

**STEVE SISOLAK**  
Governor

STATE OF NEVADA



**MICHAEL J BROWN**  
Director

**SHARATH CHANDRA**  
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

www.red.nv.gov

April 2, 2019

**Certified No. 7018 1130 0001 8302 3846**

Prime Community Management  
181 N. Arroyo Grande Parkway, Ste. 125  
Henderson, Nevada 89074

**Certified No. 7018 1130 0001 8302 3853**

Jose Escalona  
6835 W. Torino Ave.  
Las Vegas, Nevada 89139

Re: NRED v. SHADOW WOOD HOMEOWNERS ASSOCIATION AND JOSE ESCALONA  
Case No: 2018-680

Enclosed herewith you will find the FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered by the Nevada Commission for Common-Interest Communities and Condominium Hotels at the meeting held March 12, 2019 in Las Vegas, Nevada.

1. Mr. Escalona is removed from the association's board and as an officer and may not serve as a board member or officer for any common-interest community in the State of Nevada for a period of no less than ten (10) years from the date of the order, but in no event sooner than all fines and restitution imposed by the Commission are paid in full.
2. Mr. Escalona shall pay fines and costs to the Division in the amount of four thousand nine hundred sixty-two dollars and eighty-seven cents (\$4,962.87) which includes a fine of twenty-five hundred dollars (\$2,500.00) and two thousand four hundred sixty-two dollars and eighty-seven cents (\$2,462.87) in attorney's fees and costs.
3. Mr. Escalona shall pay restitution to the association in the amount of three thousand four hundred fifty dollars (\$3,450.00).

**FINE, COSTS AND RESTITUTION DUE DATE: JUNE 1, 2019**

Submit your payment to the address below. Checks or money orders are to be made payable to the "Nevada Real Estate Division".

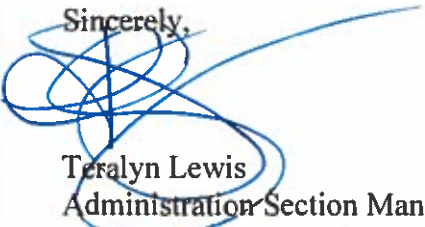
Nevada Real Estate Division  
3300 West Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102

There are two copies of this letter enclosed, one copy is marked "Remittance Copy" and should be returned with your check or money order to the Nevada Real Estate Division. The purpose of the remittance copy is to assure proper posting of fines to your disciplinary file.

Please note that Division staff does not have the authority to extend the due date for your fine or education requirements that have been ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which the respondent will be allowed to request an extension from the Commission. This request should be made several months prior to the due date.

Please contact me if you have questions regarding this matter.

Sincerely,



Teralyn Lewis  
Administration Section Manager  
Telephone: (702) 486-4036  
Email: Teralyn.Lewis@red.nv.gov

Cc: Sharath Chandra, Administrator  
Compliance  
Michelle Briggs, Senior Deputy Attorney General

BEFORE THE COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM HOTELS  
STATE OF NEVADA

Sharath Chandra, Administrator,  
Real Estate Division, Department of  
Business & Industry, State of Nevada,

Petitioner,

vs.

Shadow Wood Homeowners Association  
and Jose Escalona,

Respondents.

Case No. 2018-680

FILED

APR 02 2019

NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda on March 12, 2019, at the Nevada State Business Center, 3300 W. Sahara Avenue, Nevada Room, Suite 400, Las Vegas, Nevada 89102 with videoconferencing to Division of Insurance, 1818 East College Parkway, Suite 103, Carson City, Nevada 89706 (the "Hearing"). The RESPONDENT, JOSE ESCALONA, did not appear or submit an answer to the Complaint. Michelle D. Briggs, Esq., Senior Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division"). The Association's president, James Ma, contacted Division counsel, but could not attend. Teralyn Lewis, Administration Section Manager for the Division, testified regarding the notices sent to ESCALONA. The Commission voted unanimously to find ESCALONA in default. The Commission enters the following Findings of Fact, Conclusions of Law, and Order. Under Nevada Revised Statutes (NRS) and Nevada Administrative Code (NAC) Chapter 116, the Commission has legal jurisdiction and authority over this matter.

FINDINGS OF FACT

Based on the Commission's finding of a default against ESCALONA for failing to appear and failing to answer the Complaint, the Commission accepted as true all of the

1 following factual allegations by unanimous vote:

2 1. RESPONDENT ESCALONA performs bookkeeping services using the name  
3 "J.E. & Associates."

4 2. ESCALONA served on the Association's board since at least September 2014,  
5 and presently serves as the Association's treasurer.

6 3. During a separate investigation, the Division became aware that ESCALONA  
7 was paid by the Association through J.E. & Associates to perform payroll services for the  
8 Association.

9 4. From November 2016 to March 2018, J.E. & Associates was paid approximately  
10 \$3,450 by the Association for payroll services.

11 5. No Association records reflect J.E. & Associates was hired to provide payroll  
12 services.

13 6. J.E. & Associates is not a legal entity or registered fictitious firm name with any  
14 government agency in Nevada.

15 7. According to on-line advertising for J.E. & Associates, ESCALONA is the  
16 President.

17 8. ESCALONA responded to the Division's investigation stating that he's an  
18 employee of J.E. & Associates.

19 9. ESCALONA provided invoices from J.E. & Associates, but did not say who his  
20 supervisor was, who prepared the invoices, or who provided the payroll services.

21 10. The address for J.E. & Associates is the same address reported to the Division  
22 for board member ESCALONA on annual registration forms.

23 **CONCLUSIONS OF LAW**

24 Based on the foregoing factual findings, the Commission concludes by unanimous  
25 vote that the following violations of law occurred:

26 11. RESPONDENT ESCALONA violated NRS 116.31187(1) by receiving  
27 compensation from the Association through his business name J.E. & Associates in exchange  
28 for services to the Association.




1 collection.

2 Dated: March 22, 2019.

3 Commission for Common-Interest Communities  
4 and Condominium Hotels, Department of Business  
& Industry, State of Nevada

5  
6 By:   
James Rizzi, Vice-Chairman

7 Submitted by:  
8 AARON D. FORD  
Attorney General

9  
10 By:   
Michelle D. Briggs, Esq.  
11 Senior Deputy Attorney General  
555 E. Washington Avenue, Suite 3900  
12 Las Vegas, Nevada 89101  
(702) 486-3420  
13 Attorneys for Nevada Real Estate Division