

HOA Monthly Newsletter

ORLEANS SQUARE

August 2024



Here's what has happened in the last month and what's to come!

We are pleased to provide a brief update on the significant improvements we've been making around our community.

We've been actively addressing various issues, from exterior maintenance and landscaping, to facility upgrades and safety enhancements. These efforts include removing inoperable equipment, repairing exterior damage, and improving both aesthetics and functionality. In addition, we have brought on a dedicated team to create and manage a comprehensive master maintenance list. Over the past few months, this team has been walking the property daily—morning, afternoon, and night—to identify and prioritize necessary fixes, upgrades, and cleanups.

Despite the challenging high heat of summer, our team is committed to tackling this extensive list.

Please understand that the scale of some damage requires more than a day's work, and patience and consistency are crucial as we address these issues.

Stay tuned for more detailed information on each of these initiatives in our upcoming communications. We are happy to provide a detailed list of the changes and modifications being made to all interested owners.

Thank you for your ongoing support and cooperation.

Enjoy this month's newsletter!

President, Orleans Square HOA

In this newsletter you can expect:

Community Updates

Security at Orleans Square

Highlights!

What's Next? See upcoming fixes + [save the QR code for the next Board Members meeting](#)

Need Pet control for your unit? We've got you covered!

Questions or concerns? Email Us!

Upcoming Agenda, Announcements & Due's



Community News: Property Improvements!

Since our last board meeting, we've made several important improvements around the property, and we're eager to share some of them with you—

Exterior Maintenance

- All inoperable satellite dishes and cords have been removed, with corresponding holes patched. Cables in use have been secured and mounted flush to the buildings. Additionally, outdated bullhorns have been removed to enhance the visual appeal.

Landscaping and Roof Work

- Our palm trees received their first trim in five years, contributing to a refreshed landscape.
- Roof maintenance is underway, with shingle replacements in progress and new drip lines being added to all AC units.
- Damaged metal sheets on egress gates have been replaced, and graffiti is being consistently removed from both interior and exterior surfaces.

Repairs and Enhancements

- Stucco damage around the property has been a significant problem. Rest assured, it is being repaired building by building.
- Bird spikes are being strategically installed to deter pigeons.
- Safety hazards such as exposed rebar in parking stoppers have been addressed.
- The parking lot is being treated with a degreaser followed by power washing to remove oil stains.

Strengthening Security & Community at Orleans Square

Our new security team has been working tirelessly to create a safer and more secure environment at Orleans Square. Their presence has already led to a significant decrease in transients within and around the property. Additionally, their consistent hourly patrols, every day, have contributed to a notable reduction in crime and property damage.

The Greater Huntridge & Founder's B.I.D. team is committed to implementing the Rules & Regulations that keep our community running smoothly. We understand that maintaining the quality of our property requires vigilance. Mack, Head of Security, and his team are dedicated to staying proactive in monitoring all activities, ensuring that tenants respect their surroundings and your investments as owners.

If you have concerns about your unit, or if you'd like our security team to make periodic checks, please let us know. Together, we can preserve the integrity of Orleans Square and keep our community moving in a positive direction.

As always, please report any suspicious activity or concerns to our new security team, and remember to work with them respectfully to ensure the safety and well-being of our community.

**KNOW SOMETHING,
SEE SOMETHING,
HEAR SOMETHING
SAY SOMETHING**

Contact Mack at (725) 577-4712

Highlights



Satellite removal & more!

Inoperable satellite dishes and cables have been removed, with corresponding holes patched. Cables that are in use have been secured and mounted flush against the buildings, and outdated bullhorns have been removed to enhance our community's appearance.



Stucco repairs buildings A,B,C,D

Stucco repair is essential to keep our buildings strong and looking good. Damaged stucco can let water in, which can cause serious structural problems later. By fixing the stucco, we prevent these issues and improve the property's appearance.



Lighting & fixtures

We are currently working on ensuring all exterior corridors are properly lit with working light fixtures, and will be adding additional light fixtures around the exterior of the building to help enhance security and deter crime.



Landscape maintenance



Courtyard Cleanups

We are deep cleaning all buildings, including scrubbing and power washing stairways, walkways, and catwalks. All trash and debris have been removed, and our grills have been cleaned and maintained.





What's Next?



Join us on September 14th, 2024 at 11AM for the Orleans Square Homeowners Association virtual meeting

- Laundry rooms - deep cleaning has been completed, holes are being patched, and laundry rooms will receive a fresh coat of paint for a more aesthetic appeal.
- We will continue with Stucco repair on the interior and exterior of all buildings.
- Roofing repairs will continue building by building.
- We will be upgrading exterior lighting by ensuring all bulbs are energy efficient LED, and will be installing new exterior lights around the buildings in places that are dimly lit.
- Security camera systems will be upgraded by adding additional cameras in blind spaces around the property.
- All loose hand railings will be secured on the 2nd story of each building.
- All porch lights will be checked to ensure they are mounted securely and in working order.



Looking for pest control for your unit?

We've been addressing a significant issue with bugs, roaches, and rodents in many of our units. This matters because if pests are present in one unit, they can easily transfer to neighboring units, affecting more of the community.

To help manage this, we have partnered with a reputable pest control company that offers treatments for just **\$30** a unit. If you would like to schedule pest control for your unit, please feel free to call: **Robert (Axe Exterminators) 702-421-4838**



Get in touch with us!

If you'd like to stay informed about all the repairs happening at Orleans Square. Please let us know if you'd like a copy of our master maintenance list, and we'll gladly email it to you.

We encourage all owners to reach out with any questions, concerns, or even if you've heard a rumor and want clarification. We're here to provide accurate information and ensure everyone feels informed. Don't hesitate to contact us via email—we're always ready to assist!

Email: orleanssquarehoa@gmail.com

Upcoming Agenda, Announcements & Due's

2024 Board of Directors

President: Ryan Kovacs

Vice President: Afrooz (Yona) Ashena

Treasurer: Meagan Urlaub

Secretary: Frank (Porter) Nellans Jr.

Director: Neely Falgout

Director: Robert Hauth

Announcements & Updates:

- As of July 24, 2024, strict enforcement of all rules and regulations commenced. To avoid fines, please ensure compliance.
- Please ensure your vehicle registration is current to avoid towing. Vehicle owners are responsible for all fees associated with towing.
- Laundry Room will be open from 7am-9pm

Key Rules & Regulations:

- No pets
- No auto repairs on or around community
- No indoor furniture outside
- No trash in common areas or left outside front door
- No propping common area doors open

General Session Agenda

1. QUORUM/CALL TO ORDER
2. APPROVAL OF MINUTES
3. HOMEOWNER FORUM 1
4. FINANCIAL REPORT
5. PRESIDENT'S REPORT
6. OLD BUSINESS
7. NEW BUSINESS
8. HOMEOWNER OPEN FORUM 2
9. ADJOURNMENT

Contact Information

Please provide the HOA Board Office and the Accounting Office with any changes of address, phone numbers and email addresses.

Feel free to reach the Board of Directions via email at orleanssquarehoa@gmail.com

Executive Session Agenda

1. CALL TO ORDER
2. APPROVAL OF MINUTES
3. VIOLATIONS, HEARINGS
4. COLLECTIONS REPORT
5. ADJOURNMENT

ASSOCIATION DUES are **\$310** per month

Your association dues pay your Real Estate Tax, Sewer Tax, Hazard Insurance, Water, Trash Removal, Maintenance of common areas and Pest Control in common areas.

If you pay your dues in person at the accounting office, payments are accepted Monday through Friday, from 9 am to 5 pm only.

Payments are due the first day of each month. Post-dated checks are not accepted.

Payments received after the 15th of the month are late and a \$25 late fee must be paid to keep your account in good standing.

HOA dues should be mailed to the accounting office

Orleans Square HOA
c/o Dennis K. Meservy CPA
601 E. Charleston Blvd. Ste.
101

Las Vegas, NV 89104
(702) 385-7080



SMOKE ALARMS

Every unit should have fully functioning smoke detectors. Test your smoke detectors regularly and check the batteries.

SEE IT, HEAR IT, REPORT IT

With our severe drought and watering restrictions, the cost of water keeps rising. Additionally, if water is running uncontrolled it can cause damage and considerable expenses. If you see or hear water running continuously, report it to your landlord and/ or report it to staff on the premises. Quick reporting and stopping of water leaks, saves money and repairs for all of us. **Please contact us at: orleanssquarehoa@gmail.com**

GREATER HUNTRIDGE & FOUNDER'S B.I.D. SECURITY (725) 577-4712 (MACK)

Please report any suspicious activity or concerns to our new security team, and remember to work with them respectfully to ensure the safety and well-being of our community.

REMINDER OF COMMUNITY RULES

As work continues to improve the quality of life, safety, and curb appeal of everyone's assets, some owners and residents still do not comply with the rules. Need a copy of the Orleans Square Rules & Regulations please email us at: orleanssquarehoa@gmail.com or stop by the office for a hard copy.

ORLEANS SQUARE OPERATIONS

(Orleans Square is governed by these documents)

- Nevada Revised Statutes
- Covenants, Conditions and Restrictions for the Cooperative Development of Orleans Square Apartment Homes
- By-Laws of the Orleans Square Association
- Orleans Square HOA Rules and Regulations

OCCUPANCY

All units shall be devoted to single family residential use only.

NO PETS

No pets shall be maintained on the property within units. Proper documentation must be shown for service pets in advance. Subject to fines.

LEASE REQUIREMENTS

- No unit owner shall lease or rent living units for transient or hotel purposes.
- No unit owner shall lease less than the entire living unit.
- Lease agreements shall provide that the terms of the lease shall be subject in all respects to the provisions of this declaration, the by-laws and rules of this Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease.
- All leases shall be in writing.
- Current lease agreements must be on file in the Orleans Square Office for all units.

**Mail/deliver your lease or
association correspondence to:**

Orleans Square Office
521 S. Maryland Parkway
Las Vegas, NV 89101

**Or email your current lease
agreement to:**
orleanssquarehoa@gmail.com