



**Important Numbers:**

**Security Guardhouse:**

702.460.1123

**Security Patrol:**

702-409-2242

**Police Dispatch:**

702.828.5804

**Animal Control:**

702.229.6444

**Tow Guys Towing:**

702-795-1700

**Pest Control( Global Pest Control):**

702-657-0091

**ISP.Net:**

702-900-0000

**MANAGEMENT CONTACT**

**Community Manager:**

Talya Martin

talya@lvpalmsmanagement.com

**Board President**

Abraham—416-567-0501

4200 S Valley View Blvd

**Office Hours:**

9am-3pm Monday-Friday

**Office Phone:**

702-823-2307

**Level Corporate Office  
(Accounting issues Only)**  
help@levelprop.com

**Phone Hours:**

9am-4pm M-F

(702) 433-0149

(702) 444-2416 Fax

## REMINDER: PET RULES IN THE HOA

*Flamingo Palms Villas welcomes household pets, but specific rules are in place to protect neighbors and the community. Here are the key requirements from our 2021 Rules & Regulations (Section 12):*

***What kinds and how many?***

Each unit may have no more than two (2) animals (fish are excluded from this count). Allowed pets are dogs, cats, fish, and birds only.



***Health, licensing, and insurance***

- All dogs and cats must be up to date on required and vet-recommended vaccinations, including rabies.
- If your pet requires a state, federal, or local license, you must keep that license current and provide it to the Board on request.
- Every household pet must be covered by liability insurance of at least \$30,000, whether through your homeowner's policy or a separate policy.

***Leash and control in common areas***

- In all common areas, pets must be under control at all times using a leash, crate, or similar device.
- Please remember: you are responsible for any damage or injury caused by your pet or by pets your guests bring onto the property. Owners must hold the Association harmless and indemnify the community for such damage.

***Dangerous or nuisance animals***

- No animal may be kept that is considered dangerous or vicious under NRS 202.500(1).
- Any animal that has attacked anyone in the community without provocation may not be kept at Flamingo Palms Villas.
- The Board may require the removal of an animal from the community, or exclude it from common areas, if it determines the animal is a danger based on the totality of the circumstances.

***Noise and behavior complaints***

- Violations of the pet rules by an owner, tenant, or guest may result in fines of \$100 per violation.
- If two or more noise complaints about a household pet are received within a one-month period, the Board may require training or other remedial measures as a condition for keeping that pet.
- Registration and accommodations

**All pets must be registered with the Association. Please complete the pet registration form**

Submit the form to Management if you have not already done so.

*If you require a reasonable accommodation for a service animal or emotional support animal under state or federal law, you may submit your request to the Board or community management.*

***By following these rules, pet owners help keep Flamingo Palms Villas safe, clean, and enjoyable for everyone. If you have questions about pet registration, insurance, or accommodations, please contact Management for details.***

# QUICKPASS REMINDER

With the new gate, we now have a code reader at the front gate, on the guest side.

**Owners are responsible for providing the code to their guest, uber driver, door dash, etc. ANYONE VISITING THE COMMUNITY SHOULD BE GIVEN A CODE TO ENTER. This code can be used at the front gate, pedestrian walking gates, and the pool and gym.**

Security will spend more time patrolling throughout the day, and less time manning the gate. There will be a sign for the guest to call the security to the front if they need help with their gate code, however the guards will not be able to create codes for guests. If you have a guest coming, please make sure to include CLEAR instructions for them to enter into the community. This will make use of the new gate system much easier for all parties.



## LAS VEGAS CAY CLUB FLAMINGO PALM VILLAS HOA MEETING NOTICE

### BOARD OF DIRECTORS MEETING

2:00p.m. March 19, 2026

Participation may be via conference call or via login to virtual meeting  
**ALL PARTICIPANTS MUST ENTER THE CALL ON MUTE AND REMAIN MUTED UNTIL CALLED ON BY THE MEETING RUNNER.**

<https://meet.zoho.com/qdjsx-kqk-qeo>

Meeting ID: 1068235691 | Password: wngHFG

Dial in 1-408-469-4614

*The Executive Session Meeting (closed to owners) begins at 12:00 p.m.*

**\*Copies of the agenda may be obtained from the management office ten days prior to the meeting. Agendas may be obtained in person, or will be mailed, faxed or emailed upon request. Email [talya@lvpalmsmanagement.com](mailto:talya@lvpalmsmanagement.com) to be provided an agenda. Agendas will also be available at the meeting.**

In accordance with NRS 116.31083 the above notice shall serve as notice of the Board of Directors Meeting and Executive Session meeting for Las Vegas Cay Club Homeowners' Association. Unit Owners are not entitled to attend or speak at a meeting of the Executive Board held in Executive Session. [NRS 116.31085(7)]. An Executive Board may meet in Executive Session to discuss violations of the governing documents and discuss other matters as specified in NRS 116.31085(3). Upon request, Unit Owners may receive a copy of the minutes of the meeting, or a summary of the minutes, in electronic format at no charge or, if the association is unable to provide a copy in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter (if applicable).

## REMODEL RULES REMINDER

Thinking about new flooring, paint, or other improvements to your unit at Flamingo Palms Villas? Our 2021 Rules & Regulations (Section 6 and related sections) set out strict requirements designed to protect the building, neighbors, and Common Elements. Please review these highlights before beginning any project.

1. Written Board approval is required for most changes Under CC&R Section 7.11 and the Rules & Regulations:

**Owners may not make any addition, alteration, or improvement without prior written consent from the Board. This includes, but is not limited to:**

- Painting or decorating of any nature,
- Installing or changing floor coverings,
- Adding planters,
- Installing or modifying electrical wiring or machinery,
- Installing pools, whirlpools, saunas, air conditioning units,
- Changing the appearance of any portion of any Building,
- Any work involving Common Elements, your Unit, or Limited Common Elements (such as certain patios or balconies).
- If the alteration can be seen from outside your Unit, written Board approval is mandatory (Rule 6.2).

2. **Work hours and noise limits - To minimize disruption to neighbors:**

Construction, remodeling, and decorating work is generally permitted only from 8:00 a.m. to 5:00 p.m. Monday - Saturday

Any work that results in noise to neighbors may not begin before 9:00 a.m.

**Please schedule contractors accordingly and remind them of these time windows.**

3. **Flooring and soundproofing requirements - If you are changing flooring:**

**Soundproofing is required under the rules.**

**For tile floors, you must use an under-layment with an Impact Insulation Class (IIC) rating of at least 60(sixty).**

**All flooring changes must be approved in writing by the Board in advance.**

4. Debris, dumpsters, and common areas - Owners are responsible for ensuring contractors follow these requirements:

- No construction debris may be stored in hallways or other Common Elements.
- Workers must clean up and remove all debris daily.
- Construction/building debris may not be discarded in Association dumpsters.
- Large or special waste should be hauled off-site or handled per instructions from Management.

**Leaving debris in common areas or misusing dumpsters can lead to fines and additional costs to the owner.**