



Greencare.NET
6807 W. Gary Ave STE A-1
Las Vegas, NV 89139
License # C-10 77114, C-14 77460, A-10 78730
Bid Limit \$420,000.00 (Combined)
(702) 839-LAWN (5296)

Greencare has no control over the time your HOA takes to approve your yard; we also have no control over the time the permits take. Greencare is here to help and we will get you all your HOA plans to you as soon as possible, we will also do our best to track down whatever paperwork may be needed if you cannot. Just be sure to get it all submitted as soon as possible because approval does take time. Greencare has built a relationship with several HOA departments throughout the valley so this does help. But, even with this history and relationship building HOA's are still very difficult to deal with as all homeowners know. The paperwork is always submitted for all projects by you the homeowner, there are literally hundreds of different HOA's in Las Vegas and some do not even allow the contractor to contact them directly. We have found HOA's much more responsive to the homeowners that live in their community over the contractor. This is why we ask you to submit your own paperwork. Sometimes you will be dealing with HOA employees that don't understand plans and don't know much about construction. This is why at times we may do just general plans and selections on the HOA plan I.E: paver color, plants, shape of patios on the plan submitted to the HOA are general just to get the ball rolling and not stall the submittal and approval process. So the final construction plan may be different than the one that was originally submitted to the HOA. The final construction plan will reflect only items that are on the contract and have been selected by you with the added investment included in the total. In some neighborhoods you are required to get neighbors signatures verifying they have been shown a copy of the general plan. This sometimes tends to be difficult and can take weeks. Usually two signatures are enough but not always. Write on the paperwork each time you attempt to contact your neighbor. Leaving a note sometimes works also. The standing record for length of time that an HOA approval took was in a home located inside of Lake Las Vegas (6 months) this happened due to the fact that the homeowner got in an argument with the head of the HOA at the time and created a big fuss. Then the HOA rejected the application numerous times for minor stipulations, well you get the idea. It's better to be cordial with your HOA representative or you may end up waiting a very long time.

HOA fees and HOA deposits for certain projects vary from HOA to HOA. They change without notice so it has proven to be impossible to factor this cost into any project. Due to this fluctuation the homeowner must be responsible for whatever the HOA fees or deposits are. We apologize but there is just no way for us to put a flat fee on it due to the fact that it varies so much.

If you have any questions just give us a call. Thank you.