THE INVESTIGATIONS DESK

FIGHT YOUR HOA

A NEVADA STARTER GUIDE FOR HOMEOWNERS

Written for Nevada homeowners (NRS Chapter 116). Laws differ in other states.

NOT LEGAL ADVICE

HOA HALL OF SHAME INVESTIGATES

https://www.youtube.com/@HOAHallofShame

Documented. Sourced. Relentless.

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A FREE NEVADA GUIDE FROM THE INVESTIGATIONS DESK

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Citations in this guide were checked against official or official-reprint statute text on Saturday, November 14, 2026, Pacific Time (America/Los_Angeles). Laws and forms change. Read the current statute and the current form before you rely on a deadline, a fee, or an address.

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*This is a starter kit, not a lawyer. It is **not legal advice**. Written for Nevada homeowners (NRS Chapter 116). Laws differ in other states. HOA Hall of Shame Investigates is a journalism and information project.*

01 READ THIS FIRST: NOT LEGAL ADVICE

Written for Nevada homeowners (NRS Chapter 116). Laws differ in other states. This guide is general information for Nevada homeowners. **It is not legal advice.** Reading it, downloading it, emailing The Investigations Desk, or filling out our tip form does **not** create an attorney-client relationship, a reporter-source relationship you did not agree to in writing, or a promise that we will investigate your association.

HOA Hall of Shame Investigates is a journalism and information project. We do not represent you, we do not send letters for you, we do not call your board or your manager for you, and we do not tell you whether to sue, settle, pay, or withhold an assessment.

Laws differ by state, by the type of community (planned community, condominium, cooperative), and by your own governing documents. A rule that is in the Nevada statutes may not exist where you live. A form that was

current when this guide was written may have been revised. Before you send a letter, file a complaint, miss a hearing, or stop paying anything, read the official text and, for advice about your situation, talk to a licensed attorney in your state, a legal-aid office, or the official agency listed in this guide.

If you are facing a foreclosure notice, a looming sale date, a court deadline, or a disability-access or habitability emergency, skip the rest of this guide and get a lawyer or legal aid now.

02 HOW TO USE THIS GUIDE

Use it as a starter kit, in this order:

1. Gather your governing documents and every notice the association has already sent you.
2. Start a documentation file (Section 5) before you fire off an angry message.
3. Put your concern in writing to the board or manager, and keep proof of delivery.
4. Request the records you actually need (Section 6).
5. If you are in Nevada, use the NRS 116 summary and the Ombudsman / NRED section as a map to the official statutes and forms — not as a substitute for them.
6. If you are not in Nevada, start with Section 9, then your state's official agency or statute, then a lawyer licensed there.

Print the checklist in Section 12 and keep it on the front of your file.

03 START WITH YOUR DOCUMENTS

Most "the board can't do that" arguments are won or lost in paper you already have, or should have. Before you accuse anyone of breaking the law, read:

- The **declaration** or CC&Rs (the recorded document that created the community).
- The **bylaws**.
- The **rules and regulations**, including any fine schedule or collection policy the association has adopted.
- Your **resale package** or public offering statement, if you still have it.
- The last **budget**, **assessment** notice, and any **violation**, **hearing**, or **collection** letter you were sent.
- Meeting **minutes**, if you have them.

In Nevada, "governing documents" is a defined term. It includes the declaration, the documents used to organize the association, the bylaws and rules, and any other documents that govern the community or the association (NRS 116.049). If a provision in those documents conflicts with Chapter 116, Nevada law says the statutory provision generally controls, and the document is deemed to conform by operation of law (NRS 116.1206). That is a powerful idea. It is not a reason to ignore your documents. You still have to read both.

Write down, in one paragraph, what happened, when it started, what the association says you did or owe, and what you want. Date it. That paragraph becomes the spine of every letter you send.

04 RIGHTS YOU ACTUALLY HAVE (AND RIGHTS YOU DO NOT)

You generally have the right — in many states, and in Nevada as described in the sections that follow — to:

- Receive notice of meetings and, often, to attend and speak, subject to reasonable time limits and to closed "executive session" rules.
- See certain books and records of the association, on a written request, subject to statutory exceptions (personnel files, other owners' personal information, drafts not yet on an agenda, and other limits in the statute).
- Be told, in writing, what rule you are accused of breaking, and to have a chance to contest or cure a fine before it is imposed, where the statute or your documents require that process.
- Vote in board elections if you are a member in good standing under the documents and the statute.
- Complain, in good faith, to the association or to a state agency without unlawful retaliation, where a statute like Nevada's NRS 116.31183 applies.

You generally do not have the right to:

- Withhold assessments because you are in a dispute. In many communities, unpaid assessments can lead to late fees, collection, a lien, and, in the worst case, foreclosure. Get advice before you skip a payment.
- Demand that a journalist, a YouTube channel, or a Facebook group "take down" a board or guarantee a result.
- Inspect another owner's personal account, personnel records (beyond what a statute expressly allows), or attorney-client privileged material, just because you asked.
- Record a closed executive session, or film people in their homes, just because you are angry. Follow the statute and the law of your state on recording.

Stay polite and specific. Boards and managers are used to threats. They are less used to a dated letter that cites the exact rule, attaches the exact exhibit, and asks for a dated written answer. That is the tone that holds up later in front of an ombudsman, a mediator, or a judge.

05 HOW TO DOCUMENT YOUR CASE

If it is not in writing, it is much harder to use. Build a file as if a stranger will have to understand it in six months.

Create one folder, digital and paper, labeled with the association's legal name and the year. Inside it, keep:

1. **A timeline.** Date, what happened, who was there, what was said, and what document or photo supports it. Add a line the same day, not from memory a month later.
2. **Incoming papers.** Every violation notice, invoice, ledger, hearing letter, and email from the association or the manager. Save PDFs, not screenshots of a disappearing portal, whenever you can. If the portal is the only source, screenshot the full screen, including the URL and the date, then save a PDF if the system allows a download.
3. **Outgoing papers.** Every letter or email you send, plus proof of delivery: certified-mail receipt, return card, email sent folder, and any read receipt. If you hand-deliver something, note the date, time, place, and who took it.

4. **Photos and video.** Date-stamp them. Stand back far enough to show the context (the building, the unit number, the street), then take a closer shot. Do not trespass. Do not film into a neighbor's unit.
5. **Meeting notes.** If you attend a meeting, write the date, who was on the dais, what was on the agenda, what was said, and how each board member voted if a vote was taken. In Nevada, a unit owner may audio-record certain open board meetings after giving notice of the intent to record to the board and to the other owners in attendance (NRS 116.31083(12)). Check your own state's rule before you press record. Do not record an executive session.
6. **Witness list.** Name, how to reach them, and what they actually saw. Do not coach them. Do not publish their names.
7. **The rule at issue.** A copy of the exact page of the CC&Rs, bylaws, or rules the association is relying on, and the exact statute you are relying on, highlighted.

What not to do. Do not edit photos in a way that changes the facts. Do not post the file in a public Facebook thread while a hearing or a complaint is pending, especially if it contains another owner's account number, a minor's face, or a medical detail. Do not secretly record a phone call if your state requires two-party consent. Do not send a letter that says "comply or we go to the press." State the facts, cite the rule, and ask for a written response by a dated, reasonable date.

A simple evidence log (copy this into a spreadsheet or a notebook):

Date	What happened	Who	Exhibit no.	Where the file lives

Number the exhibits and never renumber them. When you later fill out a Nevada Intervention Affidavit or a records request, you will be glad the "April 3 letter" is already Exhibit 4.

06 HOW TO REQUEST RECORDS

6.1 Why this is usually step one

Boards that want to hide a contract, a reserve number, or a collection ledger will often stall a verbal request and hope you drop it. A written records request creates a clock. In Nevada, that clock is in the statute.

6.2 Nevada: NRS 116.31175

Official text: NRS 116.31175. Read it. The paraphrase below is informational only.

On the **written request of a unit's owner**, the executive board must make the association's books, records, and other papers available for review during regular working hours, at the association's business office or at a designated business location **not more than 60 miles** from the community. That review right includes, without limitation:

- The association's financial statement.
- The budgets required by NRS 116.31151.

- The reserve study required by NRS 116.31152.
- All contracts to which the association is a party, and court records of civil or criminal actions to which the association is a party.

Copies of the financial statement, the budgets, and the reserve study must be provided to the owner or the Ombudsman **within 21 days** after a written request. Electronic copies are **free**. If the association cannot provide them electronically, it may charge for paper copies, but not more than **25 cents per page for the first 10 pages and 10 cents per page after that**.

If those copies are not provided within 21 days, the statute provides a **$25 per day** penalty (subsection 3). The board also may not charge more than **$25 per hour** for the review itself (subsection 8). Records generally must be kept at least **10 years**, with separate rules for certain minutes (subsection 7). The association must also keep a **general record of violations and fines** (other than a failure to pay an assessment) that does not include names or other personal identifying information, and that owners can search (subsection 5).

Exceptions exist (subsection 4). Among other things, the board may withhold most personnel records (except hours, salaries, and benefits), records relating to another unit's owner (with a limited exception for that general violation record), and drafts that have not been placed on an agenda for final approval. If something is withheld, ask the board to say so in writing and to identify the exception it is relying on.

If the board refuses to allow a review, the Ombudsman may, on the owner's written request, review the records on the owner's behalf and, if the Ombudsman is denied access, ask the Commission for a subpoena (subsection 6). That is an official remedy. It is not a threat to put in your first letter.

How to send the request. The statute requires a written request. It does not name a single delivery method. A practical approach is email plus a copy by certified mail, return receipt requested, to the association or community manager at the address on your latest billing statement or state registration. Keep a complete copy and the proof of delivery. Calendar the 21-day copy deadline from receipt.

A fill-in Nevada request is below. Use it in your own name. **Do not mention this channel, a reporter, or a tip in the letter.** Do not add a sentence that ties the request to a lawsuit or to publicity.

Short Nevada request (copy, fill in, send yourself):

SHORT NEVADA REQUEST · COPY, FILL IN, SEND YOURSELF

```
[Your name]
[Your address]
[Your email]
[Date]

Board of Directors
[Association's full legal name]
c/o [Community manager or registered agent, if known]
[Address]

Re: Written request to review and obtain association records under NRS 116.31175

Dear Board of Directors:

I am a unit's owner in [Association's full legal name]. This is a written request under NRS 116.31175.

1. Please make the association's books, records, and other papers available for my review during regular
working hours, at the association's business office or a designated location not more than 60 miles from
the community, as described in NRS 116.31175(1). I am available on: [several dates and times]. Please
confirm a date, time, and location in writing.

I request to review, among other records:
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a. The financial statement of the association;
b. The budgets required by NRS 116.31151;
c. The reserve study required by NRS 116.31152;
d. All contracts to which the association is a party, including [name the contracts or date range if you
know them];
e. Court records of civil or criminal actions to which the association is a party;
f. The general record of violations and sanctions under NRS 116.31175(5);
g. [Other association records, described clearly, with a date range. Do not ask for another owner's
personal file.]

2. Pursuant to NRS 116.31175(2), please provide copies of items 1.a, 1.b, and 1.c within 21 days, in
electronic format, at no charge, to [your email]. If electronic copies are not possible, please say so in
writing and provide paper copies at a charge not exceeding the amounts in the statute.

3. If the association intends to charge a review fee, please tell me the hourly rate in writing before the
appointment. If any requested record is withheld, please identify the record and the specific exception
you rely on.

Please confirm in writing the date this request was received.

Sincerely,
[Your signature]
[Your printed name]
```

6.3 If you are not in Nevada

Records rights, deadlines, fees, and the required delivery method differ by state. Some states require certified mail or a specific form. Some have no statewide HOA regulator at all. Before you send a letter, read your declaration, your bylaws, and the official statute for your state. A starting map of official links for Florida, Arizona, Texas, California, Colorado, Virginia, North Carolina, and Washington is in Section 9. Re-check those links before you rely on one.

07 NEVADA NRS 116 BASICS

Official chapter: NRS Chapter 116, Common-Interest Ownership (Uniform Act). The Office of the Ombudsman and the Nevada Real Estate Division (NRED) administer parts of this chapter. Related regulations are in NAC Chapter 116. This is a field guide, not a complete code book. Citations were checked Saturday, November 14, 2026, Pacific Time, against official or official-reprint text.

Does Chapter 116 apply to you? It generally applies to common-interest communities created in Nevada, with listed exceptions, including certain small planned communities and certain limited-purpose associations (NRS 116.1201, NRS 116.1203). If you are not sure, ask the Ombudsman's office or a Nevada lawyer. Do not assume a 10-home street with a shared wall is — or is not — covered.

The board has a duty of care. Officers and members of the executive board are **fiduciaries**. They must act on an informed basis, in good faith, and in the honest belief that their actions are in the best interest of the association. They must exercise the ordinary and reasonable care of officers and directors of a nonprofit corporation, subject to the business-judgment rule, and they are subject to conflict-of-interest rules that apply to those directors (NRS 116.3103). The board acts for the association, but it may not, among other things, amend the declaration or terminate the community; elections of board members belong to the owners, with a limited vacancy-filling power.

Meetings are not a private club. The executive board must meet at least once every quarter, and not less than once every 100 days, and at least twice a year at a time other than during standard business hours (NRS

116.31083(1)). Except in an emergency or unless the bylaws require a longer notice, owners are entitled to **at least 10 days' notice** of a board meeting, with the time, the place, and the agenda or a statement of where to get the agenda. The notice must also tell owners they can get an audio recording, the minutes, or a summary (electronic copies free; paper at the same per-page caps described above), and that they may speak unless the board is in executive session.

The agenda must include an owner-comment period at **both the beginning and the end** of the meeting. Opening comments are limited to items on the agenda. At least once a quarter, the board must review current financials, reconciliations, bank statements, and the status of litigation or ADR at a meeting. Open board meetings must be audio-recorded; executive sessions must not. Minutes and the recording must be made available within **30 days**. An owner may audio-record an open board meeting after giving the notice the statute requires. Meetings of the units' owners have their own notice, agenda, ballot, and minutes rules in NRS 116.3108.

The right to attend and speak, and the limits on closed sessions, are in NRS 116.31085. The board may set reasonable time limits on speaking. It generally may not duck into executive session to open bids or to act on a contract. Fine hearings are held in executive session unless the person who may be sanctioned asks in writing for an open hearing.

Fines have a process, and a cap for ordinary violations. Under NRS 116.31031, if the governing documents allow it, the board may impose a fine or, for a reasonable time, suspend voting or the use of common elements (but not the right to get to the unit, including parking used for that access). For a violation that is **not** an imminent threat to health, safety, or welfare as defined in the Commission's regulations, the fine must be commensurate with the severity of the violation and **may not exceed $100 for each violation, or a total of $1,000 per hearing**, against each unit owner, tenant, or invitee. Those caps do not apply to certain charges once a fine is past due, and a different standard applies if the violation does pose such an imminent threat. The association must also have provided a schedule of fines.

Before an ordinary fine may be imposed, the statute requires prior written notice of the applicable rule (not less than 30 days before the alleged violation), later written notice of the alleged violation, the proposed cure, the amount of the fine, and the hearing, plus a photo when the alleged violation is something that can be photographed, and a reasonable opportunity to cure or to contest the allegation at a hearing. The board must actually hold the hearing unless the fine is paid first, the person waives the hearing in writing, or the person fails to appear after proper notice. If a fine is imposed and the violation is not cured within 14 days (or a longer period the board sets), it can be treated as a continuing violation, with additional fines in an amount that does not exceed the original fine for each 7-day period — and those additional fines have their own rules. Past-due fines may not bear interest, but may include certain enforcement costs. This is procedural armor. It is not a promise that a particular fine will be thrown out. Read the current statute and your documents before a hearing.

Retaliation is prohibited. An executive board, a board member, a community manager, or an officer, employee, or agent of the association may not take, or direct or encourage, retaliatory action against a unit owner because the owner, in good faith, complained about an alleged violation of Chapter 116 or the governing documents, recommended replacing an attorney, manager, or vendor, or requested to review the books (NRS 116.31183). The same section gives the owner a separate civil action for compensatory damages and attorney's fees and costs. "Retaliation" is a legal conclusion. Document the sequence, and get advice before you use the word in a filing.

Budgets and reserves are owner business. The association must distribute operating and reserve budgets or summaries, and a collection policy, and the budget is subject to a ratification process (NRS 116.31151). A reserve study has its own statutory requirements (NRS 116.31152). If the board will not show you the current budget or the reserve study, that is a records issue under Section 6.

Assessments, liens, and foreclosure are high-stakes. Nevada has detailed rules on assessment liens and on how, and when, an association may foreclose (NRS 116.3116 and the sections that follow). This guide does not walk you through a foreclosure defense. If you have a notice of delinquent assessment, a notice of default, or a

sale date, get a Nevada lawyer or legal aid immediately. Do not rely on a YouTube description or a Facebook comment.

Other owner rights exist in the chapter and are easy to miss: for example, certain rights to keep a pet, to display the U.S. or Nevada flag, to exhibit political signs, and to request a distributed generation (solar) system, each with statutory conditions and limits (see NRS 116.318 through NRS 116.334). Read the section that actually applies to your fact pattern.

08 WHEN TO CONTACT THE NEVADA OMBUDSMAN OR NRED

Who they are. The Office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels sits inside the Nevada Real Estate Division. The office was created to help owners and board members understand their rights and obligations, to help process certain mediation and arbitration claims, to investigate and help resolve certain disputes involving NRS 116, NRS 116B, or the governing documents, and to keep a registration of associations. It is not your private lawyer, and it does not guarantee an outcome.

What they can help with, in broad terms: questions about the statute and your documents; a written records-access problem, including the Ombudsman's statutory role under NRS 116.31175(6); an Intervention Affidavit about alleged violations by a board member, a unit owner, or a declarant; a Statement of Fact about a community manager; and the Alternative Dispute Resolution program under NRS 38.300–38.360.

What they cannot do: give you legal advice, represent you in court, erase a fine by phone, or force a board to settle because you are angry. Many disputes about interpreting or enforcing CC&Rs, or about assessment procedures, generally cannot be filed as a civil action until they have been submitted to mediation or the Division's referee program and the association's own procedures have been exhausted (NRS 38.310). Check the statute and ask the office or a lawyer which door you are actually in.

When to call or write first, before you file. You have a straightforward question about process. You have sent a records request and the 21 days have passed. You want the current form, the current mailing address, or a clarification of a waiting period. You are not sure whether your issue is an Intervention Affidavit, a manager complaint, or an ADR claim.

Office contacts, from the official Ombudsman page checked November 14, 2026, Pacific Time:

- Web: https://red.nv.gov/cic/ and https://red.nv.gov/Ombudsman/
- Forms index: https://red.nv.gov/forms/
- Email listed on Form 530: cicombudsman@red.nv.gov (the form itself says **email and fax filings of the Affidavit will not be accepted**)
- Las Vegas office (website footer): 3300 W. Sahara Ave., **Suite 350**, Las Vegas, NV 89102, phone **702-486-4033**
- Carson City office: 1818 College Parkway, Suite 110, Carson City, NV 89706-7986, phone **775-684-1900**
- Hours: 8 a.m. to 5 p.m., Monday through Friday, excluding holidays

File a Form 530 packet to the address printed on the current form, which as of the April 25, 2025 revision was NRED, Office of the Ombudsman, 3300 W. Sahara Ave., **Suite 325**, Las Vegas, NV 89102. The website and the form have used different suite numbers. Use the **form** for the packet and the **website** if you are only asking a question, and confirm if you are unsure.

Filing an Intervention Affidavit (Form 530) — a map, not a substitute for the form

Read the current Form 530 and the official Intervention Affidavit FAQ. The statute is NRS 116.760 and NRS 116.765.

Paraphrased from those sources:

1. **Deadline.** You generally must file not later than **one year** after you discovered, or reasonably should have discovered, the alleged violation (NRS 116.760(1)).
2. **Certified notice first.** Before filing, send the respondent, by **certified mail, return receipt requested**, a written notice that specifies in reasonable detail the alleged violations, any actual damages, and any corrective action you propose (NRS 116.760(2)).
3. **Waiting period.** The current Form 530 has you attest that you gave the respondent at least **10 business days** to address or correct the alleged violations. An older state consumer page has used a **14 calendar day** figure. If those public instructions ever disagree when you file, follow the form you are signing, read NRS 116.760, and ask the Ombudsman's office. A cautious approach some owners use is to wait long enough to satisfy both readings, then confirm with the office.
4. **You will not be anonymous** to the respondent. The certified letter has your name on it.
5. **The Affidavit must be notarized.** List one alleged violation per page, put the exhibits for that allegation behind it, and do not write "See Attached" in the form fields. The allegations on the Affidavit must match the certified notice. Cite the statute or governing-document provision in the supporting-law box, and describe what happened in plain language in the allegation box. Look up the association's Nevada Secretary of State Business ID. Mail or hand-deliver the packet; do not email it.
6. **False filings are serious.** Knowingly filing a false or fraudulent affidavit can lead to an administrative fine of up to **$10,000** and, under NRS 116.760(4), sanctions that can disqualify a person from serving on an executive board for up to 10 years. Do not guess. Do not overstate what your documents show.
7. **What happens next is discretionary.** The Ombudsman may try an informal conference, point the parties toward ADR, refer the matter for investigation, or close it. There is no guaranteed timeline and no guaranteed finding.

A community-manager complaint is a different form (**Form 514a**), with a different pre-filing notice and a waiting period of at least **12 working days**. A reserve-study specialist complaint uses **Form 514b**. An ADR claim uses **Form 520** (filing fee **$50** as stated in NRS 38.320; confirm the current form). These are different doors. Filing one does not automatically do the work of the other.

A careful order of operations (practical, not legal advice):

1. Read your documents and the current statute.
2. Put the concern in writing and start the evidence file.
3. Request the records you need.
4. Speak at a meeting if that is appropriate.
5. If you are considering Form 530 or 514a, complete the notice and waiting period on the **current** form.
6. If you may need to go to court later, ask the Ombudsman or a lawyer whether you must also finish the association's internal process and an NRS 38 ADR claim first.
7. Talk to a lawyer or legal aid before you miss a foreclosure, fine, or court deadline, before you sign a settlement, and before you stop paying an assessment.

09 IF YOU DO NOT LIVE IN NEVADA

There is no single national HOA court. Some states have an ombudsman or a real-estate division that will take a complaint. Some will only refer you to mediation. Some will not investigate at all. Always start with your governing documents and the official statute, then the official agency, then a lawyer licensed in that state.

Official starting points, last collected for this desk's Get Help work in mid-November 2026 and **to be re-checked before you rely on a link or a deadline:**

Florida

Official starting point. DBPR HOA page. Note: the Division arbitrates certain HOA election and recall disputes under ch. 720; it does not investigate all ch. 720 complaints. Condos have a separate Condominium Ombudsman.

Records statute to read first. HOAs: Fla. Stat. § 720.303. Condos: Fla. Stat. § 718.111

Arizona

Official starting point. ADRE HOA dispute information. ADRE runs a dispute process; it does not "regulate" HOAs in the same way NRED does.

Records statute to read first. Planned communities: A.R.S. § 33-1805. Condos: A.R.S. § 33-1258

Texas

Official starting point. No statewide HOA regulator. Management certificates: hoa.texas.gov. Consumer issues: Texas Attorney General.

Records statute to read first. Tex. Prop. Code § 209.005 (request by certified mail; response in 10 business days)

California

Official starting point. No statewide HOA regulator of the Nevada type. Court self-help: selfhelp.courts.ca.gov. The Davis-Stirling Act is in the Civil Code.

Records statute to read first. Civ. Code §§ 5200–5240, including § 5205

Colorado

Official starting point. HOA Information & Resource Center (informs owners and tracks complaints; it does not investigate or enforce in the way a licensing division might).

Records statute to read first. CCIOA, including C.R.S. § 38-33.3-317. Use the Center's current statute links.

Virginia

Official starting point. Common Interest Community Ombudsman. You generally must use the association's own complaint procedure first.

Records statute to read first. POAs: Va. Code § 55.1-1815. Condos: Va. Code § 55.1-1945

North Carolina

Official starting point. No dedicated statewide HOA agency was identified in the desk's last pass.

Records statute to read first. Planned communities: G.S. 47F-3-118. Condos: G.S. 47C-3-118

Washington

Official starting point. No statewide HOA regulator. Washington Attorney General for consumer issues. Washington is moving many communities onto a newer chapter; confirm which one applies to you.

Records statute to read first. Older HOAs: RCW 64.38.045. WUCIOA: RCW 64.90.495

Lawyer-referral starting points (official bars): Florida, Arizona, Texas, California, Colorado, Virginia, North Carolina, and Washington bars are listed at floridabar.org, azbar.org, texasbar.com, calbar.ca.gov, cobar.org, vsb.org, ncbar.org, and wsba.org. In Nevada, start with the State Bar Lawyer Referral Service, Legal Aid Center of Southern Nevada, or Nevada Legal Services.

10 WHAT THIS DESK WILL AND WILL NOT DO

HOA Hall of Shame Investigates reports documented stories about HOA boards and HOA laws, nationwide, with a Southern Nevada focus. We work from records, on-the-record responses, and tips we can verify. We do not invent facts, and we do not publish a name or a charge we cannot source.

We will: read a tip that comes in through the public form, tell you if we cannot use it, and, if we do investigate, seek a right of reply from the association before we name it in a new piece.

We will not: be your lawyer, your HOA translator on demand, or your pressure campaign. We will not send your records request, fill out Form 530, or call your manager. We will not publish unverified claims, name a tipster without written consent, or cover every dispute we are sent.

If you have a documented story — a hearing transcript, a ledger, a denied records request, a public order — send it through the tip form: https://forms.gle/3w8p8Gh7b8tePmbW8. That form is for tips, not for legal advice.

11 OFFICIAL RESOURCES

Nevada

- NRS Chapter 116: https://www.leg.state.nv.us/NRS/NRS-116.html
- NRS 116.31175 (records): https://www.leg.state.nv.us/NRS/NRS-116.html#NRS116Sec31175
- NRS 116.31031 (fines): https://www.leg.state.nv.us/NRS/NRS-116.html#NRS116Sec31031
- NRS 116.31083 (board meetings): https://www.leg.state.nv.us/NRS/NRS-116.html#NRS116Sec31083
- NRS 116.31085 (speak; executive session): https://www.leg.state.nv.us/NRS/NRS-116.html#NRS116Sec31085
- NRS 116.31183 (retaliation): https://www.leg.state.nv.us/NRS/NRS-116.html#NRS116Sec31183
- NRS 116.760 / 116.765 (affidavits): https://www.leg.state.nv.us/NRS/NRS-116.html#NRS116Sec760

- NRS 38.300–38.360 (ADR): https://www.leg.state.nv.us/NRS/NRS-038.html#NRS038Sec300
- Ombudsman: https://red.nv.gov/cic/
- NRED forms: https://red.nv.gov/forms/
- Form 530: https://red.nv.gov/uploadedFiles/rednvgov/Content/Forms/530.pdf

This desk

- YouTube: https://www.youtube.com/@HOAHallofShame
- Tip form: https://forms.gle/3w8p8Gh7b8tePmbW8
- Brand email: Guyvega@proton.me — The Investigations Desk, HOA Hall of Shame Investigates

12 ONE-PAGE CHECKLIST

- ☐ I have read the disclaimer. This is not legal advice.
- ☐ I have a copy of the CC&Rs, bylaws, rules, and the notice I received.
- ☐ I wrote a dated, one-paragraph summary of the dispute.
- ☐ I started a timeline and an exhibit log.
- ☐ I put my concern in writing to the board or manager and kept proof of delivery.
- ☐ I sent a written records request (Nevada owners: NRS 116.31175; others: my state's statute).
- ☐ I calendared the response deadline and saved the proof of receipt.
- ☐ If a fine is involved, I read the hearing notice and the fine procedure that actually applies, and I asked for the hearing in writing if I want one.
- ☐ If I am in Nevada and the association still will not follow the statute, I have the current Form 530 or 514a, I have sent any required certified notice, and I have asked the Ombudsman or a lawyer which process I am in.
- ☐ I have not withheld assessments, and I have not missed a foreclosure or court deadline, without talking to a lawyer.
- ☐ If I want this desk to see the story, I used the tip form and I did not include another person's private data or a minor's identity.

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Not legal advice. Laws and forms change. Read the official text before you act.

THE INVESTIGATIONS DESK

KEEP GOING.

If you have a documented story — a hearing transcript, a ledger, a denied records request, a public order — send it through the tip form. That form is for tips, not for legal advice.

Tip form https://forms.gle/3w8p8Gh7b8tePmbW8

HOA Hall of Shame Investigates reports documented stories about HOA boards and HOA laws, nationwide, with a Southern Nevada focus. We work from records, on-the-record responses, and tips we can verify.

YouTube https://www.youtube.com/@HOAHallofShame

Questions about this guide: Guyvega@proton.me — The Investigations Desk, HOA Hall of Shame Investigates.

> NOT LEGAL ADVICE. This guide is general information for Nevada homeowners (NRS Chapter 116). Laws differ in other states. Reading it does not create an attorney-client relationship. For advice about your situation, talk to a licensed attorney in your state, a legal-aid office, or the official agency listed in this guide. Laws and forms change. Read the official text before you act.

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The Investigations Desk