.08	Assessment, Reconstruction	\$50
Section 1.09	Assessment, Special	\$50
Section 1.10	Association Property	\$50
Section 1.11	Beneficiary	\$50
Section 1.12	Board	\$50
Section 1.13	Bylaws	\$50
Section 1.14	Close of Escrow	\$50
Section 1.15	Commercial Area	\$50
Section 1.16	Commercial Lot	\$50
Section 1.17	Common Area	\$50
Section 1.18	common Expenses	\$50
Section 1.19	Condominium	\$50
Section 1.20	Condominium Project	\$50
Section 1.21	Declarant	\$50
Section 1.22	Delegate	\$50
Section 1.23	Delegate District	\$50
Section 1.24	Family	\$50
Section 1.25	First Subdivision	\$50
Section 1.26	Improvement	\$50
Section 1.27	Lot	\$50
Section 1.28	Maintenance Funds	\$50
Section 1.29	Manager	\$50
Section 1.30	Master Association	\$50
Section 1.31	Master Declaration	\$50
Section 1.32	Member	\$50
Section 1.33	Mortgage	\$50
Section 1.34	Mortgagee	\$50
Section 1.35	Notice and Hearing	\$50
Section 1.36	Owner	
Section 1.37	Participating Building	\$50
Section 1.38	Person	\$50
Section 1.39	Phase of Development	\$50
Enforcement Workflow	Habitual Violations	\$50
May Vary	Any other Violation not listed that may go against the Governing Documents	Up to \$100

### Super Priority abatement process

NRS 116.310312, allows an association to enter the grounds of a unit to maintain the property or abate a nuisance existing on the exterior of the unit. NRS 116.310312 specifically provides for the association's expenses to be a lien on the unit and provides that the lien is prior to the first security interest. NRS 116.3102(1)(j) was amended to allow these expenses to be part of the lien described in NRS 116.3116(1). And NRS 116.3116(2) was amended to allow these expenses to be included in the association's super priority lien. The HOA should follow the violation process. When the violation escalates to the hearing stage, you will need to get your Attorney involved to send the abatement hearing notice and to guide you on how to proceed moving forward.

### Squatter abatement process

All homeowners are responsible for maintaining their property at all times. Abandoning your home or leaving it unattended leaves the property vulnerable and susceptible to potential Squatters. In Nevada, squatting is prohibited by NRS 205.0817, Nevada's law against unlawful occupancy. It is commonly charged along with housebreaking (NRS 205.0813) or unlawful reentry (NRS 205.082), although forcible or unlawful entry is not required. The HOA should report the possible squatting issue to Clark County Public Response Division at [https://www.clarkcountynv.gov/residents/fixit\\_clark\\_county.php](https://www.clarkcountynv.gov/residents/fixit_clark_county.php) or 702-455-4191. The HOA should follow the violation process. When the violation escalates to the hearing stage, you will need to get your Attorney involved to guide you on how to proceed moving forward.

### Short Term Rental Violation Process

Per the Las Vegas, Nevada Municipal Code Chapter 6.75 Short Term Rentals, no person shall engage in the business of operating a hotel, motel, residence hotel/motel, or other establishment that rents or holds out for rent rooms or other temporary accommodations on a daily basis or for a period of thirty days or less, with or without meals included in the rental rate, without first obtaining and thereafter maintaining a valid unexpired license pursuant to this Chapter.

Should any violations arise with a short-term rental, it will be reported to Las Vegas Code Enforcement at Short-Term Residential Rental Complaint Hotline 702-229-3500. The Homeowner's Association will follow the violation process per the Association's enforcement policy.

### Lease Agreement Process

If your governing documents allow for lease tracking and enforcement, the HOA should enforce the policies as written. Violations should be enforced per your violation policy. When the violation escalates to the hearing stage, you will need to get your Attorney involved to guide you on how to proceed moving forward.

For any violation that is not cured by the normal violation procedures, you may to seek legal counsel for possible further action which may include but not limited to Mediation, abatement, Sheriffs Sale or a Receivership Process.

This Governing Document Enforcement Workflow & Fine Policy supersedes any prior enforcement workflows or fine policies. Upon any subsequent changes to NRS or laws that conflict with this policy, the laws or NRS shall supersede this policy.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Secretary, October 18, 2022.

South Shores Community Association.

DocuSigned by:  
By: scott mager  
F0FF24ED36F044F...  
President

DocuSigned by:  
By: Joyce Lush Atjoycelush@gmail.com  
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Secretary

**South Shores Community Association  
ASSESSMENT, ABATEMENT & FINE COLLECTION POLICY**

**RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS the Board of Directors of the South Shores Community Association is charged with the responsibility of collecting assessments, abatement expenses, and fines; and

WHEREAS from time-to-time unit owners become delinquent in their payments of these assessments, abatement expenses, and fines and fail to respond to the demands from the Board to bring their accounts current; and

WHEREAS the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interest of the Association to refer these accounts promptly for collection so as to minimize the Association's loss of revenue;

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Association adopts the following policy and practice effective thirty days after distribution to owners.

This document sets forth the Association's policy regarding the collection of assessments, abatement expenses, and fines pursuant to the Association's Declaration of Covenants, Conditions, and Restrictions and Nevada Revised Statute Chapter 116.

The Board establishes the Association's fiscal year, January 1 to December 31, as the regular assessment period.

**1.0 Assessments in General.** The Association has a duty to levy regular, reserve, special and/or other assessments sufficient to perform its obligations under the governing documents and Nevada law. The regular/common assessment is payable Quarterly. Each installment is due on the first day of the month for which it is due as specified on the annual budget and/or notice of assessment issued for the calendar year. Special or other assessments shall be due and payable on the due date specified by the Board of Directors in the notice imposing the assessment or in the ballot presenting the special or other assessment to the members for approval. (Reserve assessments do not require membership approval.)

**2.0 Obligation to Pay.** The Association has a lien on a unit for any construction penalty that is imposed against the unit's owner, any assessment levied against that unit or any fines imposed against the unit's owner from the time the construction penalty, assessment, abatement expense or fine becomes due. Further, unit owners have a personal obligation to pay each assessment, abatement charge, or fines.

**3.0 Notice of Address Change.** It is the responsibility of each owner to advise the Association of any mailing address changes. The Board of Directors may elect from time-to-time to provide additional periodic statements of assessments and charges, but lack of such statements does not relieve the owners of the obligation to pay assessments.

**4.0 Designation of Agent.** The Board of Directors designates Terra West Management Services as its managing agent to process non-delinquent assessment, abatement and fine payments prior to sending a delinquent account to collections. The Board of Directors shall designate a third party entity to collect assessments, abatement expenses, and fines on all accounts transferred to an agent or attorney for collections pursuant to this policy.

**5.0 Charges on Delinquent Amounts.** After 30 days past due, an assessment, or any portion thereof, that is delinquent shall incur a late charge of \$10.00 per month.

**6.0 Interest Charges.** Any past due assessment for common expenses or installment thereof that is more than 60 days' past due bears interest at the rate equal to the prime rate at the largest bank in Nevada as ascertained by the Commissioner of Financial Institutions on January 1 or July 1, as the case may be, immediately preceding the date the assessment becomes past due, plus 2%. The rate must be adjusted accordingly on each January 1 and July 1 thereafter until the balance is satisfied. The rate shall not exceed 18% per year.

7.0 Interest and Collection Charges. Any costs and fees incurred in processing and collecting delinquent amounts, including, without limitation, late and interest charges, charges for preparation of delinquency notices or referral for collection, postage, and copies, and attorney's fees and costs, shall become an additional assessment against the owner and the owner's lot and shall be subject to collection action pursuant to this policy.

8.0 Application of Payment. Payments shall be applied first to any past due assessments then to the most delinquent of late fees, interest, collection fees, transfer fees, and any other charge to an owner's account. Partial payments may be applied to the amounts due, but may not halt further collection activity.

9.0 Nevada Servicemembers' Civil Relief Act. If a homeowner or his or her successor in interest is a "Servicemember," as defined by Nevada law, or is a dependent of a Servicemember, the Association shall not initiate any foreclosure of a lien while the Servicemember is on active duty or deployment or for a period of one year immediately following the end of such active duty or deployment. Furthermore, in accordance with Nevada law, the Association shall:

1. Inform each unit owner or his or her successor in interest that if the owner is a Servicemember or a dependent of a Servicemember he or she may be entitled to certain protections; and

2. Give that owner the opportunity to provide information to verify he or she is entitled to protections under Nevada law on the form attached hereto.

- a. Upon receipt of such information from a homeowner, the Association must verify the same or, even without receipt of information, the Association shall make a good faith effort to independently verify if the homeowner is entitled to protections.

#### 9.1 ATTENTION: GOVERNMENT & TRIBAL OPERATIONS/GOVERNMENT SHUTDOWN

Certain persons may have protections if they are affected by a government shutdown. If you feel that you are qualified for such protections and delinquent in the payment of assessments, please make application to the Association – by way of mailing address, fax or email on this letterhead – for such protections by sending response and documentation immediately, time being of the essence. Upon receipt of the documentation, verification will be made as to whether you are entitled to the protections under Nevada and/or Federal Law.

10.0 61st Day Delinquency Notice. After the expiration of at least sixty (60) days from the due date of any assessment, abatement charge, fine, any portion thereof, or any other obligation remaining unpaid, the Association shall mail to the address on file for the unit's owner: (a) a schedule of the fees that may be charged; (b) a proposed plan; and (c) notice of the right to contest the plan. The unit owner then has thirty (30) days after such mailing to enter into a payment plan or request a hearing.

10.1 Failure to resolve the delinquency. If the owner is unsuccessful at the hearing, the Association may pursue collections.

10.2 Failure to make a payment under a plan. If the owner enters into a payment plan and fails to make a payment within ten (10) days of the scheduled payment date, the Association may pursue collections.

11.0 Collections. Subsequent to the expiration of the time following the 61st Day Delinquency Notice set forth in paragraph 10.0, above, the account may be forwarded to a licensed collection agency to pursue any and all legal remedies available.

12.0 Audit and Recording of Lien. Prior to forwarding of an account to a third party agency for collections, or performing the initial steps up to and including recording a lien on behalf of the Association, the managing agent shall impose a management company fee, not to exceed \$200 per NAC 116.425 (4)(a), to perform an audit of the delinquent account.

13.0 Fines. When fines for non-health, safety or welfare violations total \$1500 or more, and remain delinquent for 60 days, procedures for collections of the same shall be done in accordance with the collection procedures set forth herein with respect to imposing a lien. Where fines involve health, safety or welfare violations then they shall be collected and subject to foreclosure as set forth herein and NRS 116.31031.

NRS 116.31031 provides the Association the ability to impose monetary fines to a unit owner for non-compliance of the governing documents in an amount not to exceed \$1,000 for the initial violation (or combination thereof) and up to \$100 every 7 days for each violation deemed a continuing violation per statute, with no fine cap. Imposing monetary sanctions applies after



the owner has been provided notice to cure and a notice of hearing before the Board to address the matter and that matter remains unresolved. Please see your governing documents for further detail on the notice process specific to your community; documents are posted on the community's web portal for ease of reference.

**14.0 Forbearance Agreement (Payment Plan Agreement).** Forbearance agreement requests must be submitted in writing for approval. Any agreement entered into with the owner shall be reasonable, as determined by the Board, and for the purpose of assuring that the best interest of the Association is served. Failure of an owner to comply with an approved payment schedule shall give the Board and/or its attorney/agent, subject to paragraph 9, above, the right to immediately continue with the collection process without further notice to the owner. The Association may, but is not obligated to, enter into a Forbearance Agreement.

The Association and/or its managing agent may accept partial payments on an assessment account as long as the same is provided without stipulation(s) that may not be acceptable by the Board of Directors.

**14.1 Approval of Forbearance Agreements (Payment Plan Agreements).** Prior to a delinquent account being sent to a third party for collections, the Association's managing agent may approve a payment plan that includes current payments and satisfies the entire account within six (6) months. After the delinquent account is sent to a third party for collection, the Association's collection agent or attorney may approve a payment plan (or the Association's managing agent may approve a payment plan submitted by the third party collections agent for approval), which includes current payments and satisfies the entire account within twelve (12) months. Payment plans in excess of twelve (12) months may require emergency board approval.

**15.0 Dishonored Checks.** At any time that the Association or its designated agent receives a check dishonored by the bank for any reason, a charge of \$20.00 shall be imposed by the Association as well as a Returned Check Fee by the managing agent. The Association may also seek damages in accordance with Nevada Revised Statutes.

**15.1 Dishonored Checks By Previous Owners.** Any time that an owner presents a check to the Association prior to, or immediately following, their transfer of ownership, and the Association cannot enforce this collection policy as outlined herein, the Association, through its managing agent or collections agent, shall forward all necessary documentation to the appropriate law enforcement division for assistance in collecting the sums included in the dishonored check plus attorney's fees if applicable.

**16.0 Dispute of Charges.** If the owner questions the accuracy of the calculation of an account or the amount charged to the assessment, abatement or fine account, a written objection to the specific charges must be made (received) to the Board of Directors within 30 days of the date of the delinquency notice sent to the owner of the charge or balance seeking a hearing before the board of directors. The owner must provide the following information in writing regarding any dispute:

1. The owner's name, mailing address, and account number.
2. The exact dollar amount and description of the charges in dispute or allegedly in error.
3. For each charge in dispute, an explanation of the reasons the owner believes there is an error, with sufficient detail such as dates, names, and check numbers, so that the dispute may be investigated efficiently and effectively. If the owner does not know the error was made, that statement may be made, but the dates and check numbers, etc., must be given.
4. Copies of checks (both front and back, mandatory), letters or other documents referred to or claimed must accompany the written objection.

**16.1 Reversal of Additional Charges.** The Association's managing agent is permitted to perform additional charge reversals from time to time and as needed to assist the owner with account reconciliation, provided that the unit owner is not delinquent on their regular quarterly assessments or other principal amounts. Anything outside of these terms must be submitted to the Board for their review and approval as described above. Additional Charges include, but are not limited to, Late Fees, Late Interest, delinquency Notice Fees, and Intent to Lien fees.

**17.0 Other Remedies.** The Association reserves the right to avail itself of any other remedy permitted by law and the Association's governing documents to collect assessments, abatement charges, fines and related costs and charges, including but not limited to restricting access to or use of common elements, revoking voting privileges, bringing an action in Small Claims,

Municipal, District Court, judicial foreclosure, or any other legal action allowed by law. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing at a later date to pursue another remedy, unless otherwise restricted by law.

18.0 Common Assessment Write Offs. Per Nevada Statutes, Terra West Management Services, along with other third party agents, are not authorized to write off any principal assessment, abatement or fine amounts due to the Association. The Board of Directors is required to make these decisions during the Executive Session of a Board Meeting. Community Manager must provide timely updates and reports as necessary to the Association's board regarding Association's assessments and related financials.

19.0 Incorporation by Reference of Collection and Management Related Fees and Costs. An owner shall be responsible for any and all fees and costs incurred or arising due to a delinquency in their account and the related necessity to pursue collection of such delinquencies. The foregoing notwithstanding, any such fees and costs shall be imposed pursuant to the Nevada Revised Statutes and the Nevada Administrative Code.

20.0 Payments and/or Correspondence to the Association.

20.1 Timely Payments. Timely payments (or request for payment plans) should be directed to the Association's management company at South Shores Community Association, c/o Terra West Management Services, 6655 S. Cimarron Road, Ste 200, Las Vegas, NV 89113.

20.2 Delinquent Payments. Delinquent payments (or requests for payment plans) should be directed to the attorney or collection agent from whom the owner has received correspondence regarding account delinquency at the address noted in such correspondence.

21.0 Void Provisions. If any provision of this policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect.

22.0 Effective Date. This policy was duly adopted by the action of the Board of Directors on September 10, 2019 and shall be effective thirty (30) days after the date of mailing to the Association's membership.

**23.0 Legal Advice. The Association hereby acknowledges that it is not reliant upon Terra West Management Services for any legal advice in relation to this policy. The Association represents that it had the opportunity to have this policy reviewed by independent counsel and shall not hold Terra West Management Services liable for any action or inaction undertaken pursuant to this policy.**

24.0 Governing Law. The terms of this policy are to be strictly adhered to pursuant to Nevada Law.

By: Scott Magee, President

Attested By: Ken K. B... Secretary



## **South Shores Community Association**

### **ACTIVE MILITARY & NV EMPLOYEES CIVIL RELIEF ACT NOTICE**

#### **ACTIVE MILITARY**

Service Member Name: \_\_\_\_\_

Current or Anticipated ACTIVE DUTY dates: \_\_\_\_\_

Current or Anticipated DEPLOYMENT dates: \_\_\_\_\_

*If you are a service member, or a dependent of a service member, or a successor in interest of a service member, you may be entitled to certain protections in collection activity pursuant to Nevada Senate Bill 33, which became effective on May 29, 2017.*

**Service member** – member of the U.S. Armed Forces, a reserve component thereof, or the National Guard.

**Active Duty** – full-time duty status in the active uniformed service of the United States, including members of the National Guard and Reserve on active duty orders pursuant to 10 USC §§ 1209 and 1211.

**Deployment** – movement or mobilization of a service member from his or her home station to another location for more than 90 days pursuant to military orders.

**Dependent** – (a) the service member's spouse; (b) the service member's child (as defined in 38 USC §101(4)); or (c) an individual for whom the service member provided more than one-half of the individual's support for 180 days immediately preceding an application for relief under 50 USC Chapter 50.

#### **NEVADA EMPLOYEES CIVIL RELIEF ACT**

If you are a federal worker, tribal worker, state worker, or a household member or landlord of such a worker, you may be entitled to certain protections under Assembly Bill 393 (referred to hereafter as the Nevada Employees Civil Relief Act, or "NECRA"). Subject to specific exceptions, NECRA provides that an association may not initiate the foreclosure of a lien by sale if the unit's owner, or his or her successor in interest, is a federal worker, tribal worker, or state worker, or a household member or landlord of such a worker during the period commencing on the date on which an applicable shutdown begins and ending on the date that is 90 days after the date on which the shutdown ends.

If you are a federal worker, tribal worker, or state worker, or the household member or landlord of such a worker, please check the appropriate box below, fill out the contact information, and return this form to South Shores Community Association and 2590 Nature Park Drive, Suite 100, Las Vegas, Nevada 89084.

If you have any questions, please contact the Association c/o FirstService Residential, 2590 Nature Park Drive, Suite 100, Las Vegas, Nevada 89084.

I may be eligible for protection under the NECRA because I am a:

- ☐ federal worker
- ☐ tribal worker
- ☐ state worker
- ☐ household member
- ☐ landlord of such a worker

Federal, Tribal, or State Worker's Name: \_\_\_\_\_

Relationship to the Federal, Tribal, or State Worker: \_\_\_\_\_

**The following definitions apply under the NECRA:**

*"Federal worker" means an employee of a federal agency or an employee of a contractor who has entered into a contract with a federal agency."*

*"Household member" means any person who is related by blood, marriage, adoption or other legal process and is currently residing with a federal worker, tribal worker or state worker affected by a shutdown.*

*"Qualified Indian tribe" means a federally recognized Nevada Indian tribe that receives at least a majority of its funding from the Federal Government.*

*"Shutdown" means any period in which there is a lapse in appropriations for a federal or state agency or tribal government that continues through any unpaid payroll for a federal worker, state worker or tribal worker employed by that agency or tribal government.*

*"State worker" means an employee of a state agency or an employee of a contractor who has entered into a contract with a state agency.*

*"Tribal worker" means an employee of a qualified Indian tribe or an employee of a contractor who has entered into a contract with a qualified Indian tribe.*



2590 Nature Park Drive STE 100  
North Las Vegas, NV 89084  
702.638.7770

[fsresidential.com](http://fsresidential.com)



**LEACH KERN GRUCHOW ANDERSON SONG**  
**2024 BANKRUPTCY FEE SCHEDULE<sup>1</sup>**

1. <u>Bankruptcy Package Preparation and Monitoring</u>	\$160.00 Flat Fee
2. <u>File Evaluation/Recommendation</u>  This can be utilized in conjunction with any of the following items or not at all	\$195.00 Flat Fee
3. <u>Proof of Claim</u>  Includes coordination with manager to obtain updated account history and prepare and file Proof of Claim	\$175.00 Flat Fee
4. <u>Demand Letter Regarding Payment of Post-Petition Payments</u>  Includes coordination with manager to obtain updated account history and prepare and deliver demand letter	\$215.00 Flat Fee
5. Motion for Relief From Stay	\$500.00 Flat Fee + Court Filing Fees (Filing fees are currently \$176.00 and are subject to change)
6. Bankruptcy Letter to Lender(s) (in case of Property Surrender to Lender(s) and/or Lender(s) Motion for Relief From Stay Granted)	\$175.00 Flat Fee
7. Filing of pleadings other than Motion to Terminate Stay (i.e., Opposition, Reply, Objection to Plan Confirmation, etc.), Court appearances and Board meeting appearances at professional's hourly rate	At hourly rate set forth below
8. Paralegal Services performed @ Hourly Rate	\$160.00-\$195.00/hour
9. All other attorney services performed @ Hourly Rate	Partner \$325.00-\$425.00 Associates \$185.00-\$350.00
10. Copy/Facsimile Charges	\$.20/page
11. Postage Charges	At cost of postage
12. Certified Mailing Charges	At cost of certified mailer
13. Recording Fees	At cost charged by Recorder's Office
14. Pacer Charges	At cost charged by CM/ECF
15. Other Third Party Costs	At cost charged by third party

<sup>1</sup> Each line item amount is the fee for that task. Pursuant to NAC 116.470(3), actual costs incurred in performing each line item task are in addition to the fee for each task.

**LEACH KERN GRUCHOW ANDERSON SONG**  
**2024 LIEN & FORECLOSURE FEE SCHEDULE<sup>1</sup>**

1. <u>NRS 116.31162(4) sixty (60) day Payment Plan/Fee Disclosure Letter</u>	\$240.00
2. <u>Validation Notice (Regulation F)</u>	\$240.00
3. <u>Intent to Notice of Delinquent Assessment Lien</u>	\$240.00
4. <u>Notice of Delinquent Assessment Lien</u> (preparation and recordation of lien and all statutorily required mailings, affidavit of mailing)	\$520.00 <sup>2</sup>
<u>Release of Notice of Delinquent Assessment Lien</u> (upon payment of all amounts owed by HO/Third Party) – [includes contact from owner/third party to pay lien without dispute, preparation of document, obtaining appropriate approval from Client, recordation of document, and providing recorded copies to Client]	\$50.00
5. <u>Intent to Notice of Default Letter</u>	\$145.00
6. <u>Notice of Default</u> (preparation and recordation of NOD and all statutorily required mailings)	\$640.00
Trustee's Sale Guarantee (at actual cost charged by title company – the cost is based on the amount of the lien)	At actual cost charged by title company
<u>Rescission of NOD</u> (upon payment of all amounts owed by HO/Third Party) – [includes contact from owner/third party to pay default without dispute, preparation of document, obtaining appropriate approval from Client, recordation of document, and providing recorded copies to Client]	\$50.00
7. <u>Intent to Notice of Sale Letter</u>	\$145.00
8. <u>Substitution of Agent</u>	\$50.00
9. <u>Foreclosure Sale</u> – includes: <u>Notice of Sale</u> (preparation and recordation of NOS and all statutorily required mailings)	\$440.00

<sup>1</sup> Each line item amount is the fee for that task. Pursuant to NAC 116.470(3), actual costs incurred in performing each line item task are in addition to the fee for each task.

<sup>2</sup> Violation Lien(s) may be filed in accordance with NRS Chapter 116.

Intent to conduct foreclosure sale	\$40.00
Publication & Posting Costs	At Cost
Conduct Sale	\$200.00
Postponement Fee	\$120.00
Foreclosure Fee	\$240.00
Transfer Deed (Prepare & Record)	\$200.00
10. <u>Payoff Demand(s)/Escrow Demand(s)</u>	\$240.00
• <u>Check Letter</u>	\$50.00
11. <u>Expediting Fee</u> (Payoff requested within 3 days of receipt)	\$100.00
12. <u>Repayment Agreement(s)</u> – Between Owner(s) and Association	
Set-up Fee	\$50.00
Payment Plan Breach Letter	\$40.00
Intent to Notice NOD or NOS	\$145.00
Check Letter	\$7.38
13. <u>Mailing Fee Per Piece</u> – Intent to Lien Letter, Demand Letter, Notice of Delinquent Assessment Lien, Notice of Default, and Notice of Sale	\$3.20 per piece
14. Insufficient Funds Fee (NAC 116.470(2)(p))	\$30.00 + third party costs (NAC 116.470(3))
15. Paralegal Services performed @ Hourly Rate (NAC 116.470(4)(b)) not identified as a flat fee service	\$160.00-\$195.00
16. All other attorney services performed @ Hourly Rate (NAC 116.470(4)(b)) not identified as a flat fee service	Partner \$325.00-\$425.00 Associates \$185.00-\$350.00
17. Copy/Facsimile Charges	\$.20/page
18. Postage Charges	At cost of postage
19. Certified Mail Charges	At cost of certified mailer
20. Recording Fees	At cost charged by Recorder's Office
21. Pacer Charges	At cost charged by Courts (CM/ECF)
22. Servicemembers Civil Relief Act Central Verification Service	At cost charged by third party
23. Other Third Party Costs	At cost charged by third party

**Other Legal Fees: NAC 116.470(4)(b)**

24. Affidavit of Mailing NOD	\$165.00
25. Affidavit of Mailing NOS	\$165.00
26. Super-Priority Demand Fee	\$240.00
27. Notice of Partial Payment by First Security Interest Holder/Super-Priority Lien Release	\$150.00
28. Opening Bid Calculation	\$150.00
29. Prepare Certificate of Sale	\$240.00

30. Prepare Certificate of Redemption	\$240.00
31. FDCPA Debt Validation Letter	\$340.00
32. Government Security Interest/Tax Lien Response Letter	\$125.00
33. Lender Foreclosure (NOD/NOS) & Case Status Impact Letter	\$125.00
34. Notice/Claim to Excess Proceeds/Surplus Funds Response Letter	Attorney/Paralegal Services @ hourly rate
35. Creditor HOA Claim Response in Probate Matters	Attorney/Paralegal Services @ hourly rate
36. Paralegal Services performed @ Hourly Rate (NAC 116.470(4)(b)) not identified as a flat fee service	\$160.00-\$195.00
37. All other attorney services performed @ Hourly Rate (NAC 116.470(4)(b)) not identified as a flat fee service	Partner \$325.00-\$425.00 Associates \$185.00-\$350.00

# **Homeowner Fees:**

Items below may be updated annually based on CPI per legislation AB 335.

<u>Homeowner Set Up Fee</u>	<u>\$ 393.55</u> on a transaction
<u>Homeowner Review at Agent's Offices</u>	<u>\$ 10.00</u> per hour for review of Association documents and/or copies of Association documents
<u>Returned Check Processing Fee</u>	<u>\$ 25.00</u> each (apart from the bank depository charges for an NSF check)
<u>Standard Demand Statement</u>	<u>\$ 188.13</u> each (Rush \$302.14)
<u>Standard Lender Questionnaire</u>	<u>\$ 100.00</u> each (Rush \$150, Next Day \$200, Paper Request \$110)
<u>Custom Lender Questionnaire</u>	<u>\$ 300.00</u> each
<u>Standard Resale Package</u>	<u>\$ 208.02</u> each (Rush \$320.46)
<u>Occupancy Report</u>	<u>\$ 30.00</u> each
<u>Association Insurance Certificate</u>	<u>\$ 15.00</u> each
<u>Plat Map</u>	<u>\$ 30.00</u> each
<u>Collections Account Set Up Fee</u>	<u>\$ 325.00</u> each
<u>Pre-Collection Process (NRS 116.31162(4))</u>	<u>\$ 125.00</u> each
<u>NRS 116.31162(4) Payment Plans</u>	<u>\$ 30.00</u> each
<u>NRS 116.31162(4) Breach Letter</u>	<u>\$ 25.00</u> each
<u>ARC Processing Fee</u>	<u>\$ 35.00</u> each (\$35.00 fee shall be waived for one year, effective December 1, 2025 through November 30, 2026)
<u>Violation Letters</u>	<u>Not Applicable</u>



## South Shores Community Association 2026 Annual Meeting Notice

### Zoom Meeting Access

Click to Join: <https://bit.ly/SouthShoresMeetings>

Meeting ID: 950 5804 2849

Passcode: 963880

Telephone (Audio Only): 1-253-205-0468

### 2026 Board Meeting Dates

*(All meetings via Zoom unless otherwise noted)*

- January 20, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- February 17, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- March 17, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- April 21, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- May 19, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- June 16, 2026 – Executive Session 4PM | Open Session 5PM
- July 21, 2026 – Executive Session 4PM | Open Session 5PM
- August 18, 2026 – Executive Session 4PM | Open Session 5PM
- September 15, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- October 20, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- November 17, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM
- December 15, 2026 – Open Session 3:00 PM | Executive Session 4:00 PM

### Regular Session Information

#### Agenda:

Available in accordance with NRS 116.3108 on the Owners Portal:

<https://SouthShoresCommunity.connectresident.com>

#### Homeowner Forums:

Two forums are held—one at the beginning for agenda items only, and one at the end for general comments.

Comments are limited to 3 minutes per owner, with a 30-minute total. Time may not be transferred. No action may be taken on items raised during the second forum until placed on a future agenda.

#### Minutes / Audio:

Regular Session is audio recorded. Minutes and/or recordings are available from FirstService Residential at 702-215-5077.

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### Executive Session Information

Executive Session is closed to homeowners unless invited. Topics include:

- Litigation
- Employee or manager conduct
- Violations
- Delinquent assessments
- Construction-related penalties

Executive Sessions may not be recorded. Minutes are confidential. Owners may request only the portion relating to their own matter.