



APRIL 2021

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PRESIDENT’S MESSAGE

By Vern Jennings

One of the most difficult issues our board of directors deals with is a homeowner’s request to have healthy trees removed from the SouthShore common area in order to enable an improved view to the lake, the mountains, or the golf course from their home.

The balance between private interest and public service is a delicate one and all of us on the board take it seriously.

As your president, I believe your board and, by extension, our association’s Landscape Committee, which serves under the direction of the board, does and will continue to seek ways to accommodate personal homeowner interests while protecting and maintaining the signature lush landscape of SouthShore.

In some cases, we have found “replacement trees” a viable option to enable improved views and retain the beauty and benefits of oxygen producing and shade providing trees.

I am immensely grateful to our Landscape Committee, chaired by Valerie Treaster, for the daily due diligence they employ to ensure each tree removal request is handled fairly and consistently.

Over the next few months, the Landscape Committee, with support from the board, will document criteria to enable our community to understand the decision-making methodology for deciding which trees are removed versus retained.

Our community would benefit by your input to our process. If you have a point-of-view you would like to share, please contact the HOA office via email (southshore@fsrnevada.com) or phone (702.248.7742), or contact Valerie Treaster at valerietreaster@yahoo.com, or me at vjennings2010@aol.com.

Thank you, Vern



southshorenewsletter@yahoo.com

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NEVADA SHAKESPEARE FESTIVAL
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Saturday, May 1
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(See page 6 for Lake Las Vegas events throughout May)

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NEWS YOU NEED TO KNOW

Welcome Jessica Smukal

General Manager
FirstService Residential

Effective May 3, Jessica Smukal replaces Marlina Short as SouthShore's general manager. Jessica has been a Supervisory Community Manager with FirstService Residential for 13 years. Prior to FirstService, Jessica was General Manager, The Wendy's Company.

Anneliese Gamboa remains Assistant Community Manager and Priscilla Cisneros as Administrative Coordinator.

All three may be reached via phone at 702.248.7742 or via email at southshore@fsrnevada.com.

Lake Las Vegas Master Association (LLVMA) Board of Directors Election

The LLVMA is seeking volunteers to serve on its board of directors. Nomination forms will be mailed to association members' addresses of record around May 10 and need to be returned by June 17.

Election ballots will be mailed around June 23 and need to be received by the management office on or before July 12.

Ballots will be counted at the LLVMA annual meeting on July 14. At present, there is one vacancy for the board.

Spring has sprung!

By Peg Lozier
General Manager
Lake Las Vegas Master Association

Springtime is upon us in beautiful Lake Las Vegas!

Along with trees' leafing out and flowers blooming, we are seeing lots of wildlife, including baby Bighorn sheep crossing Lake Las Vegas Parkway.

Please take extra care when driving along the parkway so as to avoid wounding any animal.

Mediterranean Pine Engraver Beetle

By Valerie Treaster
Landscape Committee

This beetle has aggressively moved throughout the Las Vegas Valley over the past couple of years. It attacks a wide variety of pine trees severely weakening them and in a majority of cases killing the entire tree. The widespread pine tree death does not seem to be determined by planting location considering that trees are dying both in and out of grass areas.

Unfortunately, in 2020 Southern Nevada experienced one of its most severe summers ever with 235 days without measurable rainfall. Even though these trees were receiving ground water from irrigation systems, the overall lack of moisture and humidity in the air caused trees to stress badly. As a result, a majority of the pine tree population throughout the Valley has been compromised and significantly infested.

Within SouthShore, as limbs become infected and die, the dead limbs are removed in an expeditious manner to help minimize spread. To increase water supply, additional emitters are added to pines in most danger of dying.

Saving our trees makes financial sense. A tree living 50 years provides \$31,250 worth of oxygen, \$62,000 worth of air pollution control, controls soil erosion and increases soil fertility, worth \$31,250, and recycles \$37,500 worth of water.



Photo courtesy Lori Vagner

POLICIES & PROCEDURES MARCH & APRIL BOARD MEETINGS

March 18 Board Meeting *

(Financials as of December 31, 2020)

By Nancy Campbell
Newsletter Committee

Finance Committee (Vicki Hafen Scott): Vicki summarized the 2020 year-end Treasurer's Report, highlighting operating revenue of \$2.59M, operating expense of \$2.62M for an operating deficit of \$35K. Including a transfer of \$34.5K to the Reserve account, our association closed the year with a \$69.6K deficit. Year-end active accounts receivable is \$40.9K and the Reserve account is 97% funded.

Security Committee (Rick Phillips): Committee is securing bids for incremental cameras at the back gate and looking at options to improve the quality and reliability of the internet service vital to the effective functioning of security cameras.

Landscape & View Committee (Valerie Treaster): Continuing to replace dead trees throughout the community, add additional emitters to trees showing risk due to insufficient water, dealing with the Mediterranean Pine Engraver beetle infestation, and managing water consumption due to our community having no rain for 248 days straight.

Marketing Committee (Susie Avery): The association's website is progressing and on schedule to go 'live' in May.

Social Committee (Susie Avery): Susie asked for and received board approval to spend \$1,000 to produce and deliver 24-page "Hello SouthShore!" welcome packets of information to new SouthShore residents.

This information will be delivered via a USB flash drive and funded from the marketing budget.

The board discussed and approved revising the Club Agreement Addendum to reflect a \$35.00 Issuance Fee per transponder and a \$45.00 Annual Administrative Fee per transponder.

These fees cover the cost of a transponder and the associated administrative overhead of issuing,

managing, and maintaining Non-resident Club Member transponders on an annual basis.

This is a change from the \$144.00 Annual Administrative Fee initially approved, and subsequently rescinded, in November 2020.

The board approved the revised QuickPass agreement, which provides the community with greater property entry security and more reporting at a reduced operating cost. The board also approved forming an ad hoc task force to ensure QuickPass' fulfillment of all contractual obligations.

Finally, the board accepted Balsiger's one-year insurance policy proposal in the amount of \$50K, \$7,000 less than the \$57K budget.

* *Approved Open Session Board Meeting Minutes available on Community website*



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April 17 Board Meeting *

(Financials as of February 28, 2021)

President’s comments (Vern Jennings): Vern made the board and homeowners aware of a “President’s Club” forming in Lake Las Vegas with the intention of periodically bringing together the presidents of each of Lake Las Vegas’ 20 homeowner associations to discuss matters of common interest. Seven presidents attended the recent meeting and focused their discussion on the lake.

Vern welcomed Jessica Smukal as SouthShore’s new general manager, effective May 3.

Finance Committee (Vicki Hafen Scott): Vicki discussed the year-to-date Treasurer’s Report (January 1 – February 28), highlighting \$473K in operating revenue, \$374K in expense and, accounting for \$74K transferred to the Reserve account, positive income of \$25K. Active accounts receivable is \$86K, and the Reserve account is 88.5% funded.

Security Committee (Rick Phillips): Rick reported on the newly installed gate arm at the front gate.

Landscape & View Committee (Valerie Treaster): Valerie stated the Landscape Committee would be walking the SouthShore community to identify where the \$33K of new trees would best be planted.

Marketing Committee (Susie Avery): The association’s website is 80% complete and will launch mid-to-late May.

Social Committee (Susie Avery): Awaiting receipt of the USB flash drives (reference March meeting) to load the 24-pages of “Hello SouthShore!” content and commence reaching out to new homeowners.

The board approved necessary expense to prune trees in Bella Vivente and Mira Monte, and paint the front, rear, and pedestrian gates.

The board is seeking additional bids to paint curbs, fire hydrants, and replace faded “no parking” signs throughout the community.

Members Open Forum included a discussion regarding options for improving internet bandwidth in SouthShore and forming an ad hoc committee to meet with CenturyLink and TMobile.

CAPTION CONTEST

Submit your suggestion for the caption of this picture to southshorenewsletter@yahoo.com.
Winner receives bragging rights and a \$25.00 gift certificate to Seasons Market



Photo courtesy Lori Vagner

EVENTS & DUE DATES

MAY

01 (Saturday)	7:00 – 10:00 pm	Saturday Night Concert Series Kick-Off <i>ZZ Twist performing</i>	The Village
05 (Wednesday)	All Day	Cinco de Mayo Celebration <i>Live mariachis and margarita specials</i>	Sonrisa Grill
07 (Friday)	9:00 am	Las Vegas Health Care Heroes Presentation <i>Come celebrate Las Vegas' front line health care providers</i>	Reflection Bay
09 (Sunday)	9:00 am	All About Mom at Lake Las Vegas <i>Enjoy Mothers' Day brunch at one of your favorite Lake Las Vegas restaurants</i>	The Village
14 (Friday)	8:00 am - Noon	LLV Pickleball Interclub Challenge <i>Professional and amateur competition</i>	LLV Sports Club
15 (Saturday)	8:00 am - Noon	LLV Pickleball Interclub Challenge <i>Professional and amateur competition</i>	LLV Sports Club
20 (Thursday)	10:00 am	SSRCA Board Meeting	Zoom
22 (Saturday)	8:00 am	LLV Ntense Power Run <i>10K, 5K, and 3K races; cash prizes</i>	LLV Northshore
22 (Saturday)	9:00 am – Close	LLV Water Sports Weekend <i>Aquapark Grand Opening</i>	The Village
23 (Sunday)	9:00 am – Close	LLV Water Sports Weekend <i>Aquapark Grand Opening</i>	The Village
29 (Saturday)	8:00 am	Pet Parade and Pancake Breakfast <i>Chef Scott Commings and Pet Scene Magazine</i>	Sports Club

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BOARD & COMMITTEE VOLUNTEERS

(Chairperson annotated with an asterisk *)

BOARD OF DIRECTORS

- Vern Jennings, President*
- Rod Isler, Vice President
- Vicki Hafen Scott, Treasurer
- Rick Phillips, Secretary
- Susie Avery, Director
- Wayne Hillock, Director
- Valerie Treaster, Director

COMMITTEES & OTHER ASSIGNMENTS

Administrative

- Vern Jennings*
- Wayne Hillock
- Rick Phillips

Budget, Finance & Reserve

- Vicki Hafen Scott*
- Rick Phillips
- Cathy Guibal
- Wayne Hillock

Design Review Board

- Les Crouch*
- Jim Avery
- Terry Devlin
- Pat Evans
- Dean Hampton

Please contact Association's management office if you are interested in volunteering for one or more of the above committees

southshore@fsrnevada.com
702 248 7742

Interstate 11

- Vern Jennings*
- Paul Trapp

Landscape & View

- Valerie Treaster*
- Susie Avery
- Barbara Gunn
- Francoise Markus
- Marjorie Miller (Mira Monte)
- Laurie Rogerson (Bella Vivente)
- Paul Trapp

Marketing

- Susie Avery*
- Valerie Treaster
- Alex Gennett
- Gordon Wangers

Newsletter

- Valerie Treaster*
- Nancy Campbell
- Lori Vagner

Policies

- Vern Jennings*
- Vicki Hafen Scott
- Chuck Doherty
- Wayne Hillock
- Kathy Freberg

Security

- Rick Phillips*
- Rod Isler
- Eric Doka
- Kathy Freberg
- Daniel Harris
- Francoise Markus
- Bruce Thacher

Social

- Susie Avery*
- Cathy Guibal
- Heidi Locatell
- Warren Murphy

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COMMUNITY CORNER MARKETING COMMITTEE

Editor's note: On November 19, the Board of Directors ratified all SSRCA standing committee charters and gratefully accepted the volunteer services of 26 Association members for Fiscal Year 2021.

Over the course of this fiscal year, we are highlighting each committee, its charter, and its members.

*Today, we introduce you to the **Marketing Committee**, chaired by Susie Avery.*

Marketing Committee

By Susie Avery (Chairperson)

Members

Susie Avery
 Alex Gennett
 Valerie Treaster
 Gordon Wangers

Purpose

At the direction of the SouthShore Residential Community Association (SSRCA) Board of Directors:

- Develop and execute a comprehensive marketing strategy to promote the SouthShore Residential Community to potential buyers
- Partner with other Lake Las Vegas stakeholders (e.g., SouthShore Country Club, Lake Las Vegas Master Association, the Montelago Village and local real estate agents)
- Oversee design, development, maintenance and content for the SSRCA-owned public website
- Increase SouthShore's brand presence on other social media platforms

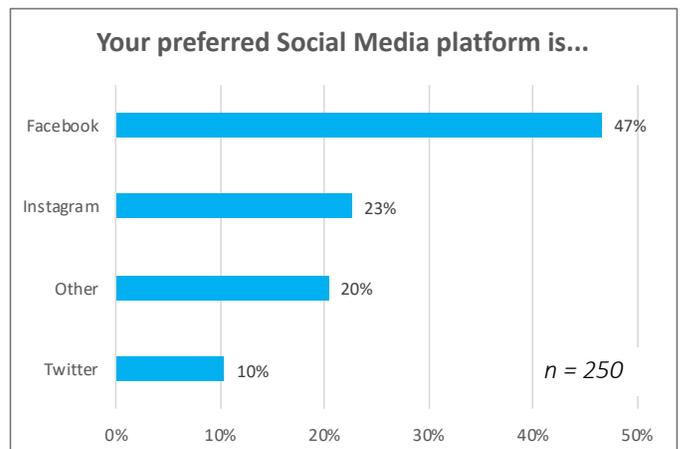
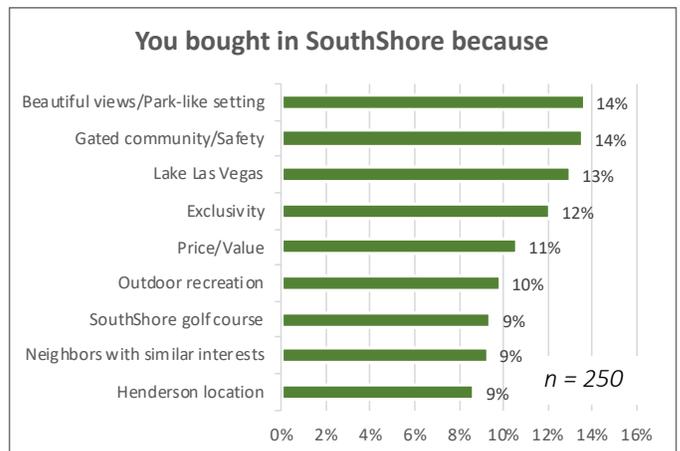
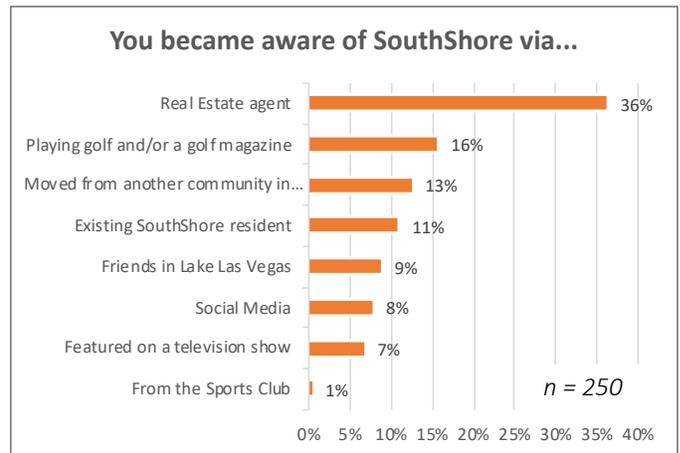
Overview

Formed in 2020, and funded in 2021, the Marketing Committee surveyed current homeowners to understand how they heard about SouthShore and why they purchased here. Survey highlights include:

- 36% of homeowners became aware of SouthShore through a real estate agent
- Beautiful views, park-like setting and the safety of a gated community were the top ranked reasons for buying in SouthShore
- Facebook is residents preferred social media platform.
- *(reference charts to the right for greater detail)*

With these findings in hand, a \$25,000 budget appropriated, and further market insight courtesy of

Heidi Locatell, Coldwell Banker Premier Realty and a SouthShore resident, the Marketing Committee proceeded to build out the SouthShore Residential public website.



The website is expected to launch in May, and will focus on eight dimensions of our community:

- Real Estate
- Landscaping
- Safety/Security
- Community
- Golf
- Wildlife
- Sports & Fitness
- Lake Las Vegas

Partnering with local realtors, homes and land available for sale in SouthShore will prominently be displayed in the Real Estate section and homepage of the website.

To capture our sense of community and highlight reasons for buying in SouthShore, we are planning a “Drone Day” in May.

We are asking residents to participate in Drone Day and illustrate SouthShore’s amenities by walking along Grand Mediterra Linear Park, boating on Lake Las Vegas, golfing at SouthShore Country Club, and overall enjoying the SouthShore lifestyle.

Once we confirm date and time of Drone Day, we will notify homeowners via email. If you are interested in participating, please send your name and contact information to Marketing@ssliv.com.

In addition to promoting SouthShore to potential new homebuyers, our website will provide valuable information for existing homeowners, including:

- Homeowners’ Association documents
- Account information
- Forms, applications and policies
- Up-coming community events

Our website (www.southshorelakelasvegas.com) will serve as a living record of SouthShore with on-going improvements through visual effects such as videos, photos and resident testimonials, and input from our community members.

If you have photos, videos, or a short testimonial that you would like to share on our website, please send them to Marketing@ssliv.com.

- Susie Avery

(Committee charter available on Association website)

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COMMUNITY CORNER STRATEGIC PARTNER PROFILE

Editor's note: The strategic importance of the SouthShore Country Club (SSCC) to our SouthShore Residential Community Association (SSRCA) cannot be overstated. Without exception, there are two irreplaceable landmarks in our community, the Lake and the Country Club.

As recently as June 2017, the livelihood of the Country Club was in question until a dozen families, led by some very brave men and women, rescued the Club and, with it, our lifestyle here in Lake Las Vegas.

It is with a debt of gratitude and in celebration of its 25 Year Anniversary (1996 – 2021) we profile its owners, its offerings, and your opportunity to “Join the Club.”

This is Part 2 in a four-part series. To read Part 1, “The Owners: For the love of golf, for the love of Lake Las Vegas”, reference our February 2021 newsletter or contact southshorenewsletter@yahoo.com.

Part 2: Creating a Country Club

By Kathy Freberg

Upon acquiring the SouthShore golf course in December 2017, its new owners understood the importance of its rebranding to the **SouthShore Country Club**, reflecting the full suite of services the club offers its members: Fitness, recreation, social activities, dining options, and the first private Jack Nicklaus Signature Golf Course in Nevada.

Knowing that quality of food, beverage, and service tends to be a priority for most private club members, the owners set their sights on acquiring the best talent and commercial kitchen technology available and providing members with an abundance of food and beverage choices. Following is a brief profile of all three.

Talent

Starting with the leadership team, the owners hired Joseph Travaglio as the club's general manager and chief operating officer (COO). Joseph has 35 years' experience in the hospitality industry, including Chicago's Ruth Lake Country Club, Oak Park Country Club, Inverness Golf Club, and world-renowned Medinah Country Club. Joseph holds the distinction of a Certified Club Manager (CCM), issued by Club Management Association of America to the top 20% of club managers in the United States. Joseph is the only CCM in Las Vegas.

Richard Swoboda is the club's director of food and beverage (F&B). Richard has 18 years' experience, most recently as general manager for three food operations at the Las Vegas Tropicana Hotel, a Hilton Hotels property. Richard also served in ever increasing roles of responsibility at Bally's, Caesar's, and Paris hotels in Las Vegas. Richard holds a Level I Court of Master Sommelier certificate from Southern Glazer's Wine and Spirits.

Jason Brickles is the club's executive chef. From 1990 to 1993, Jason trained under Master Chef Vladimir Retemirer. At the time, Chef Vladimir was one of only six master chefs in the United States. Jason went on to work at the Monte Carlo and Station Casinos in Las Vegas, subsequently becoming executive chef at the Foundation Room, the semi-private club at the top of Mandalay Bay, and the House of Blues, a popular entertainment venue on the Las Vegas strip.

Joseph Travaglio, General Manager & COO

- Club Management Association Certified Club Manager (CCM)

Richard Swoboda, Director, Food & Beverage

- Southern Glazer's Wine & Spirits certified Level I Court of Master Sommelier

Jason Brickles, Executive Chef

- Trained by Master Chef Vladimir, at one point, one of only six master chefs in the United States

Technology

Following recommendations from their experienced food and beverage team, the club's owners invested heavily in state-of-the-art commercial kitchen technology, including:

A **Southbend** infrared standup broiler that cooks meat quickly and seals in natural juices. Its infrared tiles preheat to 1,650 degrees Fahrenheit in 90 seconds, reducing customer wait time while creating the perfectly cooked steak.

A **Southbend** chrome flat top grill that transfers heat more efficiently, thus controlling caramelization of food better than conventional griddles, virtually eliminating flavor migration from one food to another.

An **Anova** sous vide machine providing moist, juicy and tender food via precise temperature control unattainable through traditional methods.

...and two **Rational CombiMaster** ovens with pure hygienic fresh steam for picture perfect vegetables, cooking cabinet humidification for crispy breaded coatings and succulent roasts, dynamic air mixing for optimally distributed heat, and the ability to simultaneously grill, bake, roast, braise, steam, stew, and poach, all monitored and controlled by a computer.



Photo courtesy SouthShore Country Club

Dining Options

Main Dining Room. Open daily for breakfast and lunch, and Wednesdays and Fridays for dinner, the main dining room provides expansive views of the golf course and majestic Lava Butte in the background.

Lunch items include fig and maple walnut salad, slow roasted Italian prime rib dip on a toasted hoagie roll, crispy chicken sriracha sandwich on a rose burger bun, ahi saku tuna poke bowl served with edamame, and an Angus beef burger with hand-cut fries.

Evening dinners offer infrared broiled black Angus tenderloins, fogged iced seafood platters with colossal poached shrimp and fresh shucked oysters, and soy and sesame infused roasted range chicken with jasmine rice.

Big Horn Lounge. With four fire pits and deep, comfortable oversized sofas and chairs, and occasional live music, the Big Horn Lounge is ideal for an outdoor lunch, happy hour, or dinner. It too has spectacular views (think "John Ford" western) of the remarkable red, orange, purple and blue color palette unique to a Southwest landscape.



Photo courtesy Lori Vagner

Menu items include coconut shrimp with mango habanero dipping sauce, buffalo Romanesco bites with tempura batter, “build your own” pizzas, and super jumbo Bavarian soft pretzels with beer-cheese dipping sauce.

Jack’s Café. Located next to the putting green, Jack’s Café provides golfers and non-golfers alike with hot and fresh classic style Chicago hot dogs, jumbo grilled bratwurst, chargrilled salami and cheese sandwiches, breakfast wraps, and traditional sandwiches.

Lake Club Café & Bar. Conveniently located at the Lake Club, gym-going members and poolside guests enjoy creative and colorful beverages (e.g., almond milk mango blueberry, strawberry banana kiwi and apple cucumber zest juice smoothies), “grab & go” sandwiches and wraps, and alcoholic beverages including an ice bucket filled with beer and thirst-quenching cocktails like the John Daly and Fire & Ice.

Every Saturday between Memorial Day (May 31) and Labor Day (September 6) the Lake Club will have a chef on property grilling made-to-order hamburgers, hot dogs, and other casual foods.

In addition to the standing dining options, the club offers “Thursday Theme Nights”, and special event dinners such as the December 16th “Candlelight dinner” with a four-string quartet, and the March 6th Duckhorn Dinner, a four-course wine pairing dinner starting with lobster tail and ending with a dark chocolate cacao bean organic nib mousse. Live piano music added to the evening’s elegant ambiance.



Photo courtesy Lori Vagner

When asked about the role of food and beverage SouthShore Country Club, Joseph quoted Guy Fieri, “Cooking is all about people. Food is maybe the only universal thing that really has the power to bring everyone together. No matter what culture, everywhere around the world, people eat together.”

Joseph went on to say, “My joy is bringing our SouthShore members together so they may eat in the company of those they enjoy and love.”

Interested in joining The Club? Contact Laurie Moore, Membership Director, at 702.856.8458 or via email at lmoores@southshoreccllv.com.

(Editor’s note: On behalf of the SouthShore Residential Community Association, we thank the SouthShore Country Club staff for making curbside meal service available to all residents of SouthShore, members and non-members alike, throughout the COVID-19 restaurant lock down. Your generosity is recognized and appreciated).

SouthShore Country Club dining options

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Main Dining Room & The Bighorn Lounge	9 am - 4 pm (B&L) 4 pm - 6 pm (HH) Closed	Closed	11 am - 4 pm (L) 4 pm - 6 pm (HH) Closed	11 am - 4 pm (L) 4 pm - 6 pm (HH) 5 pm - 9 pm (D)	11 am - 4 pm (L) 4 pm - 6 pm (HH) Closed (+)	11 am - 4 pm (L) 4 pm - 6 pm (HH) 5 pm - 9 pm (D)	9 am - 4 pm (B&L) 4 pm - 6 pm (HH) Closed (+)
Jack’s Café	8 am - 3 pm*	Closed	8 am - 3 pm(*)	8 am - 3 pm(*)	8 am - 3 pm(*)	8 am - 3 pm(*)	8 am - 3 pm(*)
Curbside Service	11 am - 6 pm	Closed	11 am - 6 pm	11 am - 6 pm	11 am - 6 pm	11 am - 6 pm	11 am - 6 pm
Lake Club Café & Bar	10 am - 5 pm	10 am - 5 pm	10 am - 5 pm	10 am - 5 pm	10 am - 5 pm	10 am - 5 pm	10 am - 5 pm

Legend: Breakfast (B), Lunch (L), Happy Hour (HH), Dinner (D), Based on business levels (*), On occasion Theme Nights & Special Events (+)



South Shore
COUNTRY CLUB LAKE LAS VEGAS



Club Sponsored Events

- ❖ Trivia nights
- ❖ Bingo nights
- ❖ Card groups
- ❖ Farkle & Mahjong
- ❖ Live entertainment
- ❖ Holiday events
- ❖ Themed dinners
- ❖ Lakeside brunch
- ❖ Champagne brunch
- ❖ Wine dinners & tastings

And much more.....

It's time you joined your neighbors!

Laurie Moore, Membership Director: (702) 856 – 8458
Joseph Travaglio, General Manager / COO: (702) 856 - 8403



NEIGHBORHOOD NOTES A MOVIE IN THE MAKING

LYVIA'S HOUSE

A made for TV movie, filming in Lake Las Vegas
By Patricia V. Davis (Author and SouthShore resident)

Lyvia's House is a romantic, psychological thriller. Think of 1991 thriller, [Sleeping with the Enemy](#) with Julia Roberts or [The Undoing](#), a television miniseries released in 2020 starring Nicole Kidman. It is loosely based on the [Juan Corona](#) serial killings of 25 migrant workers in the Sacramento Valley in California in 1971.

The house, owned by an Italian artist named Lyvia, is a Tuscan-style villa sitting in a walnut orchard in Northern California. Lyvia loves her house and paints the interior with beautiful murals.

One day, out of the apparent clear blue, Lyvia sells her home and everything in it 'on the cheap' to Johnny, an architect Lyvia hired to do work on her beautiful home.

In parallel, we meet Tara, a young journalist who, much to the despair of her mother, leaves their luxurious Lake Las Vegas lifestyle to live in rural Northern California in Lyvia's enigmatic house with Johnny, the boy she's come to love.

The story unfolds as Tara discovers the darkness hidden in the dirt outside her home and also struggles with new inconveniences, such as driving forty miles to get to a supermarket.

When Tara calls home to talk with her best friend, and Paula, her mother (played by actress **Deborah Tucker**), the audience experiences what she's left behind—mom at one of Lake Las Vegas' golf courses or sports clubs, and her best friend having lunch at one of the Montelago Village restaurants.

Filmed in Lake Las Vegas and rural Northern California, the audience viscerally experiences the visual and contextual contrast between a crop duster flying over a blossoming orchard, laborers bent over working the rice fields, and the relaxed resort lifestyle of Lake Las Vegas, with friends enjoying water sports and outdoor dining.

The audience also faces several "whodunnits" requiring mental untangling and a few dark bone-chilling moments.

Lyvia's House stars **Niamh Wilson**. You know her as 'Jack' on the Degrassi series, or for her performances in the popular *Saw* film franchise.

At just twenty-four, Niamh's been in the industry for nearly 20 years, has amassed over 30 Film and TV credits (*The Young and Prodigious T. S. Spivet*, *Maps to the Stars*) and her title role in the tween-oriented sitcom *Debra!* won her a Young Artist Award for Best Performance in a TV Series - Leading Young Actress and Outstanding Young Ensemble in a TV Series.

Dian Hodge, SouthShore resident, and President & Chairman, SAFE House, is also in the film. While we're raising funds for Lyvia's House, we are allocating a portion for SAFE House. If you support us, you champion two causes.

Additional information about the film and its talent is available in this **flipbook**.



Patricia V. Davis

Patricia V. Davis is a bestselling author of fiction and non-fiction. Her trilogy *The Secret Spice Café* has just been released in CD audiobook by Tantor Media. Patricia and her husband divide their time between Lake Las Vegas and Sacramento, CA.

https://en.wikipedia.org/wiki/Patricia_V._Davis

As visually stimulating as it is to film in two locations, production costs go up exponentially.

That said, we have secured all but the last \$25K to make *Lyvia's House* a reality for our audience, investors, and Lake Las Vegas! We've shot some gorgeous "B roll" and need the final \$25K in order to commence filming before we lose our talented cast members to other opportunities.

If you are aware of a resident or business owner in the area interested in sponsoring *Lyvia's House*, we would love to hear from them.

We're offering sponsors the opportunity to have their home or business highlighted in the film with full acknowledgements in the credits. We also have a special deal for local realtors and product placement opportunities. In particular, we'd love to feature a wine label when Tara sets a wine bottle next to her laptop. (After what that girl discovers, she needs a good glass of wine!)

Lyvia's House investment "units" are reasonably-priced, with standard film terms favorable to the investor. Interested parties may contact producer@lyviashouse.com for details.

Finally, according to *Investopedia*, "the twists and turns of a psychological thriller activate chemicals in our brains that leave us feeling euphoric." These are the type of films streaming service viewers love to watch. Companies such as Netflix are snapping this type of film up.

For these reasons, we believe *Lyvia's House* has the potential to be commercially successful. Also, this genre of indie film, with a smaller budget, gives studios the biggest bang for their buck, providing huge return-on-investment (ROI). Due to the advent of streaming services, the success of a film is no longer contingent on box office sales, but rather online sales and foreign market sales.

When we think about what Lake Las Vegas spends on ads, billboards and more, to have Lake Las Vegas, our local homes, hotels, restaurants, featured in a film that can be viewed by so many, seems like the better bargain!

We hope you'll support *Lyvia's House*.

Proof-of-concept Trailer:

<https://vimeo.com/496745998>



Photo courtesy *Lyvia's House*

NEIGHBORHOOD NOTES A NEW DEVELOPMENT

Raintree further invests in Lake Las Vegas

By Nancy Campbell
Newsletter Committee

With the development of **Shoreline**, a boutique gated community of 82 single-family homes, all with views of the lake or the golf course, and many located directly on the waterfront, Raintree continues to invest in the success of Lake Las Vegas.

Shoreline is a partnership between Raintree and Blue Heron, a design-led development firm. Emulating Blue Heron's signature Vegas Modern design philosophy found at Vantage on the North Shore, Shoreline will offer three two-story floor plans, with up to five bedrooms and four bathrooms and a third-story sky deck option.

A landscaped walking trail throughout the community and waterfront will provide access to the close by water, shops, and restaurants located at the Montelago Village.

Between Shoreline and the current Seasons Market parking area, there will be a new gated parking lot with limited time use of 30 minutes, free with Seasons Market validation.

Reservations for home purchase will commence Summer 2021, with home sales in early Fall.

Clients interested in learning more about Shoreline may contact Blue Heron at 702.536.6000.



Seasons Grocery



SSRCA Front Gate



Artistic rendering provided by Blue Heron

LINKS BEYOND THE LINKS

SouthShore Residential Community Association

Jessica Smukal, General Manager
Anneliese Gambo, Assistant Community Manager
Priscilla Cisneros, Administrative Coordinator
220 Grand Mediterra Blvd
Henderson NV 89011
Phone: (702) 248-7742
Fax: (702) 878-7743
Email: SouthShore@FSRnevada.com
Lakelasvegassouthshore.connectresident.com

SouthShore Country Club

100 Strada Di Circolo
Henderson, NV 89011
Phone: (702) 856-8458
www.southshoreccllv.com

Lake Las Vegas Master Association

Peg Lozier, General Manager
1600 Lake Las Vegas Parkway
Henderson, NV 89011
Phone: (702) 568-7948
Fax: (702) 568-7871
Email: plozier@lakelasvegas.com
lakelasvegas.com/events

Lake Las Vegas Sports Club

101 Via Vin Santo
Henderson, NV 89011
Phone: (702) 568-1963
llvsport@lakelasvegas.com

The Village at Lake Las Vegas

20 Costa Di Lago
Henderson, NV 89011
Phone: (702) 330-7925
lakelasvegas.com/lifestyle/the-village

Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway
Phone: (702) 567-4700
hilton.com

- Firenze Lobby Lounge
- Lagoon Pool Bar & Grill
- Medici Bistro & Patio

Bellalinda Gelateria Italiana (Gelato and sweets)

40 Costa Di Lago, Suite 130
Phone: (702) 856-3010

Café Du Lac (Traditional French Café)

40 Costa Di Lago
Phone: (702) 580-1277
lecafedulac.com

Luna Rossa (Authentic Italian)

10 Via Bel Canto
Phone: (702) 568-9921
lunarossallv.com

Mimi & Coco Bistro (Continental Cuisine)

40 Costa Di Lago
Phone: (702) 38207900
mimicocorestaurant.com

A Moment in Time Events (Create your own event)

30 Via Brianza Street
Phone: (702) 328-4457
amomentintimellv.com

Mrs. Coco's Café (French Lunch & Pastries Café)

20 Via Bel Canto, Suite 150
Phone: (702) 369-0373
mrscocolv.com

One5 Lakeside (Asian Grill)

15 Via Bel Canto
Phone: (702) 565-5522
one5lakeside.com

The Pub (Sports bar and comfort food)

40 Via Bel Canto, Suite 100
Phone: (702) 567-8002
thepubl.com

Rocky Mountain Chocolate Factory (Sweet treats)

20 Via Bel Canto, Suite 100
Phone: (702) 547-1000
rmcflv.com

Seasons Market (Beautifully stocked grocery store)

20 Costa Di Lago #120
Phone: (702) 898-0145
seasons@lakelasvegas.com

Sonrisa Grill (Mexican)

30 Via Brianza, Suite 100
Phone: (702) 568-6870
sonrisagrill.com

Vino Del Lago Wine & Jazz Lounge (Wine Lounge)

25 Via Brianza, Suite 100
Phone: (702) 474-0357
Vinodellago.com