



Lake Las Vegas
Master Association

Board of Directors Meeting

Westin Hotel
5:00 pm – 6:00 pm

info@lakelasvegas.com

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PRESIDENT’S LETTER

APRIL 2023

By Vern Jennings

Dear SouthShore neighbors,

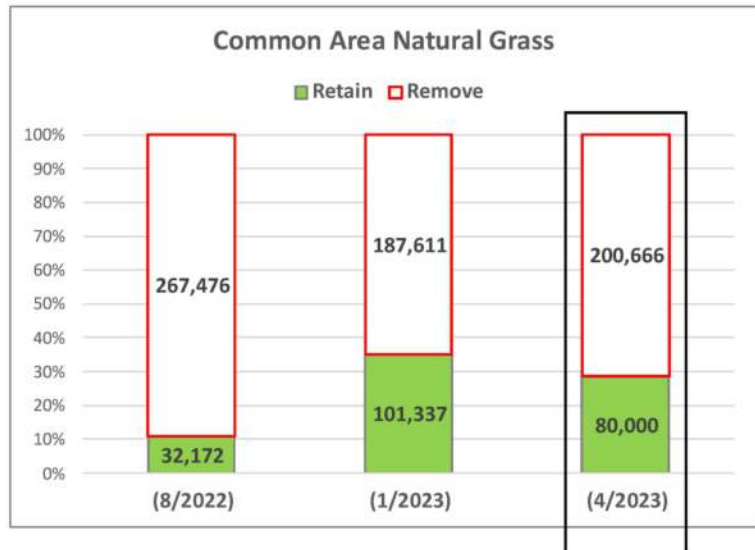
As you may recall, June 2021, Governor Sisolak signed into law Assembly Bill 356, restricting the use of Colorado River water to irrigate non-functional turf on certain property.

Since that time, our Landscape Committee and Board of Directors have worked with Southern Nevada Water Authority (SNWA) to develop a plan that ensures SouthShore complies with this law, while preserving the beauty of our community and as much natural turf as possible.

On January 10, 2023, we held a Town Hall where we discussed the estimated amount of turf to be removed, its location, and associated costs to remove it. You will find the Town Hall presentation

After much discussion, SNWA and SouthShore have agreed to remove 200,600 sqft. of common area turf and retain 80,000 sqft.

Sqft. Retain vs. Remove (August 2022 – April 2023)



The difference between our January 2023 turf removal estimate of 187,661 sqft. and the final agreed upon amount of 200,666 sqft. is due to 30,000 sqft. of turf exceeding the maximum water runoff slope of 25%.

At the March 18, 2023, board meeting, we opened sealed bids from four companies proposing to undertake our turf conversion project: Bright View Landscape, Classic Landscape, Gothic Landscape, and Green Environmental Landscape.

At that time, I asked and received board approval to:

- Submit rebate applications to the City of Henderson (COH) and SNWA for 200,666 sqft. of turf removal.

(Submitting this application does not obligate us to complete all the removals, but it does preserve our right to the rebate programs offered by SNWA and COH for a period of 12-months.)

- Proceed with converting the 29,000 sqft. of non-functional grass located on the “non-walking side” of Grand Mediterra Boulevard to match existing desert landscape (e.g., boulders, large and small rocks, and drought tolerant plants).

(For context, the “non-walking” side of Grand Mediterra stretches approximately 2-miles, from SouthShore’s front gate to the Lake Club. Ninety percent of this stretch is already desert landscape.)

Grand Mediterra Boulevard “non-walking side”



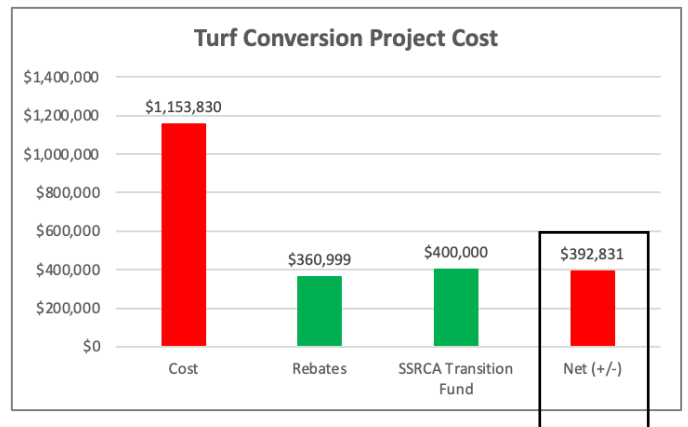
Classic Landscape, our current service provider, will complete this phase of the project. We expect this to be done by June 2023.

In parallel, in April the Landscape Committee will hold a series of “turf conversion workshops”, where property owners will see various landscape design proposals, and be able to ask questions and provide input.

In May, we will hold a second Town Hall on this subject and, again, provide property owners the opportunity to give input and ask questions.

Absorbing and distilling all input, we expect the Landscape Committee to come to either the May 18 or July 20 Board of Directors Meeting, and provide their turf conversion recommendation with associated costs, and request board approval to proceed.

Following this timeline, we estimate the turf conversion project will be complete by spring 2024, well in advance of the December 31, 2026, deadline.



Graph: Turf conversion cost and funding sources

The above graph shows estimated turf conversion cost (assuming \$5.75 per sqft. converted), funding sources to mitigate the cost, with an estimated balance of \$393K to be funded in one or more of the following ways:

- One-time \$532 property owner assessment (based on 739 dues paying accounts)
- Loan to be repaid from savings on water
- Pay with accrued operating and/or reserve funds and reimburse these accounts from water savings

I will continue to keep you informed and encourage you to attend any and all of the above-mentioned meetings.

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NEWS YOU NEED TO KNOW

Sold in SouthShore | Q1'2023

By Cynthia Martin

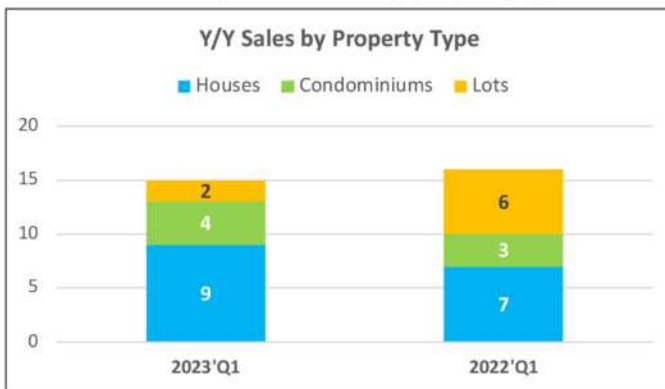
NV Exceptional Homes LLC

| 702.768.5799

In Q1'2023, there were 15 real estate transactions within the gates of SouthShore, for a total value of \$18.6M.

Of the 15 transactions, 9 were houses, 4 were condominiums, and 2 were lots.

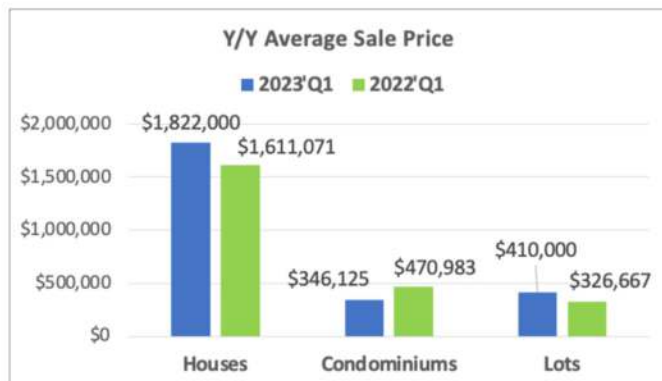
Chart 1: Y/Y compare of sales by property type



In Q1'2023, the average sale price for:

- Houses was \$1.8M, albeit skewed by one house sale at \$5.95M. If this variable is removed, average house sale price was \$1.16K.
- Condominiums was \$346K, a 27% decline year-over-year.
- Lots was \$410K, a 26% increase year-over-year.

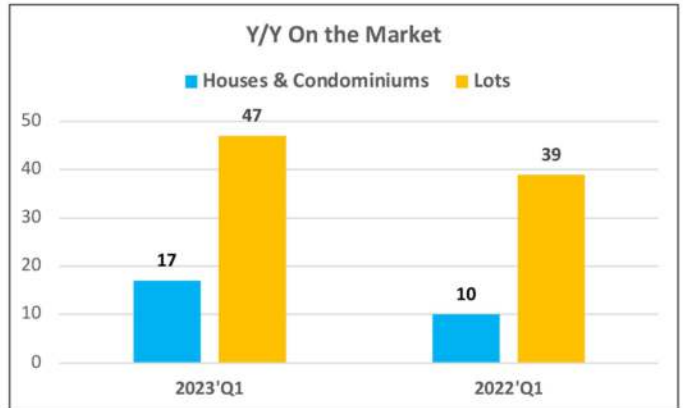
Chart 2: Y/Y compare of average sale price



Currently, a combined 17 homes and condominiums, and 47 lots are for sale. This represents approximately \$50M in real estate value.

Worth noting, Porta Cielo remains the last community of single-family homes with anything under \$1M for sale.

Chart 3: Y/Y compare of properties on the market



From that perfect date night dress to a comfy and casual outfit, Apricot Lane Boutique has everything you need to create the perfect look for any occasion. You can count on our expert staff to help you find what you're looking for and if we don't yet have it, we'll do our best to get it! We are a locally-owned and operated women's clothing store in Henderson, Nevada that prides itself on putting the customer and its community first.

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- A \$50 ALB Gift Card when 2 or more friends book a future party.
- A \$100 ALB Gift Card for Sales over \$1,000.
- A Special evening of private shopping, refreshments, and raffle prizes for you and your friends.

Barbara Kennedy
Store Owner

702-856-0181
HENDERSON@APRICOTLANEUSA.COM
@APRICOTLANEHENDERSON

POLICIES & PROCEDURES

Board Meeting Highlights

By Nancy Campbell

Editor-in-Chief, Newsletter Committee

Below are highlights from the March 18 SouthShore Board of Directors meeting. Greater detail on all board meetings, including minutes, supporting materials, and a recording of the meeting, is available by contacting SouthShore management

Committee Reports

Finances

As of December 31, 2022 (date of last financial report), the association has \$4.6M in cash, with \$463K in the transition fund, \$1.2M in operating cash, and \$2.9M in reserve (see chart 1). Reserve fund coverage is 95%.

Year-to-date revenue is \$3M. With operating expenses at \$2.4M, and funding the reserve account with \$447K, the association has net income of \$151K (see chart 2).

Chart 1: Balance Sheet

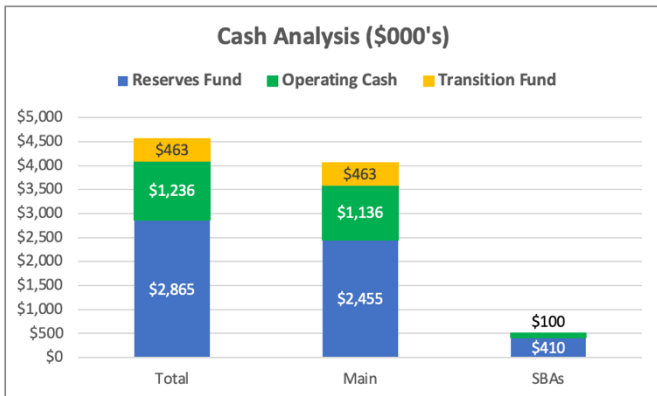
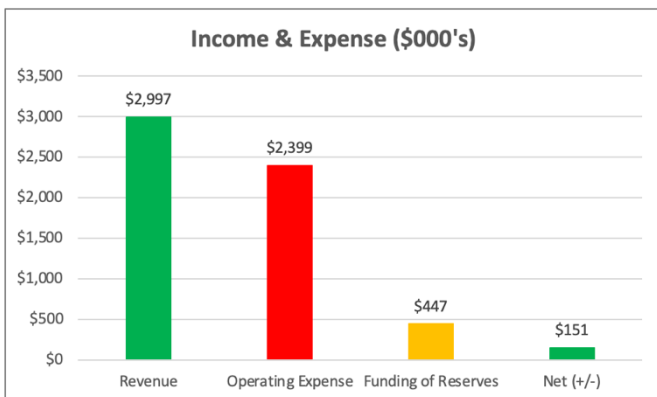


Chart 2: Income & Expense



Expenses are lower than projected due to the recent rains reducing demand for irrigation water, the water efficiency benefits of retrofitting all drip lines along common area slopes, and a decline in legal expenses.

Landscape

Jay Stauss, Classic Landscape, summarized current landscape priorities: fertilizing the landscape to prepare for growth this spring, repairing any leaks in the irrigation system, completing 15 planting projects across the community, and reducing watering to three days a week until May 1.

Security

Chad Romero, Site Supervisor, Markman Security, confirmed the security gate arms at the front gate have been repaired, all those entering SouthShore are being asked for their IDs, and he is fully staffed with 11 officers.

Design Review Board

The Design Review Board (DRB) has reviewed and/or approved seven new home builds, and 68 renovations or remodels.

Unfinished Business

CenturyLink

CenturyLink has enabled high-speed internet service to 13 of SouthShore's 15 communities. CenturyLink believes they will be able to complete service to the balance (Mantova condos and villas) by May 1.

Since project inception, approximately 34% of enabled homes have upgraded to the high-speed service.

Lake Las Vegas Water Delivery Solution

As previously communicated to all SouthShore residents via email, on March 7, the City of Henderson unanimously approved the Lake Las Vegas Water Delivery Solution, resolving concerns about access to and pricing of water for the lake in Lake Las Vegas.

In follow-up, on April 12 (6:00 pm – 8:30 pm), Raintree Development is hosting a "State of Lake Las Vegas" event at the Westin Hotel. Details may be found here: <https://www.eventbrite.com/e/state-of-lake-las-vegas-tickets-596214352177>

Other items of interest

Cox Cable

Cox Communications and SouthShore's board of directors are negotiating to authorize Cox to install facilities, equipment, and the necessary wiring to bring its high-speed services to SouthShore's 542 existing single-family residences and 299 future single-family residences, while ensuring SouthShore's full compliance with its existing agreement with CenturyLink.

Landscape Conversion Project

Four companies provided service bids to convert SouthShore's non-functional turf to desert landscape. The Landscape Committee is in the process of reviewing all bids for compliance with requirements.

In parallel, the board approved funding to convert non-functional grass areas on the "non-walking path side" of Grand Mediterra Boulevard to desert landscape. The necessary funds will come from the association's \$463K Transition Fund (see page 5, chart 1).

To mitigate out-of-pocket cost to the association, the board agreed to apply for turf conversation rebates from Southern Nevada Water Authority (SNWA) and the City of Henderson.

Insurance Policy

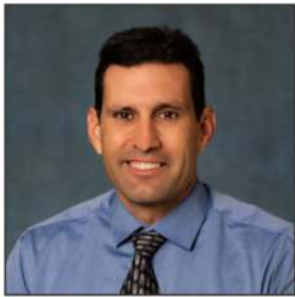
Few service providers responded to SouthShore's Insurance Coverage request for proposal (RFP). The bid most equivalent to current coverage requirements was \$10,000 over the association's existing \$64K budget.

In hopes of reducing the cost of insurance, the board approved raising the association's deductible from \$1,000 to \$5,000.

Bella Vivente Entry Planter Renovation

The board approved funding \$3,390 from the Bella Vivente reserves account to replace the existing rosemary and jasmine in planters along the entrance to Bella Vivente, with privets, white iceberg roses, and boxwoods (see photo mock-up below). Additional irrigation elements will be installed, as needed.





What we can learn from meerkats

By Alejandro (Alex) Alcantara
Neighborhood Resource Officer
Henderson Police

Monday – Thursday (7:00AM – 5:00PM)
702 267 5100

Meerkats are the Neighborhood Watch Program of the southern Africa desert. From them, we can learn much about how to protect our 'pack'.

Meerkats form packs of up to 30 members, and they are community oriented and fiercely territorial in nature. At all times, several members of the pack stand watch for the benefit of their community.

When the sentinels sense danger, they vocalize various alarms to notify the rest of the pack as to whether they should unify and approach (in the case of seeing a snake), disperse (in the case of an aerial predator), or hide (in the case of an unrecognized threat). Because of this, meerkats survive and thrive.

In the desert landscape of Lake Las Vegas, we have the Neighborhood Watch Program, sponsored by the Henderson Police Department.

The program is founded on the same concept: watch over one another and send an alarm when observing suspicious activity in your "territory" for benefit of the neighborhood pack.

Often times, when I meet with residents and ask, "Are you willing to participate in watching out for suspicious activity by joining a Neighborhood Watch Program?"

They respond, "Oh, I already do that". Then, when I ask, "Do you know your neighbor's name and how to contact them in case of an emergency or suspicious activity in the neighborhood?" they say, "No I don't."

As with meerkats, there is safety in numbers and working collectively and cohesively as a team is far more impactful than working alone.

If you see something suspicious, call '911' or '311'. Specifically, call '911' if you see an emergency in process and call '311' if you observe suspicious behavior but are unclear as to whether it is an emergency.

(Editor's note: also contact your community-specific security service provider, such as Marksman Security at 702 558 2932, and Lake Las Vegas Community Patrol at 702 249 5086, as they may be able to provide on-site surveillance while waiting for police to arrive).

To learn about the Neighborhood Watch Program visit: <https://www.cityofhenderson.com/government/departments/police/community-programs/neighborhood-watch>

If you are interested in forming a Neighborhood Watch Program, contact City of Henderson Police at : neighborhoodwatch@cityofhenderson.com

Until next time, be safe and watch after each other. [Timon](#) would be proud of you.

- Officer Alex Alcantara



Photo credit Martin Harvey

SIGNATURE EVENTS

Saturday, April 8 (12:30 pm)



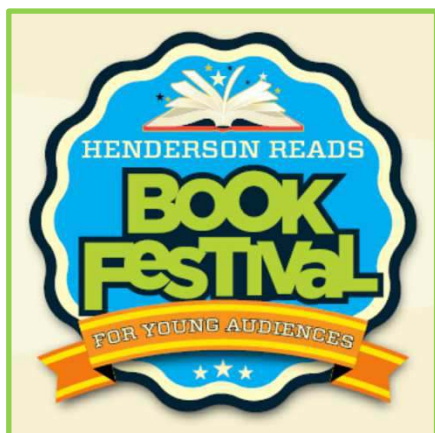
VEGAS GOLDEN KNIGHTS WATCH PARTY (vs. Dallas Stars)

Water Street Plaza

Admission: Free

- This is the FINAL watch party of the regular season, and there will be some special surprises for this one. Enjoy a live DJ, souvenir giveaways and more.
- The Water Street Plaza's spacious outdoor setting, surround sound and jumbotron allow for a comfortable, yet electric environment to catch all of the exciting action on the ice.
- <https://www.cityofhenderson.com/residents/special-interest/vegas->

Saturday, April 29 (10:00 am – 3:00 pm)



HENDERSON READS BOOK FESTIVAL

Water Street Plaza

Admission: Free

- A stupendous literary showcase featuring award-winning and notable picture book, middle grade, and young adult authors.
- This special group of authors will be on site to read out loud, share stories and discuss their works. From picture book authors to young adult and graphic novels, readers of all ages will enjoy!
 - Live readings and discussions
 - Book signings
 - Interactive activities
- <https://www.cityofhenderson.com/residents/special-interest/henderson-reads-book-festival-2023>

Saturday, May 13 – Sunday, May 14 (9:00 am – 4:00 pm daily)



ART FESTIVAL OF HENDERSON

Water Street Plaza

Admission: Free

- One of the most popular art festivals in the region, this Mother's Day tradition features a variety of contemporary artists, fine unique crafts, even fashion and home décor artisans.
- Visitors will see live art demonstrations such as glass blowing and chalk artists, along with daily entertainment.
- Specialty food and beverage trucks will also be on-site.
- <https://www.cityofhenderson.com/residents/special-interest/art-festival>

UPCOMING EVENTS

APRIL

03 (Monday)	1:00 pm	Security Committee	HOA Office
10 (Monday)	10:00 am	Landscape Committee	HOA Office
12 (Wednesday)	11:00 am	Design Review Board	*SSCC
26 (Wednesday)	11:00 am	Design Review Board	SSCC

MAY

01 (Monday)	1:00 pm	Security Committee	HOA Office
08 (Monday)	9:00 am	Finance Committee	Zoom
	10:00 am	Landscape Committee	HOA Office
10 (Wednesday)	11:00 am	Design Review Board	SSCC
12 (Wednesday)	5:00 pm	Lake Las Vegas Master Association Board Meeting	Westin Hotel
18 (Thursday)	10:00 am	SouthShore Residential Community Board Meeting	SSCC
24 (Wednesday)	11:00 am	Design Review Board	SSCC

* SSCC (SouthShore Country Club)



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BOARD & COMMITTEE VOLUNTEERS

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." - Margaret Mead

BOARD OF DIRECTORS

- Vern Jennings, President*
- Rod Isler, Vice President
- Vicki Hafen-Scott, Treasurer
- Rick Phillips, Secretary
- Sam Schmidt, Director

VOLUNTEER COMMITTEES

Administrative

- Vern Jennings*
- Rod Isler

Design Review Board

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

Finance

- Vicki Hafen-Scott*
- Henri Cuddihy
- Alex Doka
- Sam Schmidt

Landscape & View

- Vern Jennings*
- Sheryl Alexander
- Myrna Frame
- Barbara Gunn
- Vicki Hafen-Scott
- Francoise Markus
- Reba St. Clair
- Paul Trapp
- Erik Zedelmayer

Newsletter

- Nancy Campbell*
- Roberto Bruckstein
- Vern Jennings
- Lori Vagner
- Ava Zedelmayer

Policies

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

Security

- Rick Phillips*
- Henri Cuddihy
- Kathy Freberg
- Daniel Harris
- Francoise Markus
- Sam Schmidt
- Bruce Thacher

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* Chairperson annotated with an asterisk. Please contact management office if you are interested in volunteering for one or more of the above committees (or 702 248 7742).



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On Thursday, March 9, thirty Lake Las Vegas homeowner association presidents, or their designees, gathered at the SouthShore Lake Club for the Presidents Club’s second meeting of 2023.

In aggregate, these presidents represent over 3,000 Lake Las Vegas homeowners. Below are highlights from the meeting.

Cox Communications Update

Hans Rhey, Account Executive, Cox Communities
Christine Six, Sales Leader, Cox Communities

December 2022, Cox Communications acquired the network assets of Cable Systems of Nevada LLC. With this acquisition, Cox Communications is expanding its high-speed internet service throughout Lake Las Vegas.

Cox's enhanced fiber infrastructure will be deployed in three phases:

Phase 1: By June 2023, they will repair and stabilize the existing network to existing clients.

Phase 2: Starting June 2023, they will upgrade the existing fiber network by boring under streets and sidewalks and pulling fiber through existing conduit.

Phase 3: Starting January 2024, they will enable new communities to access high-speed internet service.

If any community is currently under construction and has open trenches, this is an ideal time to enable Cox Communications to install new fiber.

Lake Las Vegas Master Association

Cody Winterton, President, LLV Master Association

Cody confirmed Henderson City Council's March 7 unanimous vote in favor of reducing current raw and reclaimed water rates to the proposed water rates pictured in charts 1 and 2 on this page.

Additionally, any rate increases in raw or reclaimed water rates during calendar years 2026 through 2030 will be at the same percentage rate of any increase in potable water rates in the given year.

Cody thanked Mayor Romero, Councilwoman Cox, the Presidents Club of Lake Las Vegas, and all Lake Las Vegas residents who sent emails to city council members, for this positive outcome.

Chart 1: Raw water rates

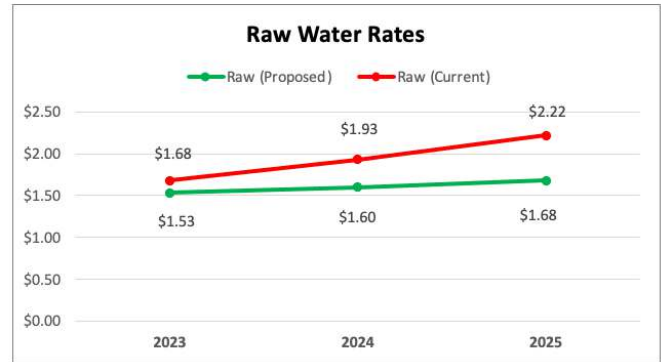
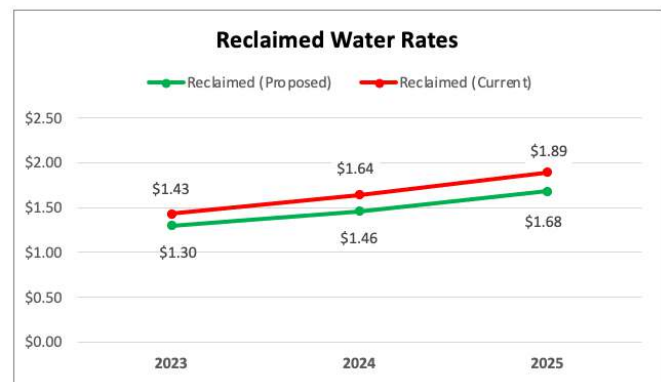


Chart 2: Reclaimed water rates



City of Henderson Update

Mayor Michelle Romero
City Councilwoman Carrie Cox

Mayor Romero and Councilwoman Cox discussed the City of Henderson and its 5 strategic priorities:

1. Economic Vitality
2. Livable Communities
3. Community Safety
4. Quality Education
5. Sustainability

They commented:

- The City of Henderson encompasses 118 square miles and serves 335,000 residents, of whom 25,000 are veterans.
- Henderson is the second largest city in Nevada, approximately the same size as Cincinnati, OH and Pittsburgh, PA, and among the top 100 largest cities in the nation.

- Sixty percent of the city's operating budget is allocated to community safety (e.g., fire and police departments).
- In February, the City of Henderson opened its 12th fire station, located in the Cadence community. This is the third fire station opened in the past five years and reflects the population growth of the City of Henderson.
- Since 2015, the City of Henderson has invested more than \$10M to bring additional resources to Henderson schools, funded in part by dedicating 30% of marijuana licensing fees to invest in students, teachers, and classrooms.
- There is a new regional water conservation goal to reduce daily per capita water consumption by 23%, from 112 gallons to 86 gallons, by 2035.
- Starting January 1, 2024, golf courses will need to reduce irrigation water consumption by 37%, from 6.3 acre-feet per year to 4.0 acre-feet per year, for each irrigated acre. The reduced water allotment applies to all water used to irrigate golf courses, as well as on-site lakes, ponds, reservoirs, and any irrigated outdoor areas that are landscaped.

Upon conclusion of their remarks, Mayor Romero and Councilwoman Cox took questions from the audience.

- Q. What are the city's plans for the land formerly occupied by the Fiesta Casino?
- A. A portion of the land will be used to develop a multi-use sports complex for youth. The balance will be made available via the bid and proposal process for other development. The former casino parking garage remains in place.
- Q. What is the city's position on pulling away from the broader Clark County School district and creating a smaller, more manageable school district?
- A. The City Council agrees on the need for a more effective school system, yet City Councilman Shaw's recent "Community Schools Initiative" did not pass through the state legislature.

That said, we are looking at what it would take to create a standalone school system and fund development of the needed facilities and infrastructure.

Additionally, we continue to seek ways to bring more charter schools into our community, albeit the state legislature has put in place many restrictions as to where charter schools may go.

- Q. What can the city do about the casino located in The Village at Lake Las Vegas?
- A. As the casino is privately-owned, the city has little jurisdiction over the property. That said, the city can and does enforce any municipal codes relevant to the property.

As the meeting prepared to close, Vern Jennings suggested the Presidents Club of Lake Las Vegas form a "legislative task force" to provide input to future deliberations by the City Council of Henderson.



Photo courtesy of Lori Vagner

NEIGHBORHOOD NOTES THE VILLAGE AT LAKE LAS VEGAS

Maidenlane

By Ava Zedelmayer
Newsletter Committee

January 1st of this year, **Maidenlane**, a women's and men's designer fashions boutique, selling both new and consigned clothing and jewelry, opened in The Village at Lake Las Vegas.

With one visit, clients can clear their closet of gently used designer clothing and purchase a variety of new and consigned items to complement their personal style and existing wardrobe. No appointment necessary.

Owned, operated, and managed by Brittney Flow, the Maidenlane concept was test marketed in Town Square Las Vegas and the North Premium Outlets, each for six months. Upon confirming the many financial, social, and eco-friendly benefits of the business model, she signed a 5-year lease in The Village at Lake Las Vegas.

Having been in the consignment industry for many years, Brittney says, "I strongly believe Lake Las Vegas is the perfect location to open a luxury and designer consignment store, for our clients and us."

"Since we've been in Las Vegas, we've put over \$100,000 directly into the pockets of local residents, and we are excited to continue this positive momentum in Lake Las Vegas."

In addition to providing beautiful clothing, Brittney wants to expand people's understanding and appreciation for the many social benefits of the consignment industry.



Brittney says, "Consignment is environmental-friendly. With the onset of fast fashion, the ever-increasing waste in the apparel industry has become untenable and detrimental to our environment; consignment is a great option to combat that."

She adds, "It also helps the local economy by putting money directly in the pockets of local residents who, in turn, spend that money back in their community."

At Maidenlane, consigned items are priced and displayed in the store for up to three months. If the item sells, anywhere from 40 – 70% of the profit, based on selling price, is paid to the consignee in the form of a check. Should the item not sell after three months, it is returned to its owner.

At your next opportunity, visit Maidenlane and discover the possibilities and benefits of consignment.

Maidenlane (located next to Vino Del Lago Lounge)

35 Via Brianza, Suite 100

Phone: 702 564 2100

Email:

Website: <https://maidenlanelasvegas.com>

Hours:

- Monday – Thursday: 10:00 am – 8:00 pm
- Friday – Saturday: 10:00 am – 9:00 pm
- Sunday: 11:00 am – 7:00 pm



LINKS BEYOND THE LINKS

HOMEOWNER ASSOCIATIONS

Lake Las Vegas Master Association

(Taylor Association Management)

1600 Lake Las Vegas Parkway

Phone: 702 568 7948

- > Anneliese Gamboa, General Manager
 - > Terry Devlin, Compliance Administrator
 - > Julie Williams, Administrative Assistant
- Email: agamboa@lakelasvegas.com

Lake Las Vegas Website

<http://lakelasvegas.com/events>

Lake Las Vegas - Community Patrol

702 249 5086

Lake Las Vegas - Lake Patrol

702 682 6932

Lake Las Vegas - Marina

661 204 9198

SouthShore Residential Community Association

(Prime Community Management)

220 Grand Mediterra Blvd

Phone: 702 248 7742

- > Jessica Smukal, General Manager
 - > Joseph Singletary, Assistant Manager
 - > Victor Favela, Administrative Coordinator
- Email: southshore@primenv.com
Email: southshorenewsletter@yahoo.com
Website: ssliv.com

Mantova Homeowners Association

(First Service Residential)

25 Via Mantova, Unit 2

Phone: 702 566 0013

- > Michelle Wolven, Community Manager
- Email: michelle.wolven@fsresidential.com

SouthShore Golf Villas Homeowners Association

(Nicklin Community Management Services)

375 N Stephanie St, Suite 911

Henderson, NV 89014

Phone: 702 851 7660 x2211

- > Amanda Miles, Community Manager
- Email: amiles@nicklincm.com

GOLF, TENNIS & OTHER SPORTS

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100 Strada Di Circolo

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www.southshoreccllv.com

The Lake Club

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Phone: 702 856 8431

www.southshoreccllv.com

Reflection Bay Golf Club

75 Montelago Boulevard

Phone: 702 740 4653

www.reflectionbaygolf.com

Lake Las Vegas Sports Club

101 Via Vin Santo

Phone: 702 568 1963

llvsport@lakelasvegas.com

Lake Las Vegas Water Sports

15 Costa Di Lago Street

Phone: 702 600 9860

lakelasvegaswatersports.com

HOTELS

Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway

Phone: 702 567 4700

hilton.com

The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard

Phone: 702 567 6000

marriott.com

FOOD & DINING

Bayside Grill (Soup, salad, sandwiches, entrees)

75 Montelago Boulevard

Phone: 702 740 4653

(Located inside Reflection Bay Golf Club)

Bellalinda Gelateria Italiana (Gelato and sweets)
40 Costa Di Lago, Suite 130
Phone: 702 856 3010

Luna Rossa (Authentic Italian)
10 Via Bel Canto
Phone: 702 568 9921
lunarossallv.com

Da Remo (Italian-style café)
40 Costa Di Lago
Phone: 702 340 4683

Mimi & Coco Bistro (Continental Cuisine)
40 Costa Di Lago
Phone: 702 382 7900
mimicocorestaurant.com

Mrs. Coco's Café (French Lunch & Pastries Café)
20 Via Bel Canto, Suite 150
Phone: 702 369 0373
mrsocolv.com

The Pub (Sports bar and comfort food)
40 Via Bel Canto, Suite 100
Phone: 702 567 8002

Rocky Mountain Chocolate Factory (Sweet treats)
20 Via Bel Canto, Suite 100
Phone: 702 547 1000
rmcflv.com

Seasons Grocery (Beautifully stocked market)
20 Costa Di Lago #120
Phone: 702 898 0145
seasons@lakelasvegas.com

The Speakeasy (1920's lounge & cigar bar)
10 Via Brianza, Suite 110
Phone: 702 564 0110
<https://the-speakeasy-lounge.business.site/>

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

Tokyo Social House (Asian Cuisine & Sushi)
15 Via Bel Canto
Phone: 702 565 5522
tokyosocialhouse.com

Vino Del Lago Wine & Jazz Lounge (Wine Lounge)
25 Via Brianza, Suite 100
Phone: 702 474 0357
vinodellago.com

OTHER SERVICES

A Moment in Time Events (Create your own event)
30 Via Brianza Street
Phone: 702 328 4457
amomentintimellv.com

Apricot Lane (women's clothing boutique)
25 Via Bel Canto, Suite 100
Phone: 928 310 8250
apricotlaneboutique.com/store/henderson

Maidenlane (designer consignment shop)
35 Via Brianza, Suite 100
Phone: 702 564 2100
<https://maidenlanelasvegas.com/>

Mint Locker (laundry & dry-cleaning services)
Located inside of Seasons Grocery
20 Costa Di Lago #120
Phone: 702 800 5904
mintlocker.com

La Belle Peau (laser & aesthetic services)
20 Via Bel Canto, Suite 130
Phone: 949 533 1346
Labelleoc.com

Once Upon a Nail Salon (full-service nail salon)
25 Via Bel Canto, Suite 110
Phone: 702 856 0020
Onceuponanailsalon.com

Pariz Salon (full-service hair salon)
25 Via Bel Canto, Suite 120
Phone: 725 529 HAIR (4247)
Parizsalon.com

Pedego Electric Bikes
25 Via Bel Canto, Suite 105
Phone: 702 856 0065
jordan@pedegolasvegas.com

INTERESTED IN ADVERTISING?

The SouthShore Residential Community Association (SSRCA) newsletter is published six times a year and distributed electronically to all residents.

Additionally, on occasion, some content is also shared with and further distributed by the Lake Las Vegas Master Association (LLVMA).

We publish during the last week of February, April, June, September, November, and December. Camera ready work is appreciated by the 7th of each month in which we publish.

We hope you will consider advertising with us by contacting Nancy Campbell, Editor-in-Chief, at