



ANGEL PARK RANCH

Voted the Best Neighborhood in Las Vegas, by us... www.APRAC.org

APRAC NEWSLETTER

*Any "Visible Change" on Your Property Requires APRAC Approval. Information on requirements, applications, and fees. (Page 3)

*Violation Notices Being Sent, how to avoid them (Page 2)

*Get Involved! Join the Angel Park Ranch Architectural Committee. (Page 3)

****HEADS UP****We will be coming around this week for violation notices. Check your front for possible problems!

It is time for our annual fundraising drive! Please support our Angel Park Ranch community with your donation!

It is time for us to ask for your donations again. Donations are requested to be received by June 30th. Our donations go towards postage, insurance, mailings, copies, recording, court filings, and supplies to operate the Architectural Committee. Your donations are necessary and appreciated. We are requesting a **\$75.00** donation per household this year to meet the continued increases in costs. If you have already made your donation, WE THANK YOU!

Please mail checks to:

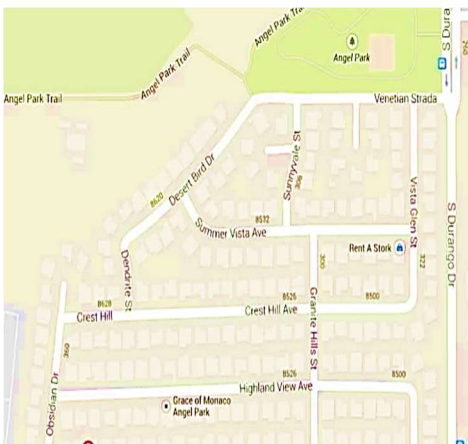
APRAC

8550 W. Charleston Blvd #102-131

Las Vegas, NV 89117

Now available to receive by ZELLE to Angelparkranch@gmail.com

Or Call Steve (702) 419-7071 (Neighborhood Watch Coordinator) for a pickup of your check.



COMMUNITY CORNER

Building a strong community is what the APRAC is about. If you have ideas to help accomplish that goal, please email us at **angelparkranch@gmail.com**. We are always looking for volunteers, whatever small or large part you can offer is very appreciated; with extra hands, no job is too big.

CHECK YOUR WALLS CHECK YOUR WEEDS**

So many of our neighbors have already made corrections to street facing walls and repainted. There are a few still needing help and the weeds this year are bad.

We have so many thanks to hand out to neighbors who have truly stepped up to help this community!

We finally have our neighborhood back in shape after all the Google Fiber stuff. Thank you everyone that helped in getting things back to pre-construction condition, next is to try and have the fire lanes repainted.... Again.

We would love to hear your ideas!

There are neighbors that have expressed that they would like to start card game groups, bunco, walking groups, stretch and light calisthenics at the park and even street challenges! We would love to see that happen!

Anyone interested, please contact us via email at **angelparkranch@gmail.com**

KEEPING OUR NEIGHBORHOOD BEAUTIFUL

As we walk the neighborhood **this week**, we will be delivering violation cards. Once again, we will then be scheduling Clark County Code Enforcement visits and Clark County Parking Enforcement inspections over the next several months.

Look at your house and yard and make corrections before you receive a notice.

Some of the most common violations:

Overgrown lawn and weeds, dead bushes and trees. These are Clark County Code violations and will be cited.

Vehicles may not be parked off of the concrete driveway.

Garbage cans are not to be visible from the street.

Rubbish or inoperable vehicles visible on side yards must be removed.

Maintain your gates. If rust is visible, paint them using the approved color paint.

Paint your home or exterior wall (approved colors only!) See aprac.org for the new list of the approved colors.

Parking motor homes, travel trailers, boats or similar equipment or vehicles as well as vehicles used for commercial purposes or displaying commercial name, phone number or message are not permitted per CCR Section 3.16

G-Fiber Installation:-

End of Summer Party

We are planning an end of summer party!

If you would like to be involved in planning, please let us know.

We have always had wonderful turnouts and a great way

to meet neighbors and have fun!

**ANY "VISIBLE" CHANGE TO YOUR PROPERTY REQUIRES APPROVAL-
DON'T PROCEED WITHOUT IT..**

IMPORTANT! If you proceed without APRAC approval and your improvement is denied, you will have to remove it, at your cost. Save time and money and seek approval from the Committee before you proceed.

To get approval you will need to:

1. Contact the Committee to get an Approval Request Form (available online at APRAC.org or email request for forms to angelparkranch@gmail.com.
 2. Provide plans to the APRAC
 3. Obtain adjacent neighbor acknowledgments and approval
 4. If applicable, pay the application fee
- * Note: If painting AND using an approved color scheme AND providing the approval request form: no payment is necessary. If you are removing a dead tree AND replacing it with another healthy tree- just send in your approval application and no payment will be necessary.

**NEW ADDITIONS TO THE APPROVED PAINT COLORS FOR
ANGEL PARK RANCH**

PLEASE SEE THE UPDATED COLOR SCHEMES VOTED IN BY THE NEIGHBORHOOD!

IF YOU ARE INTERESTED IN REVIEWING OR HAVE QUESTIONS OR COMMENTS REGARDING THE NEW COLOR SCHEMES, YOU CAN SEE THEM ON THE WEBSITE AT APRAC.ORG OR VISIT DUNN-EDWARDS COLOR ARK PRO FOR OUR NEIGHBORHOOD AND SEE ALL OF THE DIFFERENT OPTIONS NOW AVAILABLE.

YOU CAN EMAIL US AT: ANGELPARKRANCH@GMAIL.COM

PLEASE VISIT OUR WEBSITE AT APRAC.ORG AND SUBSCRIBE. PUT YOUR ADDRESS INTO THE MESSAGE SO WE CAN ADD YOU TO OUR EMAIL LIST FOR FUTURE UPCOMING MESSAGES AND NEWS IN THE NEIGHBORHOOD.

HOME PAINTING

THERE ARE HOMES IN THE NEIGHBORHOOD THAT ARE IN DIRE NEED OF PAINTING. WE WILL BE SENDING OUT NOTICES REGARDING PAINT COLORS THAT ARE NOT IN THE APPROVED COLOR SCHEMES AND ON HOMES WHERE THE PAINT IS UNFINISHED OR JUST IN BAD SHAPE. THESE NOTICES WILL NOT REQUIRE YOU TO PAINT IMMEDIATELY BUT WILL STATE THAT PRIOR TO ANY SALE OF THE HOME THAT PAINTING WILL NEED TO BE COMPLETED IN AN APPROVED COLOR

SCHEME. PLEASE CHECK THE APRAC WEBSITE FOR APPROVAL FORMS AND LINK TO PAINT SCHEMES AT APRAC.ORG

WHAT IS THE ANGEL PARK RANCH ARCHITECTURAL COMMITTEE?

The Angel Park Ranch Architectural Committee was established by the Declaration of Covenants, Conditions, and Restrictions (CC&R's) to keep our neighborhood beautiful and protect the value of your home.

On March 24th, 1995, Pulte Home Corporation, the developer of Angel Park Ranch, filed the Declaration of Covenants, Conditions and Restrictions for Angel Park Ranch with the Clark County Recorder's Office. The CC&R's are intended to "protect and enhance the value, appearance and desirability of Angel Park Ranch."

ALL RESIDENTS OF ANGEL PARK RANCH ARE SUBJECT TO THE CC&R'S

By purchasing or leasing within the Angel Park Ranch subdivision, each resident becomes subject to the provisions, restrictions, covenants, conditions, rules, and regulation set forth by the CC&R's. At your closing, you were provided with a copy of the CC&R's. If you are renting, your landlord should have provided you with a copy.

Because they are public record and "*run with the land and be binding on all subsequent and future Owners, grantees, purchasers, assignees, lessees and transferees*" every resident is deemed as notified of the CC&R's and bound by them **whether or not you actually received a copy at the time of your purchase.**

Go to APRAC.org to download a copy

ARCHITECTURAL COMMITTEE

The Committee is a Nevada non-profit corporation with three officer members:

Tracey Horowitz, President

Debbie Herman, Vice President

Laura De La Cruz, Secretary

Patti- Volunteer Terri- Volunteer Helen- Volunteer

Peter Horowitz- Volunteer

Each of the Committee members is an unpaid volunteer. It is not the intention of the Committee to intrude on your privacy rights or rights as a homeowner, tenant, or guest. It is the duty of the Committee to answer complaints and act upon violations of the Declaration.

Thank you to everyone who contacted us to show their interest in joining the Committee. We are always looking for volunteers, so please let us know if you are interested in being part of the Committee or just volunteering in our community. Our next meeting will be July 11, 2025, at 6pm. Email us at ANGELPARKRANCH@GMAIL.COM if you would like to attend. All residents are welcome.

**COME VOLUNTEER!
THE APRAC IS COMPRISED OF NEIGHBORS**

HELP KEEP OUR COMMUNITY BEAUTIFUL AND GET INVOLVED.

TO FIND THE INFORMATION/APPLICATION SHEET JUST GO TO THE APRAC WEBSITE AND
DOWNLOAD A VOLUNTEER FORM- OR EMAIL YOUR INTEREST TO [ANGELPARKRANCH@GMAIL.COM!](mailto:ANGELPARKRANCH@GMAIL.COM)

NEIGHBORHOOD WATCH

Please join us in giving a great big thank you to our Neighborhood Watch Coordinator, Steve T., who has served our community for the last 15 years. Please join our neighborhood watch. Steve keeps a list of block captains' text numbers to provide news of any disturbances that have happened or are happening in the neighborhood. Together, we can watch out for our friends and neighbors. Home burglaries have been increasing throughout the Valley. We have a safe neighborhood, and we want to keep it that way. Neighborhood Watch is open to homeowners and renters alike.

Get involved- See Something, Say Something.



GET TO KNOW YOUR NEIGHBORS

- *Neighbors watching out for each other is the basic concept of neighborhood watch.
- *Know the neighbors on all sides of you.
- *Learn what vehicles belong there.

SECURE YOUR HOME

- *Secure your home when you leave even for short periods of time.
- *Deny the burglar the opportunity to make you a victim by securing all doors and windows before you leave!

KEEP YOUR GARAGE DOOR CLOSED

- *Garage burglaries often occur during the day. The thief simply walks into an open garage, removes what they want and is gone in a minute or two.

STOLEN VEHICLES / THEFT FROM VEHICLES

- *The safest place for your car is in your garage.
- *The second safest place for your car is in your driveway locked up.
- *All valuables should be removed from your vehicle or at least placed out of sight.

NEIGHBORHOOD WATCH MEETINGS

- *Attend neighborhood watch meetings to keep informed about crime problems in your area and to discuss what can be done to reduce crime.

**Thank you, Steve, for your continued service to the community.
Neighborhood Watch has increased members this year and
updated signage in the neighborhood.**

**Find out how you can get involved and help keep our
neighborhood safe!**

Please contact Watch Coordinator, Steve at (702) 419-7071

THANK YOU!

We have done our best to keep expenses as low as possible these past three years.

As most of you have seen, we have lowered the mailing costs by hand delivering notices and newsletters. We have painstakingly acquired email addresses for almost every owner. We eliminated the designated phone and greatly reduced printing costs and can now reach out electronically. These cost reductions help us fulfill our goals to help the community and our elderly neighbors with small jobs and leave room for funding fun, community-minded events like the annual picnic.

END OF SUMMER PARTY

Coming up in September

**Please don't forget our annual fundraising drive!
Please support our Angel Park Ranch Community with
your annual donation of \$75.00!**

Please mail checks to:

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Las Vegas, NV 89117

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PLEASE NOTE ALL THE NEW SIGNS FOR THE NEIGHBORHOOD WATCH!

GET INVOLVED

OUR NEIGHBORHOOD WATCH COMMITTEE HEADED BY STEVE T. HAS BEEN EXPANDING
AND THEY ARE GETTING NEW VOLUNTEERS ALL THE TIME. THE MORE EYES WE HAVE
WATCHING OUR COMMUNITY THE SAFER WE ARE!

REACH OUT TO STEVE T. AT (702) 419-7071 OR YOUR BLOCK CAPTAIN IF YOU SEE ANYTHING
SUSPICIOUS.