



Winter 2026 Issue

Community Insights

DEPARTMENT OF BUSINESS & INDUSTRY
Common Interest Communities &
Condominiums Hotels



Winter Wisdom

Chill & Check: Winter Tips for
Responsible Community Living

A season of preparation, participation
and policy awareness

Wishing you peace and community spirit this winter and beyond.



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Keeping the Past, Protecting the Future



With a strong commitment to clarity and accountability, I recognize recordkeeping as a vital function that preserves institutional history, supports sound decision-making, and promotes transparency within the association. I would like to offer a reminder regarding the importance of maintaining association records.

The Role of Records

Accurate and organized recordkeeping is important for community associations. It demonstrates compliance with state laws, governing documents and regulatory requirements. Good recordkeeping can foster homeowner trust while providing current and future board members with past decisions and policies for continuity. Recordkeeping assists with financial management and accountability which may minimize disputes. Lastly, maintaining records appropriately provides operational efficiency and helps boards respond effectively to issues.

Retention and Custody of Records

Associations must retain books, records, and documents of the association for at least 10 years. However, meeting minutes must be kept until the association is terminated. The custodian of records, often the community manager, is responsible for maintaining these documents at the association's office or within 60 miles of the community. All records belong to the association and must be returned within 30 days if management changes, regardless of unpaid fees.

Timely Access to Records

Certain records must be provided to unit owners upon request:

- Within 21 days: Financial statements, budgets, and reserve studies
- Within 30 days: Board meeting minutes and amendments to governing documents

Failure to provide these records may result in a \$25 per day fine. Community managers who withhold financial records may also face disciplinary action.

Electronic Access Requirements

Associations with 150 or more units must maintain a secure website or portal. This platform must provide access to:

- Most recent governing documents
- Copy of the annual and proposed budgets
- Upcoming meeting notices and agendas
- Other legally required materials

Records Available for Review

Unit owners have the right to inspect:

- Financial records (as defined in NAC 116.0433)
- Contracts
- Court filings
- Non-confidential documents, including violation record of the governing documents

Associations may charge up to \$25 per hour to review records during regular working hours of the association.



Good recordkeeping is the foundation of effective HOA governance. It preserves the association's history, supports informed and consistent decision-making, ensures legal and financial accountability, and promotes transparency for homeowners. By maintaining accurate, organized, and accessible records, an HOA supports smooth transitions in leadership and strengthens trust within the community – ultimately contributing to the long-term stability and property value.



New Year Review: Why You Should Read Your Community's Governing Documents

Your governing documents (CC&Rs, bylaws, rules & regulations) are the foundation of how your CIC/HOA operates. Here's why reviewing them at the start of the year is beneficial:

1. Know Your Rights and Responsibilities
 - Understand what you can and can't do as a homeowner or board member to avoid violations and potential fines.
2. Stay Informed About Changes
 - Rules may have been amended or updated, especially after legislative sessions.
3. Get Ready to Participate in Community Decisions
 - Review how meetings are conducted, what topics are typically covered, and how you can speak during open forums.
4. Understand Financial Obligations
 - Learn how assessments are calculated and what happens if you're late or miss a payment.
5. Promote Good Governance
 - Enables meaningful owner participation and board accountability.

By understanding the rules that guide your community, you can take an active role in ensuring that decisions are made fairly and transparently.



From the Inbox: Your Most Commonly Questions Answered



Can the board raise assessments without a homeowner vote?

- According to NRS 116.3115(2)(b), the board may impose special assessments without a homeowner vote if necessary to repair, replace, or restore common elements, or to adequately fund reserves designated for that purpose.

How often must a reserve study be conducted?

- At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. (NRS 116.31152(1)(a))



Alternative Dispute Resolution (ADR)

Nevada Real Estate Division, Office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels, has released Request for Proposals (RFP) for the Alternative Dispute Resolution (ADR) Program. The Division is actively seeking qualified mediators, referees, and arbitrators to address disputes arising out of the interpretation, application, or enforcement of the governing documents for common-interest communities pursuant to Nevada Revised Statutes (NRS) 38.

Interested?

To apply, please go to:

<https://red.nv.gov/Content/CIC/ADR/>



Education Never Ends: Continuing Education Requirements



Why Continuing Education Matters in Nevada

Continuing education (CE) plays a vital role in ensuring that Nevada's community managers remain knowledgeable, ethical, and effective in their roles. Under NAC 116A.230 through NAC 116A.255, licensed community managers are required to complete a specific number of CE hours during each licensing cycle. These requirements are not merely procedural; they are designed to uphold the integrity and professionalism of the industry while promoting the long-term success of common-interest communities (CICs) throughout the state.

What the CE Curriculum Covers

The CE curriculum includes courses in Nevada law, ethics of managing CIC, and industry best practices, all of which are essential for navigating the complex responsibilities of managing homeowner associations. Legal updates help managers stay informed about changes to NRS 116 and NRS 116A, ensuring compliance with state statutes and regulations. Ethics courses reinforce the importance of transparency, fairness, and fiduciary duty, which are foundational to building trust between managers, boards, and homeowners. Additionally, courses on best practices provide practical tools and strategies for effective governance, financial management, communication, and conflict resolution.

The Impact of Ongoing Education

By fulfilling these CE requirements, community managers demonstrate a commitment to professional growth and accountability. This ongoing education helps prevent legal disputes, improves board relations, and enhances the overall quality of life for residents. It also ensures that managers are equipped to handle evolving challenges, such as emerging technology, changing demographics, and increasing regulatory enquiry.

Professional Responsibility and Industry Standards

Moreover, maintaining licensure through CE compliance is not just a personal responsibility, it is a professional obligation that reflects on the entire industry. Managers who stay current with their education contribute to a more stable and well-governed community environment. They serve as trusted advisors to boards and as stewards of the association's resources, helping to foster a sense of community.

Plant the Seed

- Learn CE requirements under NAC 116A
- Choose topics that help your community thrive

Nurture Your Skills

- Attend approved courses
- Engage with real-world CIC scenarios

Harvest the Benefits

- Renew your license with ease
- Build a stronger, smarter community

Aiming for Excellence

In summary, the continuing education requirements outlined in NAC 116A.230–116A.255 are essential for maintaining high standards in community association management. They help licensed managers assist the board in managing the community.

EMBRACING HOA COMPLIANCE IN 2026: A VALUABLE CHECKLIST FOR COMMUNITY ASSOCIATION MANAGERS

BY JUNE HEYDARIAN, CMCA®, AMS®, PCAM®, ADVDCAL

With 2026 amongst us, community association managers in Nevada are gearing up for an exciting year ahead! The responsibilities outlined in NRS 116, NRS 116A, NAC 116, and NAC 116A are growing, bringing new opportunities for management excellence. While many compliance tasks may seem routine, it's easy to overlook a few, especially during busy seasons or transitions. However, staying on top of these details can help prevent potential issues like state violations, owner complaints, and operational delays.

In this article, I'll shine a light on some frequently overlooked compliance tasks community managers are often charged with to help keep communities thriving in the upcoming year!

2026 Compliance Checklist – Don't Miss These Eight Important Tasks!

- 1. Update Bank Signature Cards Following Board or Officer Changes.** Whenever there's a shift in board members or officers, it's essential to update all banking signature cards. This ensures smooth association operations and security, eliminating any risks associated with outdated information.
- 2. File the Nevada Real Estate Division's Form 623 Within 30 Days of Changes.** Remember to file Form 623 promptly to keep the Division's records up to date! This form covers changes in board membership, updates to community managers, and adjustments to designated contact information. Timely submissions help maintain clear communication between the Division and the association.
- 3. File Amended or Annual Lists of Officers and Update Registered Agent Info with the Secretary of State.** Nonprofit homeowner associations must ensure that the Secretary of State has the most current board and officer details. If there's a change in management, make sure to update the Registered Agent if applicable. Keeping these records current is a breeze with a diligence checklist!
- 4. Provide Each Board Member with a Copy of the Management Agreement.** Under NAC 116A.325 and related sections, it's crucial that every board member receives a signed copy of the management agreement. This agreement must be in writing and signed by all necessary parties. New members should receive their copies right away to ensure everyone is on the same page!
- 5. Review and Update the Association's Website or Homeowner Portal.** An association's online presence should reflect accuracy and transparency! Make sure to keep the website or portal updated with items such as the annual budget and assessment details, meeting dates, notices, minutes, governing documents, and accurate contact information. Regular updates prevent confusion and keep homeowners happy!
- 6. Verify All Contracts Are Executed and Properly Filed.** Ensuring that all vendor and service contracts are signed and stored appropriately is crucial in compliance with NRS 116.31175. Don't forget to keep essential vendor documents on file, such as W-9 forms, insurance certificates, and required licenses. This diligent record-keeping can save your association from unnecessary surprises!
- 7. Update Resale Disclosure Packages When Changes Occur.** Under NRS 116.4109, resale disclosures provided to buyers should reflect the latest adopted documents, fees, and financial information. Stay proactive by updating resale packages whenever rules or governing documents change, assessment amounts or special assessments are adjusted, and budgets or reserve studies are adopted. Keeping these disclosures current helps streamline real estate transactions.
- 8. Ensure Completion and Submission of Board Member Form 602.** Each board member in Nevada must complete Form 602 (Executive Board Member Disclosure Form). Ensure that all forms are fully completed, signed, and safely kept in the association's permanent records.

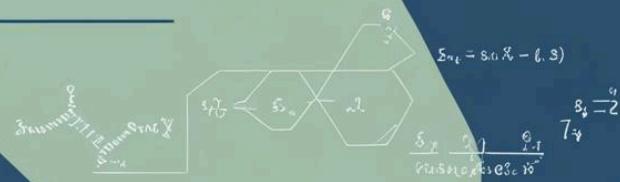
With a little organization and diligence, you can help your communities flourish in 2026 and beyond! Here's to a year of successful compliance and vibrant community living!



THE MATH BEHIND RESERVE STUDIES



$$\begin{aligned}
 B_{ij} &= \frac{C_{ij}^{(current)}}{C_{ij}^{(initial)}} = \frac{C_{ij}^{(initial)} - C_{ij}^{(used)}}{C_{ij}^{(initial)}} \\
 Y &= \frac{B_{ij} R^i - \sum_{j=1}^n B_{ij} R^i}{\sum_{j=1}^n B_{ij} R^i} = \frac{B_{ij} (R^i - \bar{R})}{\sum_{j=1}^n B_{ij} R^i} \\
 &= B_{ij} \cdot (R^i - \bar{R}) \cdot \frac{1}{\sum_{j=1}^n B_{ij}} = B_{ij} \cdot (R^i - \bar{R}) \cdot \frac{1}{\sum_{j=1}^n B_{ij}} = B_{ij} \cdot (R^i - \bar{R}) \cdot \frac{1}{\sum_{j=1}^n B_{ij}}
 \end{aligned}$$



By: Robert Forney
 President of Complex Solutions, member and Vice President of the Association of Professional Reserve Analysts.

Few people find math interesting and while I can't guarantee that the math behind reserve studies will be any different it is important to understand the calculations behind a reserve study in order to properly understand it. Fortunately, the math is not complicated and can be thought of in two parts: the math to determine the Fully Funded Balance and the math to determine the recommended reserve contribution.

The Fully Funded Balance

There are two main methods for preparing reserve studies. They are most commonly referred to as the Component Method and the Cash Flow Method. Although they have their differences both yield exactly the same Fully Funded Balance (FFB) and therefore the same Percent Funded amount. This is because they use the same formula:

$$\text{FFB} = \text{Current Cost} \times (\text{Effective Age} / \text{Useful Life}).$$

In other words, if you have a reserve project that costs \$20,000 and occurs every 20 years then in year 10 you should have half the total project cost saved up or \$10,000 ($\$20,000 \times (5/10) = \$10,000$). In order to determine the total Fully Funded reserve balance you need only add up the Fully Funded Balance of each reserve project. Because this number changes from year to year it is not very useful in judging the strength of the reserve fund. Therefore, we divide the actual reserve balance by the Fully Funded reserve balance to get the Percent Funded.

The Reserve Contribution

Determining the Fully Funded Balance is easy enough, but how about the monthly reserve contribution? This is where the Component Method and Cash Flow methods differ.

Component Method

In order to determine the recommended reserve contribution, the Component Method simply divides the replacement cost by the useful life. So, the reserve contribution for that hypothetical \$20,000 project every 20 years would simply be **\$1,000/year (\$20,000/20 years)** or **\$83.33/month (\$1,000/12 months)**. But what if it is year 10 and we don't have \$10,000 but only \$8,000? The Component Method divides the \$2,000 shortage over the remaining years. So instead of \$1,000/year the contribution would now be \$1,200/year ($\$1,000$ regular contribution plus the shortage of $\$2,000/10$ years = $\$1,000 + \200).

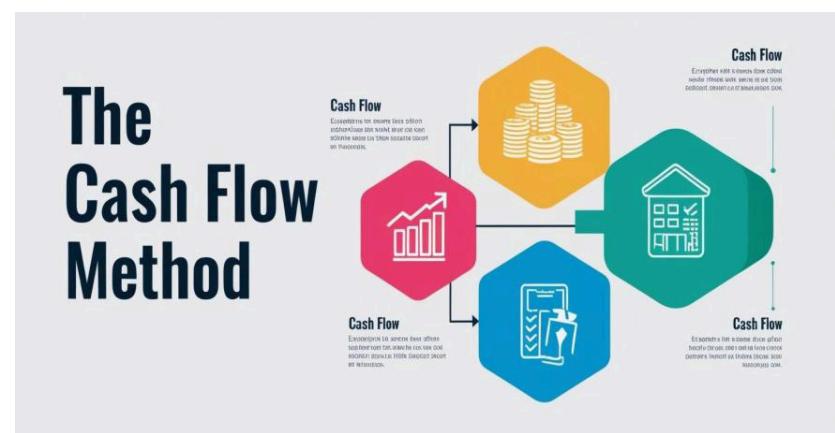
There are a couple of problems with the Component Method. In its most basic form, you only get the reserve contribution for the first year. Because of the adjustments for over/under funding the contribution changes each year. Also, inflation and interest are not accounted for. Both can be remedied by running the same calculation for 5, 10, 30 years into the future and adding inflation accordingly. This is not “compounding” the inflation and perhaps you would not get a passing grade in Finance 101, but it is typically good enough for reserve budgeting purposes.

The main problem with the Component Method occurs when the reserve account is underfunded (let's say 50% funded) but there are several projects due to occur in the coming year. By default, all of these projects are also 50% funded. Therefore, the adjustment to bring them to 100% by the end of their useful life (i.e. right now...) is the other 50%, essentially Special Assessing for the shortage. Of course, there could be hundreds of thousands of dollars in the reserve account and no need to special assess. The money can be “borrowed” from another reserve component. And this is typically how a reserve study specialist that uses this method corrects for this situation. However, in general the Component Method will recommend a higher reserve contribution than the Cash Flow Method for a community that is significantly underfunded.

I am often asked “why not simply take the future cost of the reserve project and divide by the number of years until it is due?” Although that would work it would also mean that current owners would be paying for a portion of future inflation, inflation that hasn't occurred yet.

Cash Flow Method

This method differs in that there is no direct correlation between the individual components and the reserve contribution.



The Cash Flow method is only concerned with the cash flowing in (the reserve contribution) versus the cash flowing out (the reserve expenditures). First the Fully Funded Balance for each year is determined by projecting the expenditures and adjusting for inflation. Then the projected reserve balance for each year is determined by taking the starting balance, adding interest and reserve contributions and subtracting the reserve expenditures. If the balance bottoms out in any one year, then the reserve contribution is increased so that over the course of years the projected reserve balances are gradually brought in line with the projected Fully Funded Balances.

Even though the Cash Flow Method is not concerned with the individual component expenditures but rather the “cash flow” for accounting purposes it is often necessary to allocate the reserve contribution to each component. This is typically done by the significance of the reserve project over the course of the report period. In other words, if over 30 years a particular reserve project accounts for 20% of the total reserve expenditure, then 20% of the monthly reserve contribution will be assigned to that project. However, it is not a direct calculation and if you want to show 100% of the money going to one component and none to the others that would work too... just so long as the total reserve contribution is going into the fund every month, year, etc.

For those of you still reading congratulations! Reading about math is not very exciting. But to properly understand a reserve study it is important to have a basic understanding of how the ideal reserve balance (i.e. the Fully Funded Balance) is determined. And with regards to the monthly reserve contribution ultimately regardless of the calculation method used it is important to hire a reserve study preparer with experience and expertise to properly evaluate the life and cost estimates of your community's reserve components.

Business and Industry Job Fair

By Noelle Garcia

The Nevada Department of Business and Industry recently hosted an impactful career fair aimed at connecting local job seekers with multiple agencies under Business and Industry (B&I). Held in Las Vegas, the event featured over a dozen agencies including the Real Estate Division, Financial Institution and Mortgage Lending to name a few.



Designed to foster meaningful conversations, the fair offered attendees the chance to speak directly with hiring managers, submit resumes in person and support creating a NEATS account.

Attending the fair, I could understand the importance of supporting both job seekers and Nevada's evolving economy. The event aimed to create opportunities for meaningful connections, helping individuals find not only employment but also pathways to long-term career growth.

By bringing together a diverse range of the state's agencies and providing access to career resources, the fair served as a strategic effort to strengthen the state's workforce.

USPS Postmark Rule Change – Impacts to CIC Deadlines

As of Dec. 24, 2025, USPS clarified postmarks show the date of regional processing, NOT the day the item was dropped in the mailbox, which means mail may be postmarked days later...

Why It Matters for Communities?

Nevada's NRS Chapter 116 contains numerous mandatory notice and election timeframes that are triggered by mailing dates.

- Meeting Notices –NRS 116.3108, NRS 116.31083
- Elections & Ballots –NRS 116.31034, NRS 116.31105, NRS 116.311(9)(g)(i)
- Foreclosure & Collections – NRS 116.31162–116.31168

Note: In most cases, NRS 116.31068 requires associations to use electronic notices for unit owners which can help bypass postmark delays, unless statutory exceptions require otherwise:

- Foreclosure and collection notices NRS 116.31068(6)(a)
- Board member removal ballots NRS 116.31036
- Schedule of fines NRS 116.31031
- Emergency meetings NRS 116.31083(4)
- Statutory exceptions under NRS 116.31068(6)(b)
- Owner opts-out NRS 116.31068(1)



By Christal Park Keegan,
Senior Deputy Attorney,
NRED – CIC Program

What To Do?

Boards and community managers are required to comply with this new federal regulation. (NAC 116.405(6), NRS 116A.630(2)(a), (3), (19)).

Ensure to document valid proof of timely mailing!

- Request a **hand-stamped postmark** at the Post Office.
- Use a **Certificate of Mailing / Registered Mail** for proof.
- Mail **early** to avoid delays.

USPS Domestic Mail Manual (DMM) Rule 608.11, effective December 24, 2025:

<https://www.federalregister.gov/documents/2025/11/24/2025-20740/postmarks-and-postal-possession>



Role of the Commission for Common-Interest Communities and Condominium Hotels (CICCH)

“The Commission consists of seven members appointed by the Governor.”

NRS 116.600

Finally, the Commission is committed to public protection. It works to safeguard the rights of unit owners, promote transparency in association governance, and encourage ethical practices and accountability among all stakeholders. This commitment aligns with the broader obligation of good faith outlined in NRS 116.1113.

COMMISSION FOR COMMON-INTEREST COMMUNITIES & CONDOMINIUM HOTELS

June Heydarian, Chairman
COMMUNITY MANAGER MEMBER

Kim E. Lighthart, Vice-Chairman
ACCOUNTANT MEMBER

Sarah Gilliam, Secretary
HOMEOWNER MEMBER

Phyllis Tomasso, Commissioner
HOMEOWNER MEMBER

Patricia Morse Jarman, Commissioner
HOMEOWNER MEMBER

Robert Sweetin, Commissioner
ATTORNEY MEMBER

Kyle Tibbitts, Commissioner
DEVELOPER MEMBER

Upcoming Commission Meetings:

March 10-12, 2026

May 9-11, 2026

September 8-10, 2026

December 8-10, 2026

The CIC Commission plays a vital role in regulating and supporting the governance of common-interest communities and condominium hotels throughout the state.

One of the Commission's primary responsibilities is regulatory oversight. It adopts NAC 116, 116A and 116B regulations necessary to implement the provisions of chapters NRS 116, ensuring that the legal framework governing CICs remains current and effective (NRS 116.615).

The Commission may offer recommendations on CIC-related matters and propose legislative or regulatory changes to improve the management and oversight of common-interest communities (NRS 116.615(2)).

In addition, the Commission contributes to the education and professional standards of the industry. It helps establish both initial and continuing education requirements for community managers, ensuring that licensed professionals remain informed and competent in their roles (NRS 116A.410).

The Commission also serves in an advisory capacity to the Administrator of the Real Estate Division (NRS 116.615, NRS 116A.200).

Moreover, the Commission also holds disciplinary authority. They conduct formal hearings on complaints involving community managers, board members, and declarants or developers. Based on the findings of these hearings, the Commission may impose sanctions such as mandatory education, fines, license suspensions, or cease and desist orders (NRS 116.770; NRS 116.745, NRS 116.785, NRS 116.790).

Commission December 2025



Kim E. Lighthart
Sworn-in



June Heydarian
Sworn-in



Nevada Common-Interest Communities

Educational Resources for Owners & Board Members



Education is a basis of effective community association management. The importance of education is not just for community managers, but also board members and homeowners. The more knowledge you gain, the better equipped you are to make thoughtful, informed decisions that positively impact your community. Education empowers individuals to understand complex issues, evaluate options critically, and contribute meaningfully to the well-being and progress of their neighborhoods. The Real Estate Division (NRED) offers a variety of free educational resources to support unit owners and board members involved in common-interest communities (CICs) and also licensed community managers.

These resources are designed to promote transparency, compliance, and governance across the state.

Free Classes

The Ombudsman's Office for Owners in Common-Interest Communities and Condominium Hotels, regularly hosts free classes on topics such as:

- Fiduciary Duty
- Responsibilities of Community Managers
- Welcome to the Board
- Reserve Studies
- Governing Documents v. NRS 116
- Unit Owners Rights
- Pathways to Complaints

These sessions are especially valuable for new board members and unit owners. These classes are available both virtually and in-person, ensuring accessibility for individuals with diverse backgrounds, experiences, and support needs. This flexible format allows everyone the opportunity to engage, learn, and grow regardless of their location or circumstances.

How to Access Classes

Please see page 13 titled "Upcoming Events" for upcoming classes within this Newsletter. In addition, you can find the current schedule of classes and registration links on the Nevada Real Estate Division's website under the CIC/HOA Education and Training:

→ Click on registration form to sign up for our classes:
https://red.nv.gov/Content/CIC/Program_Training/

Impact of Education

Staying informed through these educational resources enables homeowners, board members, and community leaders to make well-informed, confident decisions. It helps to navigate complex regulations, avoid potential costly legal missteps, and build stronger, more transparent relationships within the communities. Fostering a culture of continuous learning, helps everyone contribute to a more cooperative, accountable, and resilient community environment.



Quarterly Check-In Required!

According to NRS 116.3108 (1), a meeting of the units' owners must be held **at least** once each year at a time and place stated in or fixed in accordance with the bylaws, but does not restrict additional meetings that can be held NRS 116.3108(2). If the governing documents do not designate an annual meeting date of the units' owners, a meeting of the units' owners must be held 1 year after the date of the last meeting of the units' owners. If the units' owners have not held a meeting for 1 year, a meeting of the units' owners must be held on the following March 1.

Upcoming Events

& EDUCATIONAL OPPORTUNITIES

Stay connected. Stay informed. Stay compliant.

Winter Tips for Responsible Community Living! Whether you're a unit owner, board member, or CAM, our statute-based classes are here to help you gather insight, strengthen your skills, and support your community's success.



January, February and March 2025 Education Schedule

January Week 3 **Unit Owners' Rights In Nevada's CICs**
January 20 | 12:00–1:30 PM (Virtual)

January Week 4 **NRS 116 vs Governing Documents**
January 29 | 9:00–10:30 AM (In person, Las Vegas)

February Week 1 **Reserve Studies**
February 3 | 9:00–10:30 AM (Virtual)

February Week 2 **Budgeting and Financial Management in a CIC**
February 12 | 12:00–1:30 PM (Virtual)

February Week 3 **Understanding Complaints**
February 17 | 9:00–10:30 AM (Virtual)

February Week 4 **Pathway of Complaints – Part 1 (Intro/ADR)**
February 26 | 12:00–1:30 PM (Virtual)

March Week 1 **Pathways of Complaints – Part 2 (IA/SOF)**
March 3 | 9:00–10:30 AM (Virtual)

March Week 2 **Association Records**
March 12 | 12:00–1:30 PM (Virtual)

March Week 3 **The Art of HOA Meetings: Ensuring Productivity and Compliance**
March 17 | 9:00–10:30 AM (Virtual)

Meet Our New Team Members



Tatiana Taylor
Administrative Assistant I

Tatiana joined the Real Estate Division in November 2025 as the Administrative Assistant I. Tatiana is a customer service professional with over 10 years of experience. Tatiana previously worked as a concierge on the Las Vegas Strip, where she developed strong communication, problem-solving, and stellar customer-service skills. She was born and raised in Las Vegas, Nevada, and a proud graduate of Legacy High School. In her free time, she enjoys spending it outdoors and being with her family. Tatiana is happy to be a part of the team, and she is excited to contribute.

Want Us to Teach at Your HOA?

Let us bring the class to you!
Trainings are available for HOA
unit owners and boards
statewide. Request a session:



Virtual and in-person options
available. 12

What Happened at the December Commission?

Allegations/ Stipulations Stipulations are formal, written agreements between the Division and the Respondent to resolve alleged violations often through remedial actions in lieu of a full-blown hearing, wherein the Respondent admits or does not contest the violations.

Disciplinary Actions Acts of the Commission for Common-Interest Communities and Condominium Hotels are not published until after the 30-day period allowed for filing under Judicial Review. If a stay on discipline is issued by the court, the matter is not published until the final outcome of the review.

NRED v. Via Olivero Springs Homeowners Association

Case Number: 2024-986

Allegations/Stipulations: The Division alleged multiple violations of NRS Chapter 116 involving governance failures, financial controls, registration compliance, reserve funding, and failure to timely respond to Division requests. The Association entered into a formal stipulation for settlement of disciplinary action, agreeing to corrective measures while not contesting the violations to avoid further litigation. The stipulation required the Association to implement compliance measures and complete board training.

Disciplinary Actions: The Commission approved the settlement imposing administrative fines, payment of hearing costs of \$790.00, mandatory corrective actions, and required board education and compliance reporting, with enforcement provisions in the event of default.

NRED v. Daybreak at Sunrise Highlands Homeowners Association

Case Number: 2024-592

Allegations/Stipulations: The Division alleged limited compliance deficiencies related to board composition and reporting obligations, including failure to timely comply with a prior Commission order requiring updated information. In both matters, the associations subsequently cured the deficiencies by obtaining the required number of board members and submitting updated registration filings. No formal settlement stipulation resolving contested violations was required.

Disciplinary Actions: The Commission determined that no further disciplinary action was necessary once compliance was achieved and ordered the matters closed without fines, sanctions, or ongoing conditions.

NRED v. Beazer Homes Holdings, LLC.

Case Number: 2025-502 and 2502-525

Allegations/Stipulations: Beazer Homes Holdings LLC failed to elect a unit owner to the executive board within sixty days after 25% conveyance and did not terminate declarant control within sixty days after 75% conveyance in two associations. These actions violated NRS 116.31032(1)(a) and NRS 116.31032(2)(a). The Respondent admitted awareness of these requirements and agreed to a global settlement without contesting the violations.

Disciplinary Actions: The Respondent must pay \$8,374.88, which includes \$4,000 in administrative fines and \$4,374.88 for costs and attorney's fees, within thirty days of the order. The Respondent completed turnover of the associations and agreed to ensure timely transitions in the future. Failure to comply will result in license suspension and full payment of outstanding amounts.

NRED v. Villagio Community Association

Case Number: 2023-38

Allegations/Stipulations: The Division alleged that Villagio Community Association was not in good standing with the Division due to a standing or registration deficiency. Prior to the Commission's status check hearing, the Association cured the deficiency and reported its compliance to the Commission. No stipulation or settlement agreement was required because the matter was resolved administratively.

Disciplinary Actions: The Commission determined that no disciplinary action was warranted and ordered the case closed with no fines, conditions, or corrective measures imposed.

NRED v. Spring Woods Owners' Association

Case Number: 2025-176

Allegations/Stipulations: The Division alleged that Spring Woods Owners' Association failed to maintain the statutory minimum number of board members, failed to remain in good standing, failed to timely file annual registration forms, and failed to adopt a reserve study within the required five-year period. The Association admitted the factual allegations and violations and entered into a stipulation to resolve the matter without contest. The stipulation required corrective governance actions and compliance training.

Disciplinary Actions: The Commission approved the settlement requiring board training, submission of corrected registration filings, payment of \$3,493.76 in Division costs and attorney's fees, and continued compliance, with suspension provisions in the event of default.

NRED v Breccia Bay Homeowners Association

Case Number: 2025-198

Allegations/Stipulations: The Division alleged that Breccia Bay Homeowners Association improperly imposed a fine against a unit owner without sufficient evidence, failed to provide adequate notice and opportunity to cure the alleged violation, and violated NRS 116.31031(4) by not specifying the details of the violation or providing reasonable opportunity to contest it.

Disciplinary Actions: The Commission approved a settlement requiring the Association to pay \$700 to cover the Division's pre-hearing costs, ensure all current board members complete three hours of CICCH/HOA Board Member and Unit Owner Training within twelve months, and comply with all stipulated terms. The matter will be closed upon full performance of the settlement, subject to Commission approval, with provisions for release, indemnification, and default enforcement.

NRED v. Cheyenne Park Villas Homeowners Association, Inc.

Case Number: 2024-606

Allegations/Stipulations: The Division alleged numerous and sustained violations of NRS Chapter 116 involving failure to conduct required reserve studies, failure to adequately fund reserves, improper use of reserve funds, deficient financial audits, governance failures, fiduciary breaches, and failure to comply with Division requests for records. Association admitted the factual allegations and violations, and the Commission accepted the findings based on the evidentiary record and stipulations acknowledging noncompliance.

Disciplinary Actions: The Commission ordered mandatory board education, completion of audits and reserve studies, submission of compliance documentation, payment of \$6,584.12 for substantial Division investigation and attorney's fees, and return appearances before the Commission for status checks, with authority retained to impose additional administrative fines for future noncompliance.

NRED v. El Parque Homeowners Association

Case Number: 2025-217

Allegations/Stipulations: The Commission found El Parque HOA in violation of NRS Chapter 116 on the following: failed to conduct a reserve study every five years, did not complete audits and review financials, failed to ensure adequately funded reserves, did not uphold fiduciary duties, failed to provide the Division information, and failed to have signatures required for withdrawals of certain association funds.

Disciplinary Actions: The Respondent must complete board member training by March 31, 2026, and pay \$10,250.61 in investigation and hearing costs through a 12-month payment plan starting 30 days after the order. The association must return for a status check in December 2026 with proof of audit completion and progress on its reserve study. Failure to comply may result in additional fines of up to \$5,000 per violation under NRS 116.785.

Ombudsman's Office

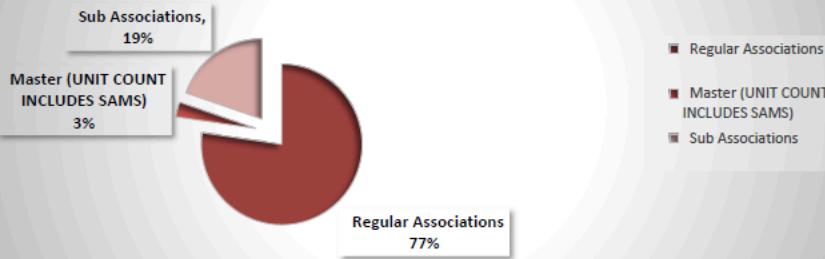
Information

July 2025 through December 2025

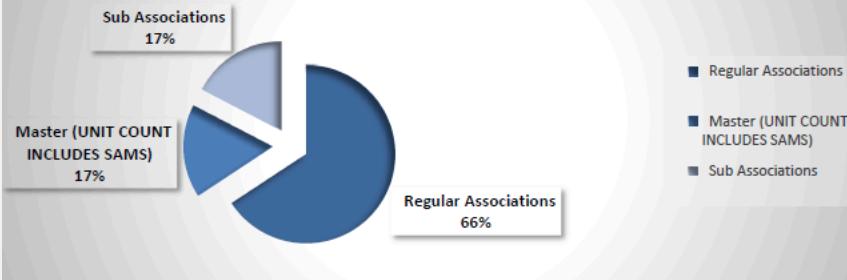
HOA Types	Number of Associations	Number of Units
Regular Associations	2,938	419,384
Master (UNIT COUNT INCLUDES SAMS)	115	107,766
Sub Associations	751	112,462
Hotel Associations	9	5,658
Total	3,813	648,270

*SAM = uses same board as master

Registered Associations - Type



Registered Associations - Units



Holiday	Date	Day of the Week
Washington's Birthday	February 16	Monday
Memorial Day	May 25	Monday
Juneteenth Day	June 19	Friday



In official publication of the

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