

**LEGISLATIVE REVIEW OF ADOPTED REGULATIONS AS REQUIRED BY  
NRS 233B.066  
LCB FILE R129-21**

The following statement is submitted for adopted amendments to Nevada Administrative Code (NAC) Chapter 116.

**1. A clear and concise explanation of the need for the adopted regulation.**

The number of Homeowners Associations in Nevada has steadily since the creation of the office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels (CIC) in 1997. We currently have close to 3,600 registered associations with over 600,000 units. The Education section within the Ombudsman's office not only provides education classes to homeowners and board members but also approve continuing education for licensed Community managers. The CIC Commission, a seven (7) member body acts in an advisory capacity to the Division, adopts regulations and conducts disciplinary hearings.

Association attorneys, board members, homeowners, collection agencies, education providers, auditors, reserve study specialist and all other related parties rely on these regulations to provide a framework to conduct activities under NRS 116, 116A & B.

Key changes to regulations include updates to the Reserve study which is required to be performed by law. Timing of the study and requirements for updates. Updates to the Financial Audit, timing of and approval and adoption of the Audit. e Education portion for the regulations is being updated to provide additional guidance for schools providing distance education and updates to instructor duties. A major change to the collection fees is being proposed. The fee caps have been in place since 2009 and have not kept up with the increasing costs of doing business. The increases will help HOA's and collection agencies with the increased requirements for collections and liability. This also help Associations manage the costs better without having to shift the costs of collections to homeowners.

The Regulations provide much needed updates and will go a long way in providing clarification and direction to all parties involved with Homeowners Associations in Nevada.

**2. A description of how public comment was solicited, a summary of public response, and an explanation how other interested persons may obtain a copy of the summary.**

The Commission for Common-Interest Communities and Condominium Hotels (Commission) posted the notice of proposed changes to NAC 116 on the Division's website and sent proposed changes to licensees, organizations, associations, interested parties and businesses related to this profession on February 4, 2022. Along with the proposed changes to NAC 116, a survey was posted for small businesses to complete regarding how the proposed changes will affect their business. A second public workshop was noticed on August 12, 2022.

The Division received comments regarding the potential conflicts with the interpretation and application of Health Safety Welfare violations. There were also references and comments to

the negative financial impact and burden of court action for the imposition of such violations. The recommendations received for the proposed changes suggested that requirements be set for legal consultation upon the imposition of a Health Safety Welfare violation. The Division also received recommendations for an increase on the fine amount due to circumstances of the unit owner in violation. The Division received comments disagreeing with the tier-system for determination of violations. The Division received multiple suggestions to require executive board members to consult legal representatives prior to the imposition of Health Safety Welfare violations.

The Division received comments regarding the requirement of submission of individual executive board member mailing and electronic mailing addresses stating concerns of unsolicited communications from the Division.

The Division received comments regarding the determination of individual board member conduct as it relates to the ability of the executive board to conduct business in the best interest of the community.

The Division received comments regarding submission of complaints to the Division and the request to receive a copy of the complaint in lieu of a summary.

The Division received recommendations on the utilization of standard GAAP principles as it relates to association accounting records.

The Division received comments regarding the proposed timeframe for an association to adopt an audit.

The Division received recommendations relating to the submission of the reserve study summary, including clarification for timely submission to the Division, guidelines for adoption by the executive board and clarification of the summary contents.

The Division received comments and recommendations for a further increase in collection fees assessed for collecting against unit-owners' past due obligations. Many comments referenced the increased cost of business associated with increased notification as required by recently adopted legislation. There were also recommendations to remove the cap for fees and ties the fee increases to the Consumer Price Index (CPI) to keep up with the cost of inflation.

The Division received comments regarding the proposed limitation of provisional community managers supervised by a single supervising community manager. The suggestions were to consider a higher number than what was proposed.

The Commission conducted a second public workshop on September 13, 2022, with notice of proposed changes to NAC 116 on the Division's website and sent proposed changes to licensees, organizations, associations, interested parties and businesses related to this profession on August 12, 2022.

The Division received comments regarding the interpretation and application of Health

Safety Welfare violations. The comments referenced a lack of consideration of violent actions against executive board members and other homeowners by unit-owners. The Division received comments disagreeing with the maximum allowable fine stating that the ability to pay the fine should also be considered.

The Division received comments in support of the increased fee amounts proposed for the cost of collecting past due obligations.

The Division received comments regarding a request for further clarification of language and guidelines for adoption of a budget by the executive board.

The Division received comments in support of the limited number of provisional community managers assigned to a single supervising community manager.

The Division received numerous comments in support of a position statement submitted by an industry-professional group.

The Commission conducted an adoption hearing on December 6, 2022. The Commission received one comment in favor of adoption of the proposed regulation during the adoption hearing. The Commission voted to adopt LCB File No. R129-21.

Interested persons may obtain a copy of the small business impact statement or submit statements of impact to:

**Shareece Bates**

Administration Section Manager  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
[SBates@red.nv.gov](mailto:SBates@red.nv.gov)  
702-486-4036

**3. The number of persons who:**

**(a) Attended each hearing:**

March 1, 2022: 22 in person (North and South) / 36 virtual attendees

September 13, 2022: 27 in person / 24 virtual attendees

**(b) Testified at each hearing:**

March 1, 2022: 10

September 13, 2022: 16

**(c) Submitted to the agency written comments:** 20 (March 1, 2022) / 290 (September 13, 2022)

4. **A list of names and contact information, including telephone number, business address, business telephone number, electronic mail address, and name of entity or organization represented, for each person identified above in #3, as provided to the agency, is attached as Exhibit A.**

Please see attached.

5. **A description of how comment was solicited from affected businesses, a summary of their response, and an explanation how other interested persons may obtain a copy of the summary.**

The Commission for Common-Interest Communities and Condominium Hotels (Commission) posted the notice of proposed changes to NAC 116 on the Division's website and sent proposed changes to licensees, organizations, associations, interested parties and businesses related to this profession on February 4, 2022 and subsequently on August 12, 2022 for the second public workshop.

6. **If the regulation was adopted without changing any part of the proposed regulation, a summary of the reasons for adopting the regulation without change.**

The proposed regulation was adopted on December 6, 2022. The initial draft of the proposed regulation was amended after the Division received public comment before and during after the March 1, 2022 workshop. The amended proposed regulation was presented on September 13, 2022, during the second public workshop where additional public comment was received. A final amended draft of the proposed regulation was presented at the adoption hearing held December 6, 2022.

7. **The estimated economic effect of the adopted regulation on the businesses which it is to regulate and on the public. These must be stated separately, and each case must include:**

**Business which it is to regulate**

- (a) **Both adverse and beneficial effects.**

**Adverse effects:**

Increases to the cost of collection of past due obligations is proposed in the regulation. While this increase will primarily affect the small number of homeowners who are delinquent in their assessments, some associations may see a small increase for professional services included in their annual budget. These monies would be recouped upon repayment of the past due obligation. Changes to the Health Safety Welfare requirements allows the homeowner association's to assess a higher penalty that a regular violation to a unit's owner. This increase will primarily affect the small number of unit-owners who violate Health Safety Welfare provisions.

**Beneficial effects:**

The business of running an association continues to rise. The proposed increases would help the business sustain themselves and enable them to utilize assistance from industry experts to perform the tasks of noticing, collections and legal representation. Changes to the requirements around audits and the timing of when they are adopted by associations,

will help accounting and audit firms plan better, thereby reducing expenses.

**(b) Both immediate and long-term effects.**

**Immediate effects:**

The change will help collection agencies or firms representing associations, stay in business and continue performing collection activities as required by law. Changes to the Health Safety Welfare requirements allows the association's to assess a higher penalty that a regular violation to homeowners. Audit firms will benefit from the changes to the timing of when audits are adopted by associations.

**Long-term effects:**

Increasing the fees that business can charge in conducting collection operations may allow additional firms to enter the business thereby increasing the competition and reducing the overall costs to Associations.

**8. The estimated cost to the agency for enforcement of the adopted regulation.**

No additional estimated costs to the agency for enforcement of the proposed regulation.

**9. A description of any regulations of other state or government agencies which the proposed regulation overlaps or duplicates and a statement explaining why the duplication or overlapping is necessary. If the regulation overlaps or duplicates a federal regulation, the name of the regulating federal agency.**

There are no other state or government agency regulations that the proposed regulation duplicates.

**10. If the regulation includes provisions that are more stringent than a federal regulation which regulates the same activity, a summary of such provisions.**

The proposed regulation does not include any provisions which duplicate or are more stringent than federal, state or local standards.

**11. If the regulation provides a new fee or increases an existing fee, the total annual amount the agency expects to collect and the manner in which the money will be used.**

The fee increases in the proposed regulations were established in Statute. Conforming changes are being made in these proposed regulations. The increase in fees proposed in the regulation allows businesses involved in the collection of past due obligations of unit's owners and preparation of certificates for the resale of the unit to increasing the fees to offset the costs of collecting. The Division does not collect or use this money.

## **EXHIBIT A**

### **MARCH 1, 2022 – Submitted Public Comment**

- Lori Burger – [lorieburger@ebmc.com](mailto:lorieburger@ebmc.com) – Eugene Burger Management Corporation
- Ashley Livingston – [ashleylivingston@levelprop.com](mailto:ashleylivingston@levelprop.com) – Level Property Management
- Sara Barry – [seblv@hoasupport.info](mailto:seblv@hoasupport.info) – Community Associations Solutions
- Tonya Gale – [tonya@epicamlv.com](mailto:tonya@epicamlv.com) – Epic Association Management
- Donna Zanetti – [dzanetti@lkglawfirm.com](mailto:dzanetti@lkglawfirm.com) – Leach Kern Gruchow Anderson Song
- Mike Randolph – [mike@collecthoa.com](mailto:mike@collecthoa.com) – HOA Collections, LLC
- Jeff Pope – [jeff.pope@levelprop.com](mailto:jeff.pope@levelprop.com) – Level Property Management
- Joel Just – [joel.just@camconevada.com](mailto:joel.just@camconevada.com) – CAMCO Nevada
- Mike Kosor – [mkosor@aol.com](mailto:mkosor@aol.com)
- Mari Jo Betterley – [betterreserves@gmail.com](mailto:betterreserves@gmail.com) – Nevada Reserves for Recovery Task Force
- Cameron Clark – [cameron@uarecovery.com](mailto:cameron@uarecovery.com) – United Assessment Recovery, Inc.
- Gary Lien – [gary@hilburn-lein.com](mailto:gary@hilburn-lein.com) – Hilburn & Lein, CPAs
- Garrett Gordon – [ggordon@lewisroca.com](mailto:ggordon@lewisroca.com) – Lewis Roca Rothgerber Christie LLP
- Gary Porter – [gary@facilitiesadvisorsllc.com](mailto:gary@facilitiesadvisorsllc.com) – Facilities Advisors Reserve Studies
- Lyle McKenzie – [eldo2lem@gmail.com](mailto:eldo2lem@gmail.com)
- Jim Davenport – [jim.davenport@cox.net](mailto:jim.davenport@cox.net)
- Renee Smith – [reneesmith.2003@outlook.com](mailto:reneesmith.2003@outlook.com)
- Adam Clarkson (on behalf of Community Associations Institute) – [aclarkson@the-clg.com](mailto:aclarkson@the-clg.com) – Clarkson Law Group and Community Association Institute
- John Leach – [jleach@lkglawfirm.com](mailto:jleach@lkglawfirm.com) – Leach Kern Gruchow Anderson Song
- Jan Porter – [janporter89123@gmail.com](mailto:janporter89123@gmail.com)

### **SEPTEMBER 13, 2022 – Submitted Public Comment**

- Adam Clarkson (on behalf of Community Associations Institute) – [aclarkson@the-clg.com](mailto:aclarkson@the-clg.com)
- John Leach – [jleach@lkglawfirm.com](mailto:jleach@lkglawfirm.com) – Leach Kern Gruchow Anderson Song
- Jan Porter – [janporter89123@gmail.com](mailto:janporter89123@gmail.com)
- Anne Calarco – [anne.calarco@levelprop.com](mailto:anne.calarco@levelprop.com) – Level Property Management
- Lori Burger – [lorieburger@ebmc.com](mailto:lorieburger@ebmc.com) – Eugene Burger Management Corporation
- Ashley Livingston – [ashleylivingston@levelprop.com](mailto:ashleylivingston@levelprop.com) – Level Property Management
- Sara Barry – [seblv@hoasupport.info](mailto:seblv@hoasupport.info) – Community Associations Solutions

- Mike Randolph – [mike@collecthoa.com](mailto:mike@collecthoa.com) – HOA Collections, LLC
- Joel Just – [joel.just@camconeveda.com](mailto:joel.just@camconeveda.com) - CAMCO
- Mari Jo Betterley – [betterreserves@gmail.com](mailto:betterreserves@gmail.com) – Nevada Reserves for Recovery Task Force
- Cameron Clark – [cameron@uarecovery.com](mailto:cameron@uarecovery.com) – United Assessment Recover, Inc.
- Diane Brundage – [diandbuz@gmail.com](mailto:diandbuz@gmail.com)
- Mark Little – [mlittle@blccpas.com](mailto:mlittle@blccpas.com) – Bainbridge, Little & Co, CPAs, LLP
- Lisa Jaegel – [lisa.jaegel@fsresidential.com](mailto:lisa.jaegel@fsresidential.com) – First Service Residential
- David Rubinstein – [rubex5@aol.com](mailto:rubex5@aol.com)
- Jorge Montenegro – [Jorge.montenegro@fsresidential.com](mailto:Jorge.montenegro@fsresidential.com) – First Service Residential
- Suzanne Schneider – [artesia.suzanne@gmail.com](mailto:artesia.suzanne@gmail.com)
- Art Loya – [artloya@yahoo.com](mailto:artloya@yahoo.com)
- Sonia Lindquist – [slindquist@ccmcnet.com](mailto:slindquist@ccmcnet.com)
- Lola Loya – [lolaloya02@yahoo.com](mailto:lolaloya02@yahoo.com)
- Larry Hartman – [lhartman@ccmcnet.com](mailto:lhartman@ccmcnet.com)
- Loraine Kusuhara – [loraine825@yahoo.com](mailto:loraine825@yahoo.com)
- Donna Toussaint – [d2saint@me.com](mailto:d2saint@me.com)
- James Stone – [jestonelv@icloud.com](mailto:jestonelv@icloud.com)
- David Varon – [varond@ymail.com](mailto:varond@ymail.com)
- Pat Behonek – [behonek@gmail.com](mailto:behonek@gmail.com)
- Gloria Arteaga – [garteaga@associans.com](mailto:garteaga@associans.com) – Associa Nevada South
- Lisa Nunley – [GMNunley@caughlinhoa.com](mailto:GMNunley@caughlinhoa.com)
- Warren Geller – [wgeller@cox.net](mailto:wgeller@cox.net)
- Valerie Santana – [vsantana@gwascorp.com](mailto:vsantana@gwascorp.com) – Gaston Wilkerson Association Services
- Diane McMahon – [dimcmahon@aol.com](mailto:dimcmahon@aol.com)
- Deborah Armagost – [debarmagost@gmail.com](mailto:debarmagost@gmail.com)
- Deborah Nicholas – [nicholas89451@gmail.com](mailto:nicholas89451@gmail.com)
- Allen Becker – [aobecker@hotmail.com](mailto:aobecker@hotmail.com)
- William Alford – [alford.1957@gmail.com](mailto:alford.1957@gmail.com)
- Greg Toussaint – [g2saint@me.com](mailto:g2saint@me.com)
- Ella Bolling – [greenvillas@aol.com](mailto:greenvillas@aol.com)
- Al Dennis – [al@caughlinhoa.com](mailto:al@caughlinhoa.com)
- Mark Feiner – [stone8pin@aol.com](mailto:stone8pin@aol.com)
- Mkolostrick – [mkolostrick@aol.com](mailto:mkolostrick@aol.com)
- Michael S. Breault, Sr. – [Michael.s.breault@gmail.com](mailto:Michael.s.breault@gmail.com)
- Damian Carrasco – [gm@suncityaliante.us](mailto:gm@suncityaliante.us)
- Molly King – [molly@desertcm.com](mailto:molly@desertcm.com) – Desert Community Management, LLC
- Robert A Rothwell – [robertarothwell@aol.com](mailto:robertarothwell@aol.com)
- Mindy Martinez – [mindy.martinez@nfp.com](mailto:mindy.martinez@nfp.com)

- Jennifer Huerta – [Jennifer.huerta@fsresidential.com](mailto:Jennifer.huerta@fsresidential.com) – First Service Residential
- Corbin Seti – [corbin.seti@grandmanors.com](mailto:corbin.seti@grandmanors.com)
- Lynzee Lai – [Lynzee.lai@gmail.com](mailto:Lynzee.lai@gmail.com)
- Phillip Michaelson – [pmichaelson@griswoldremgmt.com](mailto:pmichaelson@griswoldremgmt.com) – Griswold Real Estate Management
- Annette Gwerder – [agwerder@olympiacompanies.com](mailto:agwerder@olympiacompanies.com) – Olympia Management Services
- Jim Davenport – [jim.davenport@cox.net](mailto:jim.davenport@cox.net)
- John Berthelsen – [jb4sc@hotmail.com](mailto:jb4sc@hotmail.com)
- Wade Pope – [wadepopenv@gmail.com](mailto:wadepopenv@gmail.com)
- Stanley Monsef – [stanley@monsef.com](mailto:stanley@monsef.com)
- Maryann Dresner – [maryandresner@att.net](mailto:maryandresner@att.net)
- Harry Tolles – [harrytolles@sbcglobal.net](mailto:harrytolles@sbcglobal.net)
- Maryann Wilson – [oldmwilson75@yahoo.com](mailto:oldmwilson75@yahoo.com)
- Laura Beth Lathrop – [lathrop@hotmail.com](mailto:lathrop@hotmail.com)
- Patrice Offenhauser – [pboffy2@gmail.com](mailto:pboffy2@gmail.com)
- Robin Hynds – [rdhynds@gmail.com](mailto:rdhynds@gmail.com)
- Arline Marquez – [amgata107@yahoo.com](mailto:amgata107@yahoo.com)
- Louis John Marsella – [savoye1@yahoo.com](mailto:savoye1@yahoo.com)
- Evelyn Perry – [evperryret@aol.com](mailto:evperryret@aol.com)
- John Courtney, Sr. – [sincityjack@gmail.com](mailto:sincityjack@gmail.com)
- Gary Rihani – [grihani78@hotmail.com](mailto:grihani78@hotmail.com)
- Russell Powers – [russellw8257@hotmail.com](mailto:russellw8257@hotmail.com)
- Daniel Fulton – [dfultonlv@gmail.com](mailto:dfultonlv@gmail.com)
- Martha Barger – [mbarg2001@hotmail.com](mailto:mbarg2001@hotmail.com)
- Elizabeth Evins – [eevins123@gmail.com](mailto:eevins123@gmail.com)
- Camille Kelly – [camdennco@cox.net](mailto:camdennco@cox.net)
- Beverly Jackson – [totara@nvgbell.net](mailto:totara@nvgbell.net)
- Melissa Sheats – [msheats@arrow.com](mailto:msheats@arrow.com)
- Heather Shallenberger – [hes.esq@gmail.com](mailto:hes.esq@gmail.com)
- Elyssa Rammos – [erammos@ccmcnet.com](mailto:erammos@ccmcnet.com)
- Shani Fazzi – [sfazzi@ccmcnet.com](mailto:sfazzi@ccmcnet.com)
- Kevin Berg – [kevinberg@ebmc.com](mailto:kevinberg@ebmc.com) – Eugene Burger Management Corporation
- Chelsea Fesenmaier – [chels520@me.com](mailto:chels520@me.com)
- Richard Salvatore – [richard@kensingtonlvhoa.com](mailto:richard@kensingtonlvhoa.com)
- Art Warrell – [lvhoa@lakevillage.com](mailto:lvhoa@lakevillage.com)
- John Kreutzer – [jkreutzerjr@gmail.com](mailto:jkreutzerjr@gmail.com)
- Kenneth Nozaki – [kenyn@aol.com](mailto:kenyn@aol.com)
- Steve Jacques – [renosteve2017@gmail.com](mailto:renosteve2017@gmail.com)
- Toni Euper – [toni.euper@gmail.com](mailto:toni.euper@gmail.com)



- Andrea Noles – [andalyn97@gmail.com](mailto:andalyn97@gmail.com)
- Wayne Evans – [wayneevans1@me.com](mailto:wayneevans1@me.com)
- Nicholas Saadi – [Nicholas.saadi@ipm-tahoe.com](mailto:Nicholas.saadi@ipm-tahoe.com)
- Kara Kehring – [kara.kehring@gmail.com](mailto:kara.kehring@gmail.com)
- Wendy Linow – [wlinow.scaboardmembr@gmail.com](mailto:wlinow.scaboardmembr@gmail.com)
- Nancy Ryan – [nanphx@gmail.com](mailto:nanphx@gmail.com)
- Thomas Holloway – [tdholloway4@gmail.com](mailto:tdholloway4@gmail.com)
- Pam Young – [pk2900@hotmail.com](mailto:pk2900@hotmail.com)
- Robert Lomassaro – [privato55@aol.com](mailto:privato55@aol.com)
- Kim Kallfelz – [kim@lasvegashoa.com](mailto:kim@lasvegashoa.com)
- Donovan Delgado – [donavandelgado@icloud.com](mailto:donavandelgado@icloud.com)
- Jeff Belcher – [theogdenjeff@gmail.com](mailto:theogdenjeff@gmail.com)
- Taylor Dean – [taylor.dean@fsresidential.com](mailto:taylor.dean@fsresidential.com) – First Service Residential
- John Stephan – [john.stephan.home@gmail.com](mailto:john.stephan.home@gmail.com)
- Felicia McMillan – [f.mcmillan1@icloud.com](mailto:f.mcmillan1@icloud.com)
- William Newbourg – [wnewbourg@terrawest.com](mailto:wnewbourg@terrawest.com) -Terra West Management Services
- Jeffrey Lofy – [jp1311@hotmail.com](mailto:jp1311@hotmail.com)
- Cassandra Ellis – [cellis@gwascorp.com](mailto:cellis@gwascorp.com) – Gaston Wilkerson Association Services
- Felicia Benson – [felicia.benson@levelprop.com](mailto:felicia.benson@levelprop.com) – Level Property Management
- Kim van Heel – [kvanheel@cpmlv.com](mailto:kvanheel@cpmlv.com) – Colonial Property Management
- Leo Crawford – [lecrawford@me.com](mailto:lecrawford@me.com)
- Steve Burger – [steveburger@ebmc.com](mailto:steveburger@ebmc.com) – Eugene Burger Management Corporation
- Michael Tripp – [tripp1200rsd@gmail.com](mailto:tripp1200rsd@gmail.com)
- Brian DeLisle – [Bdelisle@hoamco.com](mailto:Bdelisle@hoamco.com) - HOAMCO
- Coleen Crawford – [coleen@desertcm.com](mailto:coleen@desertcm.com) – Desert Community Management, LLC
- Suzanne Schneider – [artesia.suzanne@gmail.com](mailto:artesia.suzanne@gmail.com)
- Diana Ramsey – [yellowstonegm@levelprop.com](mailto:yellowstonegm@levelprop.com) – Level Property Management
- Amanda Engle – [aengle@primenv.com](mailto:aengle@primenv.com) – Prime Community Management
- Joy Pierce – [joy@regallasvegas.com](mailto:joy@regallasvegas.com) – Regal Management
- Allen Becker – [aobecker@hotmail.com](mailto:aobecker@hotmail.com)
- David Johnsen – [johnsedw@yahoo.com](mailto:johnsedw@yahoo.com)
- George Modrell – [gmode03@gmail.com](mailto:gmode03@gmail.com)
- Tamara Nelson – [tnelson@primenv.com](mailto:tnelson@primenv.com) – Prime Community Management
- Cheryl Martin – [cmartin@primenv.com](mailto:cmartin@primenv.com) – Prime Community Management
- Gerry Sokolski – [Gerry.sokolski@mmb-co.com](mailto:Gerry.sokolski@mmb-co.com)
- Keith Masagatani – [kmasagatani@gmail.com](mailto:kmasagatani@gmail.com)
- Carolyn Glaser – [glaserjf@earthlink.net](mailto:glaserjf@earthlink.net)
- Rebecca Brislain – [rebeccabrislain@gmail.com](mailto:rebeccabrislain@gmail.com)
- Caitlyn Morang – [cmorang@ccmnet.com](mailto:cmorang@ccmnet.com)

- Sonia Lindquist – [slindquist@ccmcnet.com](mailto:slindquist@ccmcnet.com)
- April Parsons – [aparsons@primenv.com](mailto:aparsons@primenv.com) – Prime Community Management
- Stacia Dorris – [sdorris@primenv.com](mailto:sdorris@primenv.com) – Prime Community Management
- June Heydarian – [jheydarian@associans.com](mailto:jheydarian@associans.com) – Associa Nevada South
- Dolores Rubino – [dolores11@me.com](mailto:dolores11@me.com)
- Norma Schwartz – [nrschwartz54@gmail.com](mailto:nrschwartz54@gmail.com)
- Alan Garth – [alangarth@cox.net](mailto:alangarth@cox.net)
- Jeanne Tarantino – [jtaranino@associasn.com](mailto:jtaranino@associasn.com) – Associa Nevada South
- Lacey Cuington – [lcuington@associasn.com](mailto:lcuington@associasn.com) – Associa Nevada South
- Rancho Nevada HOA – [ranchonevadahoa@gmail.com](mailto:ranchonevadahoa@gmail.com)
- Molly Sher – [baronsher111@gmail.com](mailto:baronsher111@gmail.com)
- Jay Goldenberg – [jdsmjunk@yahoo.com](mailto:jdsmjunk@yahoo.com)
- Suzanne Hurley – [hihurleys@gmail.com](mailto:hihurleys@gmail.com)
- Joel Shinder – [joelshinder@gmail.com](mailto:joelshinder@gmail.com)
- Susan Babajtis – [sjobaba@aol.com](mailto:sjobaba@aol.com)
- Patricia Eastley – [pie10641@gmail.com](mailto:pie10641@gmail.com)
- Judy Boughrum – [judyboughrum@yahoo.com](mailto:judyboughrum@yahoo.com)
- Steve Handelman – [stevehpuc@yahoo.com](mailto:stevehpuc@yahoo.com)
- Richard S. Clark – [clarkfamily614@gmail.com](mailto:clarkfamily614@gmail.com)
- Phillip Erfort – [erfrie@aol.com](mailto:erfrie@aol.com)
- Mary Cueller – [mimidogo@gmail.com](mailto:mimidogo@gmail.com)
- [iwanttobuyit@mac.com](mailto:iwanttobuyit@mac.com)
- John Grabowski – [john8332xx@yahoo.com](mailto:john8332xx@yahoo.com)
- Ellen Crawford – [ellencrawford@icloud.com](mailto:ellencrawford@icloud.com)
- Louis Amoia – [angsdad2@yahoo.com](mailto:angsdad2@yahoo.com)
- Constance Sieber – [conniesuncity@gmail.com](mailto:conniesuncity@gmail.com)
- Russ Meppen – [rmmcpa@gmail.com](mailto:rmmcpa@gmail.com)
- Dr. James H. and Dianna L. Ballew – [diannaballew@centurylink.net](mailto:diannaballew@centurylink.net)
- Judy Appelbaum – [jacknjudy@cox.net](mailto:jacknjudy@cox.net)
- Henry and Pam Moss – [aitchem2000@yahoo.com](mailto:aitchem2000@yahoo.com)
- Clyde S. Cherry, Jr. – [scherry69afa@gmail.com](mailto:scherry69afa@gmail.com)
- Tammy Dittman – [tammydittman@silversagerealtypros.com](mailto:tammydittman@silversagerealtypros.com)
- Michael Helander – [helandermd@comcast.net](mailto:helandermd@comcast.net)
- Susan Heifetz – [susyn627@aol.com](mailto:susyn627@aol.com)
- Rick Newman – [rnewman33@live.com](mailto:rnewman33@live.com)
- John Bridenbaugh – [johbrid@gmail.com](mailto:johbrid@gmail.com)
- Patricia Daino – [scottishmalt4@aol.com](mailto:scottishmalt4@aol.com)
- Nancy Hessel-Adams – [pdlhes@gmail.com](mailto:pdlhes@gmail.com)
- Mark Keyloun – [keyloun635@gmail.com](mailto:keyloun635@gmail.com)

- Mindy Martinez – [mindy.martinez@nfp.com](mailto:mindy.martinez@nfp.com)
- Michael Drace – [m2drace@me.com](mailto:m2drace@me.com)
- Evan M. Butterfield – [evanbuttrfield@gmail.com](mailto:evanbuttrfield@gmail.com)
- Gerald Daino – [scottishmalt4@aol.com](mailto:scottishmalt4@aol.com)
- Kathy and David Tooredman – [kathytooredman@gmail.com](mailto:kathytooredman@gmail.com)
- Mike Fichman – [mfichman@aol.com](mailto:mfichman@aol.com)
- Michael Colello – [mikecolello@icloud.com](mailto:mikecolello@icloud.com)
- Dorothy Cohen – [dottomom@gmail.com](mailto:dottomom@gmail.com)
- Ed Spurling – [edspurling@gmail.com](mailto:edspurling@gmail.com)
- Diane McGee – [diane8888mcgee@gmail.com](mailto:diane8888mcgee@gmail.com)
- Donna Barbee – [dbarbee@griswoldremgmt.com](mailto:dbarbee@griswoldremgmt.com) – Griswold Real Estate Management
- M. Manley – [lindy722@gmail.com](mailto:lindy722@gmail.com)
- Phillip T Reese – [petreese@msn.com](mailto:petreese@msn.com)
- Gary Jacobson – [jakebizlaw@aol.com](mailto:jakebizlaw@aol.com)
- Ronald Caplan – [ronaldcaplan@yahoo.com](mailto:ronaldcaplan@yahoo.com)
- Chris Rees – [rees50@gmail.com](mailto:rees50@gmail.com)
- Courtney L. Lawrence – [service@elitehoamanagement.com](mailto:service@elitehoamanagement.com) – Elite HOA Management, Inc.
- [Mdclement9@aol.com](mailto:Mdclement9@aol.com)
- Mischelle Ewing – [freedom@toespace.com](mailto:freedom@toespace.com)
- Thomas Ray – [thomasray123@comcast.net](mailto:thomasray123@comcast.net)
- [Dpaytonk@aol.com](mailto:Dpaytonk@aol.com)
- Margaux Ross – [margauxla@yahoo.com](mailto:margauxla@yahoo.com)
- Greg Munford – [gman67@hotmail.com](mailto:gman67@hotmail.com)
- Ted Wolpert – [wolpertted@gmail.com](mailto:wolpertted@gmail.com)
- Tanya Chamberlain – [tchamberlain@primenv.com](mailto:tchamberlain@primenv.com) – Prime Community Management
- Dirk Patton – [dirk\\_patton@yahoo.com](mailto:dirk_patton@yahoo.com)
- J.Arielle Golden – [jag19101@gmail.com](mailto:jag19101@gmail.com)
- Kristine Uravich – [krisuravich@gmail.com](mailto:krisuravich@gmail.com)
- Claudia Wolpert – [claudiawolpert@icloud.com](mailto:claudiawolpert@icloud.com)
- Robert Bordenave – [rjbord@gmail.com](mailto:rjbord@gmail.com)
- Carlton Parker – [c2parker\\_idaho@msn.com](mailto:c2parker_idaho@msn.com)
- Diane Huntley – [crystaldia@aol.com](mailto:crystaldia@aol.com)
- Nancy and William Paccione – [nanwill294@gmail.com](mailto:nanwill294@gmail.com)
- Denis and Rhonda Kallish – [deniskallish@gmail.com](mailto:deniskallish@gmail.com)
- Trish Hall – [thall@cpmlv.com](mailto:thall@cpmlv.com) – Colonial Property Management
- Ruth Jagodzinski – [rjay44@hotmail.com](mailto:rjay44@hotmail.com)
- Judith Becker – [beckerj13@gmail.com](mailto:beckerj13@gmail.com)
- Bonnie Wohl – [bonnie.wohl@gmail.com](mailto:bonnie.wohl@gmail.com)

- Gerald Oberg – [artonlake@hotmail.com](mailto:artonlake@hotmail.com)
- Jan Labbe – [jan@cpmlv.com](mailto:jan@cpmlv.com) – Colonial Property Management
- Greg Novak – [gregnovak80@gmail.com](mailto:gregnovak80@gmail.com)
- Duane Loesch – [duaneloesch@outlook.com](mailto:duaneloesch@outlook.com)
- Judith Williams – [judy.sisters@gmail.com](mailto:judy.sisters@gmail.com)
- David Coheen – [davidjcoheen@gmail.com](mailto:davidjcoheen@gmail.com)
- Jacki Mueller – [alohajacki@gmail.com](mailto:alohajacki@gmail.com)
- Hil Pupanek – [imp181@gmail.com](mailto:imp181@gmail.com)
- [Marebear22@cox.net](mailto:Marebear22@cox.net)
- James W. Bradshaw – [jbradshaw@mcdonaldcarano.com](mailto:jbradshaw@mcdonaldcarano.com)
- Gloria Danielson – [daniel2son@msn.com](mailto:daniel2son@msn.com)
- John Matieson – [john@matheison.cc](mailto:john@matheison.cc)
- Paul Lipton – [plipton@cox.net](mailto:plipton@cox.net)
- Norman Rosensteel – [normanrosensteel@att.net](mailto:normanrosensteel@att.net)
- Donald Butler – [d47binc@gmail.com](mailto:d47binc@gmail.com)
- Jennifer Smith – [smith\\_jennifer10@yahoo.com](mailto:smith_jennifer10@yahoo.com)
- Cynthia Blake – [csumnerb7@yahoo.com](mailto:csumnerb7@yahoo.com)
- James Cooke - [jccooke62@centurylink.net](mailto:jccooke62@centurylink.net)
- Kaila Stabenow – [kstabenow@primenv.com](mailto:kstabenow@primenv.com) – Prime Community Management
- Fern Hinds – [fernhinds1950@gmail.com](mailto:fernhinds1950@gmail.com)
- Lyle McKenzie – [eldo2lem@gmail.com](mailto:eldo2lem@gmail.com)
- Guy G. Vachon – [guygv@verizon.net](mailto:guygv@verizon.net)
- John Berthelsen – [johnberth54@gmail.com](mailto:johnberth54@gmail.com)
- Virginia Somoya – [momdare@yahoo.com](mailto:momdare@yahoo.com)
- Jessica Weidner – [jweidner@primenv.com](mailto:jweidner@primenv.com) – Prime Community Management
- Agnes Zinn – [azinnlv@cox.net](mailto:azinnlv@cox.net)
- Janis A. Schoen – [jschoen1077@gmail.com](mailto:jschoen1077@gmail.com)
- Kathleen Twomey – [kl2me@hotmail.com](mailto:kl2me@hotmail.com)
- Sally Arnold – [sarnold@primenv.com](mailto:sarnold@primenv.com) – Prime Community Management
- William West – [22barrington@gmail.com](mailto:22barrington@gmail.com)
- Del and Barbara Herner – [hernertravel@gmail.com](mailto:hernertravel@gmail.com)
- Carol Brink – [brinkcar@aol.com](mailto:brinkcar@aol.com)
- Elizabeth Nappe – [enappe@gmail.com](mailto:enappe@gmail.com)
- Scott and Lela Hardy – [scottiedawg@cox.net](mailto:scottiedawg@cox.net)
- David Satkus – [aztecgold442@comcast.net](mailto:aztecgold442@comcast.net)
- Judith Jensen – [hrha.secretary@outlook.com](mailto:hrha.secretary@outlook.com)
- Jerry Neary – [jbneary@sbcglobal.net](mailto:jbneary@sbcglobal.net)
- John Conteduca – [heycubs@sbcglobal.net](mailto:heycubs@sbcglobal.net)
- Richard Campanaro – [rtouchldr@gmail.com](mailto:rtouchldr@gmail.com)

- [Ladybugmc2@aol.com](mailto:Ladybugmc2@aol.com)
- Jen Pedersen – [jenmp733@gmail.com](mailto:jenmp733@gmail.com)
- Kenneth Nozaki – [kenyn@aol.com](mailto:kenyn@aol.com)
- Christopher Parkes – [chrisparkes56@gmail.com](mailto:chrisparkes56@gmail.com)
- Mark Killinger – [heyjeebs@aol.com](mailto:heyjeebs@aol.com)
- Roger Rice – [rhys3300@gmail.com](mailto:rhys3300@gmail.com)
- Michael B. Burke – [mburke@iupui.edu](mailto:mburke@iupui.edu)
- Susan Barba – [suzieqbarba@gmail.com](mailto:suzieqbarba@gmail.com)
- Donna Walter – [vancouver44@yahoo.com](mailto:vancouver44@yahoo.com)
- Sheryl Clark – [clark-schizas@msn.com](mailto:clark-schizas@msn.com)
- Jaini Barker – [jb.barker@yahoo.com](mailto:jb.barker@yahoo.com)
- Nan Schwartz – [nansnellies@gmail.com](mailto:nansnellies@gmail.com)
- Thea Thompson – [theattle@embarqmail.com](mailto:theattle@embarqmail.com)
- Dolores Mack and Norman Angell – [dollytmack@gmail.com](mailto:dollytmack@gmail.com)
- Joanne Ferguson – [fergdj@aol.com](mailto:fergdj@aol.com)
- David Ferguson – [d.ferg.e@aol.com](mailto:d.ferg.e@aol.com)
- Paula Egea – [paulaandbuddy@hotmail.com](mailto:paulaandbuddy@hotmail.com)
- Jeri Stephan – [stephanjeri38@gmail.com](mailto:stephanjeri38@gmail.com)
- Andrew Limbach – [limbacha@msn.com](mailto:limbacha@msn.com)
- Kenneth Sawyer – [solerakens@gmail.com](mailto:solerakens@gmail.com)
- Miriam Leibovitch – [mleibovitch1@gmail.com](mailto:mleibovitch1@gmail.com)
- Deanna O’Dowd – [ddodowd@comcast.net](mailto:ddodowd@comcast.net)
- [cdbejune@cox.net](mailto:cdbejune@cox.net)
- Wilma Lee – [wilma1764@yahoo.com](mailto:wilma1764@yahoo.com)
- Judith Levine – [jvlevine@gmail.com](mailto:jvlevine@gmail.com)
- Peg Cronk – [pegcr@hotmail.com](mailto:pegcr@hotmail.com)
- Lisa Rance – [lisarance.work@gmail.com](mailto:lisarance.work@gmail.com)
- Julie and Don McCuiston – [julie@mccuiston.net](mailto:julie@mccuiston.net)
- Carl Parrillo – [icgpamretired@gmail.com](mailto:icgpamretired@gmail.com)
- Fran Claiborne – [smoki146@yahoo.com](mailto:smoki146@yahoo.com)
- Tony Dadamo – [t.dadamo88@gmail.com](mailto:t.dadamo88@gmail.com)
- Gary and Laurie Evans – [ksu1980gle@comcast.net](mailto:ksu1980gle@comcast.net)
- Cameron Clark – [cameron@uarecovery.com](mailto:cameron@uarecovery.com) – United Assessment Recovery, Inc.
- Sharon Wright – [shadowright75@outlook.com](mailto:shadowright75@outlook.com)
- Diane Edwards – [dianeedwards1224@gmail.com](mailto:dianeedwards1224@gmail.com)
- Ken Fessler – [kfes128026@aol.com](mailto:kfes128026@aol.com)
- Mikayla Grossman – [mgrossman@primenv.com](mailto:mgrossman@primenv.com) – Prime Community Management
- [witarby@aol.com](mailto:witarby@aol.com)
- Ron Cassidy – [di.casrj@hotmail.com](mailto:di.casrj@hotmail.com)

- Ronda Theisen – [theisenhoa@charter.net](mailto:theisenhoa@charter.net)
- Sheila Carrera – [Sheila.carrera@fsresidential.com](mailto:Sheila.carrera@fsresidential.com) – First Service Residential
- Don McWilliams – [mcwilds@verizon.net](mailto:mcwilds@verizon.net)
- Dennis and Marcia – [majordens@cox.net](mailto:majordens@cox.net)
- Dona Wilson – [marie11d@msn.com](mailto:marie11d@msn.com)
- Pam Post – [pampost50@msn.com](mailto:pampost50@msn.com)
- Africa Aiumu – [aaiumu@themartin.org](mailto:aaiumu@themartin.org)
- [buellathewitch@yahoo.com](mailto:buellathewitch@yahoo.com)
- Sheila Fuerst – [sheileee@yahoo.com](mailto:sheileee@yahoo.com)

**Associa Nevada South**

7670 W Lake Mead Boulevard, Suite 100  
Las Vegas, NV 89128  
702.795.3344

**Bainbridge, Little & Co, CPAs, LLP**

3620 N Rancho Drive  
Las Vegas, NV 89130  
702.243.2695

**CAMCO Nevada**

4775 W Teco Avenue, Suite 140  
Las Vegas, NV 89118  
702.531.3382

**Clarkson Law Group**

3230 S Buffalo Drive, Suite 108  
Las Vegas, NV 89117  
702.462.5700

**Colonial Property Management**

8595 S Eastern Avenue  
Las Vegas, NV 89123  
702.458.2580

**Community Associations Institute**

3230 S Buffalo Drive  
Las Vegas, NV 89117  
702.648.8408

**Desert Community Management, LLC**

6240 N Durango Drive, Suite 115  
Las Vegas, NV 89149  
702.982.0430

**Elite HOA Management, Inc.**

8425 W Flamingo Road, Suite 1  
Las Vegas, NV 89147  
702.368.4637

**Epic Association Management**

8712 Spanish Ridge Avenue  
Las Vegas, NV 89148  
702.767.9993

**Eugene Burger Management Corporation**

4576 N Ranch Drive, Suite 100  
Las Vegas, NV 89130  
702.873.3071

**Eugene Burger Management Corporation**

5011 Meadowood Mall Way, Suite 200  
Reno, NV 89502  
775.528.3664

**Facilities Advisors International LLC**

6935 Aliante Parkway, Suite 104-274  
North Las Vegas, NV 89084  
702.605.2394

**First Service Residential**

8290 Arville Street  
Las Vegas, NV 89139  
702.215.8154

**Gaston Wilkerson Association Services**

4751 Caughlin Parkway  
Reno, NV 89519  
775.828.1911

**Griswold Real Estate Management**

3260 Fountain Falls Way #1026  
North Las Vegas, NV 89032  
702.434.5890

**Hilburn & Lien CPAs**

5520 S Fort Apache Road  
Las Vegas, NV 89148  
702.597.1945

**HOA Collections LLC**

6375 S Pecos Road  
Las Vegas, NV 89120  
702.212.5000

**HOAMCO**

5484 Reno Corporate Drive, Suite 2  
Reno, NV 89511  
775.446.4479

**Leach Kern Gruchow Anderson Song**

2525 Box Canyon Drive  
Las Vegas, NV 89128  
702.538.9074

**Lewis Roca Rothgerber Christie LLP**

3993 Howard Hughes Parkway, Suite 600  
Las Vegas, NV 89169  
702.949.8200

**Nevada Reserves for Recovery Task Force**

2152 Reno Highway, Suite E  
Fallon, Nevada 89406  
775.427.1617

**Olympia Management Services**

11411 Southern Highlands Parkway  
Las Vegas, NV 89141  
702.361.6640

**Prime Community Management**

3556 E Russell Road  
Las Vegas, NV 89120  
702.869.0937

**Regal Management**

3495 W. Reno Avenue, Suite E  
Las Vegas, NV 89118  
702.262.9091



**Terra West Management Services**

6655 S Cimarron Road, Suite 200

Las Vegas, NV 89113

702.362.6262

**United Assessment Recovery, Inc.**

6625 S Valley View Boulevard, Suite 300

Las Vegas, NV 89118

702.983.4000