

1 **BEFORE THE COMMISSION FOR COMMON-INTEREST**
2 **COMMUNITIES AND CONDOMINIUM HOTELS**

3 **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,
5 REAL ESTATE DIVISION, DEPARTMENT
6 OF BUSINESS & INDUSTRY, STATE OF
7 NEVADA,

8 Petitioner,

9 vs.

10 WALNUT GLEN LANDSCAPE
11 MAINTENANCE ASSOCIATION, INC.
12 (ENTITY NO. C28072-2002)

13 Respondent.

Case No. 2024-633

FILED

JAN 21 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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14 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

15 This matter came on for hearing before the Commission for Common-Interest
16 Communities and Condominium Hotels, State of Nevada (the "Commission") on Tuesday,
17 December 3, 2024. (the "Hearing") Respondent Walnut Glen Landscape Maintenance
18 Association ("RESPONDENT ASSOCIATION") appeared by and through their
19 community manager, Cathy Blazeovich. Phil W. Su, Senior Deputy Attorney General,
20 appeared on behalf of the Real Estate Division of the Department of Business and
21 Industry, State of Nevada (the "Division").

22 The RESPONDENT ASSOCIATION did not contest the Division's factual
23 allegations or the violation of law in the Complaint filed October 29, 2024. The parties
24 stipulated to the admission of the Division's documents bates stamped CICCH001-024.
25 Attorney Su further noted that RESPONDENT ASSOCIATION filed its Form 562 Annual
26 Association Registration with the Division on November 7, 2024, identifying their third
27 board member after the Complaint was filed with the Division.

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1 **FINDINGS OF FACT**

2 Based on a preponderance of the evidence in the record, the documents admitted at
3 the Hearing, and by stipulation of the parties, the Commission voted, to find all the
4 following factual allegations were proven:

5 1. RESPONDENT ASSOCIATION is a common-interest community located in
6 Las Vegas, Nevada (Entity Number C28072-2002) with 373 units. CICCH001-002.

7 2. At all times relevant to the Complaint, RESPONDENT'S management
8 company was FirstService Residential, Nevada, and its assigned community manager was
9 Cathy Blazeovich. CICCH001-002.

10 3. RESPONDENT ASSOCIATION'S 2023 Annual Association Registration
11 form, submitted November 20, 2023, indicated that it only had two out of the three required
12 board member positions filled. CICCH001-002.

13 4. On July 10, 2024, the Division's Investigator, James Johnston, issued a letter
14 opening investigation to RESPONDENT ASSOCIATION'S CAM, Cathy Blazeovich, via
15 Certified Mail, to inquire regarding the Association's failure to have at least three board
16 members registered with the Division. CICCH003-004.

17 5. On July 18, 2024, Investigator Johnston issued a second request for
18 information letter to RESPONDENT ASSOCIATION reiterating his request for documents
19 and a response. CICCH005-006.

20 6. On July 23, 2024, CAM Blazeovich informed Investigator Johnston by email
21 that the RESPONDENT ASSOCIATION only had two (2) board members for the past two
22 years, and that one of the current board members had just sold her home, necessitating the
23 search for two (2) board members. CICCH009.

24 7. CAM Blazeovich also provided a copy of the 'beg letter mailer' and candidate
25 statement form that she was sending out to unit owners. CICCH009; 013-014.

26 8. On August 28, 2024, CAM Blazeovich reported to Investigator Johnston that
27 only one (1) candidate statement had been received. CICCH021.

