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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS



From: [Sandra Roark](#)
To: [NRED Administration](#)
Subject: Homeowners remarks September 8-10th CICCH workshop
Date: Wednesday, September 9, 2026 11:12:41 AM
Attachments: [Homeowners Remarks.pdf](#)

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To whom this may concern,

This is my submission of Homeowners Remarks for the workshop September 8-10th held by the CICCH board.

This is my official demand to:

Let the police be the police.

Let the legislative branch create the laws

Hold accountability to the community management companies who are failing to NRS 116,3107; upkeep the community.

NRS 116.061 – Management of a Common – interest community defined; Management of a Common – interest community means the physical, admirative or financial maintenance and management of a Common – interest community or the supervision of those activities, for a fee, commission or other valuable consideration.

NRS 116.023 – Community manager defined; a person who provides for or otherwise engages in the management of common interest community or the management of a association of a condominium hotel.

Sandra Roark

9/9/2026

Homeowners' remarks: Written submission; Health Safety and Welfare; HOA management has zero accountability;

NRED has lost total control. Until community managers/CICCH commissioners can maintain a semi-successful community, they need to stay in their lane. Work on keeping the landscape alive! Let the police do their job.

I think the CICCH board of directors are extremely out of line for foreclosing on homes with zero proof or evidence of an "imminent threat"

60 days to pay \$6,000.00 or you lose your home. Zero proof or evidence to back up the allegations.

10 days to pay \$8,284.57 when you are contributing \$200 a month to pay the fines.

NRED **cannot** give bully board members and sanctimonious management companies the ability to steal homeowners' homes with unreasonable fines that an educated judge would not even be authorized to assess.

NRED does not have the legal authority to bully homeowners with excessive opinionated fines.

The police and CICCH commissioner are both part of the executive branch.

The executive branch is constitutionally responsible for executing and administering laws passed by the legislature.

NRED's position under the executive branch is to administer and enforce community bylaws and governing documents.

It is not the HOA board members or the Divisions responsibility to police the community.

Crimes such as burglary, assault, drug activity, and vandalism fall under police responsibility.

Example: Both of my board members' vehicles have been leaking an excessive amount of oil all over the community parking lot as well as their deeded parking space. The HOA has done nothing about the toxic oil saturating numerous residents parking spaces, but they now feel they have the authority to hand out thousands of dollars' worth of fines with an unreasonable time frame to pay the fine while the association has simultaneously failed at conforming to the CC&R's.

Once HOA communities in Clark County Nevada have proven they can successfully administer the current bylaws, and community Rules and Regulations, then the Division can think about moving into policing the communities but until community managers in Clark County start taking CARE of the community (NRS 116.3107; upkeep of common property) the Nevada Real Estate Division needs to stay in their lane.

CICCH commissioners do not have the legislative power to pass laws like you are attempting.

According to the Better Business Bureau and numerous detailed Yelp reviews that possess the same pattern of concerns; their community is extremely neglected, and the management company only comes around to collect money. "Community managers in Clark County are impossible to get a hold of"

Community managers in Clark County possess the same characteristics as slum lords. Everything is falling apart and they only come around to collect the money.

NVRED needs to worry about policing the community management companies. Not retaliating on homeowners who ask legitimate financial questions. Until there is accountability from community management companies licensed by NRED, NRED needs to stay in their lane.

Any fine over \$100 per hearing needs to be processed through the ADR just like a civilian would have their opportunity in court. (an unbiased third party)

The same person who wrote the fine cannot assess the violation fee.

NRED is out of control if the CICCH board members think they have the power to assess \$10,000 fines on homeowners with zero proof or evidence when NRED and the CICCH board members cannot even upkeep common property.

The commissioners who own community management companies should be recused from voting.

The Division is allowing fines for illegal profit when they can't even keep the community's landscape alive.

Let's get back to the basics. NRED's position is to oversee the community bylaws.

I've tried working with NRED and you are very unreasonable and one-sided.

This is my official Demand to stop harassing homeowners with illegal fines.

Example of harassment;

-My car has been kicked in

-The hinges were beaten off my fence. My fence was kicked in the same night my next-door neighbor who is board members was plunging his backflow plumbing line next to my fence. My fence ended up with two kick marks. A plunger mark, sewage flung all over the door including the door handle.

Per the CC&R's the owner is responsible for the damage to my property.

CRICKETS!

The board member received zero fines. The association never followed up regarding the extreme damage to my fence. I had to call SNHD to have the saturated toilet paper cleaned off the ground after June Heydarian told me "the board considers the matter closed"

The association sent me 3 fines in a 8 month period for a total of \$11,250.00 because the same neighbor/board member who has been harassing me filed false allegations against me. Zero proof. Zero evidence. Zero pattern. Zero problems with any other neighbors over the ten years I have lived in the community.

Why do his friends a.k.a. board members have the legal authority to do absolutely nothing about my fence that was destroyed but they fine me 20% of the average annual median income?,

Where is the justice? Where is the equality?

Tell me what your definition of harassment is because I can show proof and evidence I have been harassed by my HOA.

How does the division prevent retaliatory action if they are allowing uneducated volunteer board members to assess outrageous fines?

NRED has created a dictatorship. One of the other participants in the work shop on September 8th considered it a communism. I consider it a dictatorship. Either way; NRED needs to calm down and understand what your executive position is; TO ENFORCE COMMUNITY BYLAWS.

When 95% of homeowners are dissatisfied with their HOA management company and they are received "black magic fines" NRED is failings.

Until you succeed at what your position was intended to be; you need to stay in your lane.

Sandra Roark