

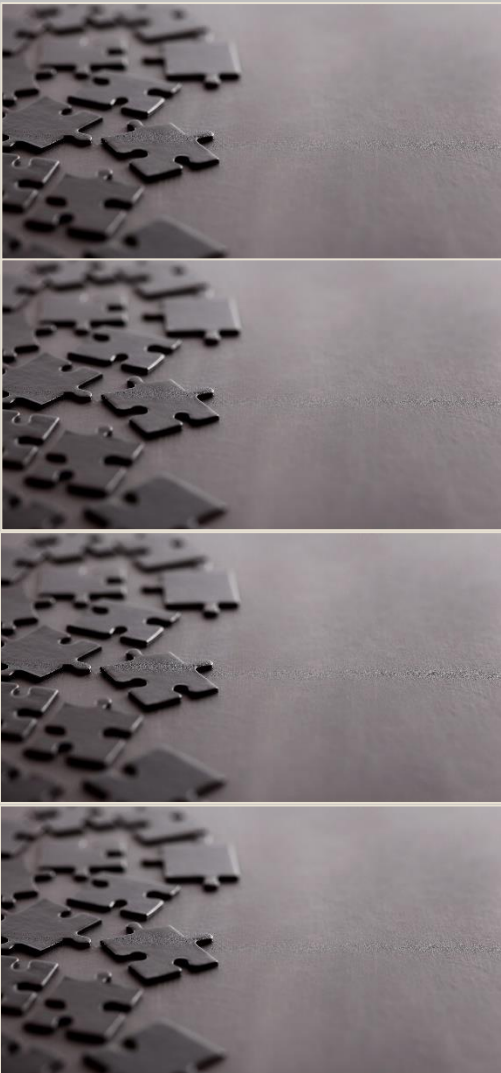
Time for a change?



NICKLIN COMMUNITY MANAGEMENT SERVICES, LLC



**WHAT MAKE US
DIFFERENT**



Discover the art of effective team building and enhanced management. At Nicklin we know how to bring the community back to your community!

Manager
longevity

Average experience of 8 years
managing HOA's

Accurate
Accounting

Outstanding reputation for accuracy
among local 3rd party CPAs

Friendly
Team

You'll be greeted with a smile

Local
Business

We are local and here to help

702-851-7660 ask for Val

vflanagan@nicklincm.com

At Nicklin It is our mission to assist Board Members with the demands of statutory compliance while offering the support an association deserves. We are locally owned and operated with much of our team having been employed with Nicklin for over 5 years.

*******FIVE STAR DEDICATED COMMUNITY MANAGERS*******

- ⇒ Licensed with the State of Nevada.
- ⇒ Active participants in continuing education classes.
- ⇒ Average 24 hour response time whether by phone, fax, or email with a 24/7 emergency line.
- ⇒ Board members receive the direct cell phone number of their experienced community manager.
- ⇒ Board packets are available within 5 days of the meeting and minutes within seven days of a meeting.
- ⇒ Annual calendars and action lists are provided and tailored to the Boards needs.
- ⇒ Drafting of documents.
- ⇒ Insurance claim and ADR processing at no additional cost.
- ⇒ Outstanding reputation with the state, vendors, and customers.
- ⇒ High account retention with smaller than industry average portfolios.
- ⇒ Outstanding manager retention rate, with 8/7 managers having been here for 8 + years.
- ⇒ 7/8 managers are supervising community managers.

******* FRIENDLY ADMINISTRATIVE STAFF*******

- ⇒ Informed administrative staff to support each community manager.
- ⇒ Tenant tracking available.
- ⇒ Vendor licensing and insurance requirements are verified annually.
- ⇒ Timely state filings.
- ⇒ Timely preparation of newsletters and mailings for meeting notices and special mailings.
- ⇒ Detailed compliance notices, photos, and tracking.
- ⇒ In-house gate programming at no extra charge.
- ⇒ No markup on outsourced printing or coupon books.
- ⇒ Most mailers are processed in-house for efficient turnaround.
- ⇒ State-of-the-art violations and accounting software with a real-time website.
- ⇒ Free Board training and educational seminars.

*******SUPERIOR FINANCIAL MANAGEMENT WITH A PROACTIVE APPROACH*******

- ⇒ Accounting staff has an average experience of 20 years' experience in Nevada HOA accounting.
- ⇒ Our accounting team is in-house and well respected with local industry experts.
- ⇒ Daily in-house check processing and Lockbox payments with Strong Room check approval.
- ⇒ Monthly financial reports completed by accountants, not community managers, and NEVER outsourced.
- ⇒ All checks are signed by the Board Members, NOT management, and will always include the invoice.
- ⇒ Special accounting for lawsuits and construction defects at no extra cost.
- ⇒ CD renewal scheduling and tracking.
- ⇒ Annual budget preparation and financial health reviews with action plans as needed.
- ⇒ Collection management tracking and reporting.
- ⇒ Quick resale package turnaround as well as a great reputation with local real estate agents.

If what you need is not on our list, just ask me

Val: Text or call 571-599-5921 | Email: vflanagan@nicklincm.com