



May 2025

Sage Hills Newsletter

HOA Meetings

Mark your Calendar for
2025



Aug 6 - 6pm (Annual)

Oct 1 - 6pm (Budget Adoption)

Nov 5 -6pm (Budget Ratification)



We appreciate our residents for their cooperation during the street improvement project. While we understand that moving your vehicle for a 24-hour period can be inconvenient, we are pleased to inform you that the streets have been successfully enhanced and will maintain their condition for many years to come.

Sage Hills is a private community, therefore we are responsible for maintaining our streets rather than the city of Las Vegas. Consequently, we request that residents and their visitors adhere to the CC&R's by refraining from parking on the streets.

As always, vendors, gardeners, delivery, installers, repair, and medical may park on the street for a short period of time.



My guests or children wish to visit the pool, but I prefer to remain at home. Is it permissible for me to provide them with my key so they may access the pool?

- Pool gate keys are exclusively for use by residents. Under no circumstances should pool keys be loaned or given to individuals who are not residents of Sage Hills. Residents are responsible for ensuring that their family members and guests adhere to pool rules at all times and must accompany their guests.

- Individuals under the age of 14 are not permitted in the pool/spa area unless **accompanied by and under the direct supervision of a parent or adult guardian at all times.**

My children enjoy riding their scooters or bikes to the pool. Would it be permissible to bring them inside the pool area?

- The use of motorcycles, bikes, scooters, mini-bikes, mopeds, roller skates, roller blades or other similar equipment is strictly prohibited in the pool / spa area.

I enjoy bringing my well-behaved dog to the pool, where it likes to explore and sometimes swim with the kids. Is this allowed?

- All pets are prohibited from entering the pool or the surrounding pool area.

My guest didn't bring swim attire. Is it acceptable to wear shorts and a T-shirt?

- Proper swimwear is required for all individuals using the pool. Street clothes such as cutoffs, street clothes, and underwear are not permitted in the pool or spa.

The spa is closed due to draining water, but the pool is full. May I bypass the closed sign and use the pool only?

- No, by using the pool while signs are up and the spa is being drained and refilled is a violation of the Health Department and would result in the pool and spa being shut down per the violation.

I brought snacks and beverages to the pool. May I place them near the edge of the pool or spa so that I can enjoy them without having to leave the water?

- The consumption of food or beverages, except for water, is strictly prohibited in or near the pool or spa area. **Eating or drinking must occur only in the designated lounge areas specifically provided for this purpose.**
- Glass bottles, containers or other breakable items are prohibited in the pool or spa area at all times.

I forgot my key to enter the pool area. Is it permissible to climb over the fence or gate to gain entry?

- Gates to the pool and spa area must remain closed and locked at all times. **Climbing on or over the pool or spa fence or gate is strictly prohibited.**

I am wondering if it would be permissible to use the bushes around the pool area instead of drying off and using my key to access the restroom.

- **Urinating in public areas around the pool is a violation of health district regulations and will result in the closure of the pool and spa.** Bathroom facilities are located adjacent to the pool/spa area and should be used for this purpose.

My kids love to run, jump, cannonball, and dive into the pool and spa. Is this prohibited?

- No running, pushing, diving, cannonballing or splashing is allowed in the pool/spa area. **DIVING INTO THE POOL IS PROHIBITED.**

I am at the pool in the evening and would like to stay after 10pm. I assure you that I will remain quiet.

- The pool/spa area is open from **7am to 10pm only**. No one is allowed in the pool area past 10pm.



Your hard-working Sage Hills board of directors is looking for some help in coordinating our successful social gatherings at the pool and parks. The many benefits of community gatherings can't be overstated.

We are looking for a person or small group of residents who are interested in planning and implementing parties for the community.

This person (to be named "Sage Hills Social Director") could create a committee and/or helpers and would be "in charge."

Typical events would include:

- Memorial Day Pool Party
- Fourth of July Pool Party
- End of pool season (Labor Day) pool party
- Perhaps a fall type of festival in the park (Scarecrow row very successful and few years back)
- Other gatherings as need or want is determined.

Typical duties but not all encompassing would be:

- Select date(s) for Sage Hills social events
- Create a flyer for each event
- Create Email flyer to advertise events to residents (board will send out)
- Check cabinet for supplies (table cloths, plastic silverware, plates, cups)
- Go out and purchase supplies and decorations (cost will be reimbursed).
- Send reminder emails
- Set up tables prior to the event. Clean up after the event.

Your Sage Hills Board would be available to assist and guide.



(2) Board Member Positions are open in August

Now is the time to start thinking about volunteering your time and talents by applying for one of the (2) open positions to serve on a two-year term on the Sage Hills Board of Directors. All owners are eligible to serve.

There are two positions and if only (2) nomination forms are received, the candidates will be automatically elected to the Board of Directors by acclamation and an election will not be held.

If more than (2) nomination forms are received, an election will be held at the annual meeting in August. Ballots will be mailed to all community owners in July.

What does a board member do?

- Attend five board meetings a year
 - Prepare a quarterly newsletter
 - Maintain the Sage Hills website
 - Emails and calls to our community manager – Sierra Mgmt (they do all the 'heavy lifting')
 - Review the monthly financials
 - Answer emails and calls from residents on a variety of issues
 - Maintain addresses and emails for all residents as they move in/out of the community
 - Request gate vendor to add or remove residents gate codes and forward gate codes to new residents
 - Review proposals and authorize expenditures for maintenance and reserve expenses
 - Meet with landscapers twice a year to walk the community
 - Meet with vendors when requesting bids for work in community
 - Review and approve the yearly budget
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When walking in Sage Hills am I required to have my dog on a leash?

Yes - If you are walking your pet off leash or allowing your pet to run unattended on our streets or in common areas, you are in violation of Clark County laws as well as Sage Hills rules.

In Clark County, dogs are required to always be on a leash when on public property. Las Vegas Municipal Code makes it a misdemeanor to willfully take a dog out in public without a leash. This includes sidewalks, walking trails, parks, and playgrounds, **as well as inside HOA communities, whether gated or not.** An exception is in 'Dog Park' areas specifically designed for dogs to enjoy and be off leash.

Sage Hills is considered an HOA community within Clark County. Sage Hills Rules & Regs also state **'Pets must be kept within an enclosure or on a leash or other restraint being controlled by a person capable of controlling such animal at all times. Pets are not permitted to be left unattended in any common area.'**



When reporting a landscape water leak, how to know if it is a sprinkler or drip head that needs attention.

During this time of year, our landscape watering schedule operates multiple times a day. This can sometimes increase pressure on drip heads. We have received three or more notifications this month about broken sprinklers. What is the difference between a sprinkler and a drip head? When a sprinkler in a grassy area is broken, it may be urgent to get it repaired due to the significant water loss, which can resemble a geyser.

We appreciate the residents who have notified the Board of Directors (BOD) about missing drip heads that are causing water leaks. Providing the location or address along with pictures helps in identifying and replacing the missing drip heads, thus conserving water and allowing the landscapers to replace them during their weekly visits. During the summer, with the increased watering schedule, drip heads tend to detach more frequently.



What a fun time getting the ladies of Sage Hills together for an event once a month. Here are some pictures of recent events. We always welcome those that are interested in joining us.



March - Lola's for Mardi Gras



Notification of events are emailed monthly to those who have signed up to receive them. If you would like to be added to the monthly informational email of Ladies Day Events, please contact Toni Clemente at mstoni50@aol.com. We would love to have you join us.



Sage Hills Website

Check it out!

<https://sagehillslv.wixsite.com/sagehills>



Don't forget to check out our Sage Hills Website to find answers to common questions. If there is something you feel should be added that you can't find an answer to on the website, please let a board member know.

- Interested in finding a copy of our CC&R's, Rules & Regs
- When the next homeowners meeting is scheduled
- Need a Guest Parking permit
- How to contact a board member
- Insurance questions
- Pool rules
- Landscaping issue
- SNWA lawn conversion to desert landscape
- Solar tiles
- and much more.....

Quick Reference Guide

Address a concern or report a violation

Use the menu tab 'Sierra Management' for instructions.

Gate Remote and Gate Codes

New cars setup for remote access to entrance gate
Single remote for gate and garage access info
Gate Codes - how to use

[Remote for gate](#)

[Gate Codes Info](#)

Guest Parking Permit

Guest Parking Permits may be requested from the Board of Directors for guests parking in visitor spaces longer than 24 hrs.

Barking Dogs

Per Summerlin West, talk to your neighbor in a friendly calm manner. If that doesn't work contact City of LV Animal Control [702 229 6444](#)

[Barking Dogs](#)

Towing Notice

Vehicles will be towed due to violation of Sage Hills governing documents.

[Towing Notice](#)

Landscape concerns

Any concerns regarding landscaping around your property or crew should be addressed directly to Sierra Management Use menu tab 'Sierra Management for instructions.

Solar Panels

Solar Panel Installation Resolution Policy is found under tab 'Governing Documents'. Additional homeowners insurance is required and that information is under tab 'Insurance'

Board of Directors:

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