

# ANGEL PARK RANCH BALLOT

APRAC will be conducting an election to fill all positions of the committee for a term commencing on July 31, 2024.  
Please note the following information regarding the election:

- **COMMITTEE CANDIDATES:** The Angel Park Architectural Committee has been requesting community members to volunteer since March 1, 2024. We have been fortunate enough to have 2 new members join. With the unfortunate turn in our current President's health, Arlene Williams has had to step down unexpectedly. Since that time, Tracey Horowitz has been filling in. With the additions, we have a full Board without any new applications or interest.

**The board will move forward without a ballot for Committee Members.**

**UNCONTESTED ELECTIONS (ELECTIONS BY ACCLAMATION)**

The secret ballot requirements governing director elections, or any contrary provision in a HOA and AC governing documents, in a situation where, as of the deadline for submitting nominations, the number of qualified candidates is not more than the number of vacancies on the board to be elected (where the election is 'uncontested'), the association may, but is not required to, consider the qualified candidates elected by acclamation.

**Your Angel Park Ranch Architectural Board Members are as follows as of June 2024:**

President: Tracey Horowitz (Unanimous)

Vice President: Debbie Herman (Unanimous)

Secretary: Laura De La Cruz (Unanimous)

Treasurer: Peter Horowitz (Unanimous)

**Each of the following agenda items have been discussed and voted on to bring forward to the general election during the June 6, 2024, meeting.**

**Ballot questions must be returned to APRAC by:  
July 30, 2024, at 5pm.**

**You are welcome to Email your response ([angelparkranch@gmail.com](mailto:angelparkranch@gmail.com)) or return the ballots (APRAC, 8550 W. Charleston Blvd., Ste. 102-131, Las Vegas, NV 89117) by July 30, prior to the Board's final vote.**

**There will be a meeting on July 31, 2024, at 5:30 pm at Jason's Deli in Boca Park. At this time the Board will vote on each topic/question.**

## **Ballot Question #1**

**The installation of additional stop signs and speed humps throughout the neighborhood. Political Candidates who attended our Neighborhood Watch picnic were greeted with concerns of residents speeding through our streets early morning. As a result of these concerns City Councilmembers set up a meeting to recommend where speed deterrents would be needed and to have our neighborhood put in line for installation.**

Attached are two drawings. The first option "Resident Suggestions" recommends locations which will include eleven (11) additional stop signs and twenty-two (22) speed humps (with required warning signs). The four (4) yield signs they have recommended are already present in the neighborhood.

The second option, labeled "APRAC Recommended" displays a reduced number of stop signs, from twelve (12) total- 11 new signs; and the number of speed humps to be lowered from twenty-two (22) down to eleven (11). Again, the four yield signs are already present.

You may accept one of these options or select "No change". Ballot question #1 will have a write in option as well where you may reject both presented options and give us your recommendations.

## **Ballot Question #2**

**New Color schemes for homes are currently set to be filed with Dunn Edwards and have been approved for general vote.**

**The most recent color schemes will still be allowed (noting that the pink and yellow paint colors were removed from the approved color list over 10 years ago.) Since then, we have had a few homes which either still have an original color (which is over 20 years old) or have changed the color to an unapproved color.**

**The new color schemes will come with a letter requiring homeowners to come into compliance with an approved color scheme. Homeowners needing corrections will be notified by mail and given 3 years to bring their home color into compliance. Color change will require an Approval Application to be submitted (available on APRAC.org website) Color matching from any other company will require community approval.**

The vote is to accept or deny the new community color scheme (as provided in the link on our website (APRAC.org) or by going to Dunn Edwards Pro Arc and searching for the Angel Park Ranch approved color schemes.

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### **Ballot Question #3**

**Retaining a professional property management company to assist in the management and enforcement of the CC&R's. It is getting increasingly difficult to manage our subdivision with only a handful of volunteers and a management company would ensure CC&R's are adhered to properly. This would also come with a required monthly fee from each homeowner.**

The consideration of employing a professional HOA Management Company to come in and enforce compliance to the Conditions, Covenants & Restrictions attached to each deed in Angel Park Ranch. Such services will also come with the monthly management fees, currently quoted/estimated to be between \$100.00 & \$140.00 per month, per home for a neighborhood our size.

The Architectural Board has always been made up of unpaid volunteers who own homes in the community; over the last 27 years we have had many different residents stand up to take a turn and get involved. The Architectural Board are often faced with fellow neighbors who oppose the APRAC and it could be beneficial to charge this task to a professional company allowing them to enforce it with independence.

### **Ballot Question #4**

**City Planning is being solicited for a project for a proposed five-story 300-unit multi-family residential development with a four-story parking garage- Project number: 24:0177**

While recently they held a public hearing requesting less available parking that required (by 13 spots) for the above Condo/Apartment project that will in our back yard as a community, what was possibly more of a concern is that the next variance they are going to be asking for is to allow that property to tie into Angel Park Trail (which will bring 300 multi-family residents directly into Angel Park). We will be voting on petitioning the Planning Commission to deny that access. This would entail coming around the neighborhood to the homes which have the right to request denial and obtain signatures to present to the Planning Commission when that variance is brought before them.

## **ANGEL PARK RANCH BALLOT**

**Please return this ballot prior to July 30, 2024 @ 5pm to have your voice heard prior to being put to vote by the board.  
Your opinions and concerns matter.**

# BALLOT

**Ballot Question #1- Installation of additional stop signs and speed humps throughout the neighborhood. (Choose one)**

\_\_\_\_\_ I vote for the Residents Suggestion plan of 22 new speed humps and 11 new stop signs

\_\_\_\_\_ I vote for the Architectural Committee plan of adding only 13 new speed humps and 4 additional stop signs

\_\_\_\_\_ I do not want any speed humps nor additional signs in the neighborhood.

\_\_\_\_\_ Reduce speed limit from 25 to 15 with additional Speed Limit signage.

\_\_\_\_\_ I have another solution I wish to be considered:

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**Ballot Question #2- Paint – Current and upcoming APPROVED color schemes to be recorded with Dunn Edwards. (Choose one)**

\_\_\_\_\_ Yes, I agree with the new approved color schemes available.

\_\_\_\_\_ No

**Ballot Question #3- Retaining a professional property management company: (Choose one)**

\_\_\_\_\_ Yes

\_\_\_\_\_ No

**Ballot Question #4- Petition Planning to deny proposed complex access to Angel Park Trail and Angel Park. (Choose one)**

\_\_\_\_\_ Yes, I will sign the petition to deny access.

\_\_\_\_\_ No, I am fine with the additional families ease of access to the park.

**Your Information**-Required for vote to be counted

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**Ballots may be returned by email at:**

**angelparkranch@gmail.com**

or by mail to:

**APRAC**

**8550 W. Charleston Blvd. Suite 102-131**

**Las Vegas, NV 89117**