The *Villa* Way

NEWS FOR THE OWNERS AND RESIDENTS OF TROPICANA VILLAS

NOVEMBER 2026

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Happy Thanksgiving, neighbors!

From all of us at Tropicana Villas: we are grateful for our residents, our owners and our dedicated Board members.

OFFICIAL NOTICE

Dec 10

THURSDAY · 6:00 PM PACIFIC

Notice of Board of Directors Meeting – Property Owners Only

Thursday, December 10, 2026, at 6:00 PM, by Zoom teleconference and telephone. Join online at TropicanaVillasHOA.com/1234 (Meeting ID 958 343 6935, Passcode 702911) or by phone at (646) 931-3860. The meeting is open to **property owners only**. **Agenda:** copies are available starting Thursday, December 3, 2026, at TropicanaVillasHOA.com and from the HOA office, (702) 551-4911 ext. 0 or HOA@TropicanaVillasHOA.com.

Your rights: You may speak to the Board on agenda items at the start of the meeting and on any topic at the end (3 minutes per speaker), except during an executive session. You may request a copy of the audio recording, the minutes or a summary of the minutes, free in electronic format, or on paper for no more than 25¢ per page for the first 10 pages and 10¢ per page after that. (NRS 116.31083) More details on joining: **TropicanaVillasHOA.com/meetings**

KNOW THE RULES

Updated Rules & Regulations

The 2026 Rules & Regulations are posted at **TropicanaVillasHOA.com/rules**. Everyone who lives here must follow them. Owners can log in for a copy and must share it with tenants.

THE YEAR IN REVIEW

What your Board got done

- **Dues held steady.** The 2026 budget kept assessments the same as 2025.
- **Roofs.** Three full building roofs approved, plus repairs, scheduled by urgency.
- **Your savings at work.** Reserves now earn about 5% in FDIC-insured CDs.
- **Trees.** Hazardous trees removed on an arborist's advice; 11 palms trimmed.
- **Sewer and streets.** Main lines cleared; asphalt repair bids are in.
- **Carports, signs and security.** Carports repaired, address signs in design, new security contract.

PERIMETER WALL

Where the Tropicana wall stands

Damaged sections along Tropicana and at Pecos and Reno are boarded up for safety while the contractor and insurance claims are pending. **A survey is now open to owners** on how to handle it.

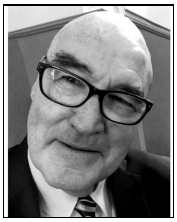


Photo: Davis Funeral Homes, davismemorialpark.com

In memory of Richard "Rick" Trotter

MARCH 13, 1937 – MARCH 24, 2026

Rick bought his home here in August 1978 and was our neighbor for nearly 48 years. He knew more about Tropicana Villas than almost anyone. A New Orleans native and Saints fan from their very first game, he still sent handwritten letters and newspaper clippings. His family welcomes memories at **memoritree.com/memorial/richard-trotter**.

GOOD NEIGHBORS

Small habits that save us all money

- **Use email, not paper.** Email is an official way the HOA sends notices (NRS 116.31068) and it's free; mailed letters cost $1.07 to $1.25 each. Send your current email to HOA@TropicanaVillasHOA.com.
- **Only toilet paper down the toilet.** Wipes (even "flushable" ones), grease and paper towels clog our older shared sewer lines.
- **Pick up after your pet** and keep dogs leashed. Report empty bag stations.
- **Leave irrigation valves alone.** Closed valves left homes and common areas dry.
- **Keep fire lanes clear**, including for visitors and contractors.
- **Check your water meter.** If it moves with nothing on, you have a leak.

SAFETY AND RESPECT

Look out for each other

Residents have reported kids kicking doors, balls hitting cars and a group bothering an elderly neighbor. Parents, please talk with your children: damaging property or harassing neighbors is never okay, and for their safety, **no playing in the streets**. Nearby parks: Paradise Recreation Center (4775 S. McLeod Dr.), Grapevine Springs Park (5280 Palm St.) and Sunset Park (2601 E. Sunset Rd.). In danger? Call **911**. Ongoing problem? LVMPD non-emergency, **311**. Then send the HOA the address, date and photos.

NEW WEBSITE

TropicanaVillasHOA.com does more now

- **Report a problem** with photos and a map pin: roof leaks, landscaping, trees, parking, trash, graffiti, trespassers, security, sidewalks, fences, carports and empty bag stations.
- **Renting?** Take questions about your home or lease to your landlord. The first-listed tenant can add everyone in the home to get HOA news.

Lend a hand

The Board is looking for owners to help **find and vet vendors** for HOA business.

Board meetings: property owners only, on Zoom or by phone. Agendas and minutes at TropicanaVillasHOA.com.

Call the HOA (702) 551-4911 · Press 1 for English, then the extension:

1 Community Watch Dispatch
2 Landscaping
3 Billing
4 Mainline Inspection
5 Bulk Items, Trash & Graffiti
6 Roofing Repairs
7 Parking & Towing
8 General Repairs
9 Resale & Lender Documents
0 All Other Inquiries

Emergency? Call **911** first.

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