

From: [William Lovegren](#)
To: [NRED Administration](#)
Subject: Public Comment – HOA Regulation Request for Meaningful Homeowner Complaint Authority or Structural Reform
Date: Friday, December 19, 2025 8:53:44 AM

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Dear Task Force Members,

I am writing to formally express deep concern regarding the current limitations placed on homeowners who rely on the Nevada Real Estate Division (NRED) for oversight of Common-Interest Communities (CICs) and their associated homeowners' associations.

Nevada has **642,411 HOA homeowners** whose assessments help fund NRED's operations. Despite this substantial financial contribution, homeowners continue to face significant barriers when attempting to file complaints or seek meaningful enforcement action. The current system leaves homeowners with little more than symbolic recourse, while associations and management companies operate with minimal accountability.

At this point, the situation demands a clear and decisive remedy. Homeowners deserve one of the following:

1. **Real, enforceable complaint powers**—including transparent processes, timely investigations, and the authority for NRED to impose meaningful corrective action when HOAs or management companies violate Nevada law; **or**
2. **Structural reform**, including the dissolution of NRED's HOA oversight function and the return of these matters to the courts, where homeowners can pursue enforceable remedies without administrative barriers.

The status quo is not serving the public. Homeowners are funding an oversight system that does not provide them with practical protections or effective enforcement. This imbalance erodes trust and undermines the purpose of regulatory oversight.

I respectfully request that the Task Force acknowledge these concerns and take immediate steps to either empower homeowners with real complaint mechanisms or reconsider the necessity and structure of the current system.

Thank you for your attention to this matter. I look forward to seeing meaningful action that reflects the needs and rights of Nevada homeowners.

Sincerely, William Lovegren 5251 Wheatland Dr.

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