

**Maria Gallo**

**From:** Sara Smith [REDACTED]  
**Sent:** Monday, March 16, 2026 10:39 AM  
**To:** Maria Gallo  
**Subject:** HOA fines

**FILED**

MAR 16 2026

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*M. Gallo*

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Good day.

Today I became aware of possible changes to HOA regulations that would allow for preemptive fines especially in the category of imminent threats. Since homeowners are generally notified by mail of violations, it seems that law enforcement or other public agencies would be an appropriate response. There are also security officers who can assess a situation and notify the police if there is an imminent danger to the community. How would a \$10,000 fine improve situations for neighbors or the community at large?

Also, the \$10,000, in any case of HOA regulations, is excessive and unnecessary. I am curious about the rationale behind this figure that HOAs propose. How have they arrived at this amount? Is it supported by research showing that this amount is reasonable in getting a response from a home owner and for what type of violations?

HOA boards do not employ specialists to assess imminent situations, or even situations that may seem to be a threat to safety or health. These judgments are highly subjective and there are limited options for the homeowners to appeal the decisions of these boards.

Please do not raise HOA fines to levels that exceed established state laws.

Thank you.

Sara Smith  
[REDACTED]

HOA: Southern Highlands Community Association

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Dance like there's nobody watching; love like you've never been hurt