

# SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

*Photo courtesy of Lori Vagner*



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## NEW IN THE VILLAGE



**Maidenlane**  
Designer Consignment Shop  
(See page 20 for details)

## PRESIDENT'S LETTER

**FEBRUARY 2023**

By Vern Jennings

Dear SouthShore neighbors,

By now, I hope you are aware of the serious circumstances our community faces regarding the drought and resulting impact on the lake at Lake Las Vegas. Southern Nevada is in the 23rd year of a severe drought which has dropped Lake Mead's water level by 170 feet.<sup>1</sup>

In 1991, when Ron Boeddeker, President & Chairman, Transcontinental Corp., and developer of Lake Las Vegas, conceptualized the master planned community of Lake Las Vegas, a critical component was establishing a reliable source of raw water for the 320-acre lake. While the concept of the lake included recreational aspects, the primary use of the lake was to provide irrigation to Lake Las Vegas landscape.

In September 1991, the City of Henderson (COH) and Lake at Las Vegas Joint Venture (LLVJV) executed the "Agreement for Purchase of Raw Water". There are two critical elements of this agreement:

1. COH is obligated to ensure the lake at Lake Las Vegas is supplied raw water from Lake Mead.
2. The rate paid for this raw water must be between the cost of reclaimed water and potable water.

This 1991 Agreement for Purchase of Raw Water remains in effect and continues to obligate the COH to supply water to the lake at Lake Las Vegas at raw water rates.

Previously, the lake at Lake Las Vegas was filled by a water line coming directly from Lake Mead. However, the water intake that supplied this raw water is now above the water line, no longer useable at this time. This intake and water delivery line was owned by Basic Water Co. (BWC).

<sup>1</sup> <https://www.lvwd.com/conservation/measures/index.html>

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Cody Winterton, President, Lake Las Vegas Master Association, has led the effort to ensure water from Lake Mead continues to supply the lake at Lake Las Vegas.

Through Cody's leadership, a verbal agreement with COH has been reached for a "Water Delivery Solution". Essential elements of the agreement include:

1. The Water Delivery Solution replaces the BWC water intake and uses an existing Southern Nevada Water Authority (SNWA) water intake, located at the lowest level of Lake Mead, and delivering water to the COH who processes the water to provide potable water to all COH users.
  2. Previously, the BWC supplied water went directly into the lake at Lake Las Vegas and bypassed the COH water purification system making it "raw water". As you might imagine, "raw water" is less expensive than processed/purified potable water.
- The agreement guarantees Lake Las Vegas water rates at "raw water" rates for the next 8 years. In 8 years, we will have a better understanding of drought impact and what else needs to be done.
3. The Water Delivery Solution requires incremental funding and infrastructure to connect COH water to feed the lake at Lake Las Vegas.

Funding to cover this cost will come from the COH and the Lake Las Vegas Master Association. The recent \$20/per month homeowner assessment increase, that was passed as part of the 2023 Master Association budget, is expected to cover the Master Association portion of these costs.

**And now the good news:** due in great credit to residents and homeowners across Lake Las Vegas, in conjunction with Raintree's leadership, and Councilwoman Carrie Cox's adamant support of our community, the Henderson City Council has agreed to place the Water Delivery Solution agreement on the "consent" portion of its Tuesday, March 7 council meeting agenda.

The "consent" portion of a city council meeting agenda is reserved for items not requiring further debate and/or items previously discussed for which the city council has come to a consensus, but still needs an official vote.

As such, this action alleviates the need for residents and homeowners to be onsite at Henderson City Council on March 7 for the official vote.

In the coming days, we all will hear more on this matter from Cody Winterton. In the meantime, thank you for contribution to this positive outcome. I appreciate it.

- Vern





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# NEWS YOU NEED TO KNOW

## I Need Your Help

By Jessica Smukal  
General Manager  
SouthShore Residential Community Association (SSRCA)  
[jsmukal@primenv.com](mailto:jsmukal@primenv.com) | 702 248 7742

As we work together to maintain SouthShore as the premier community in Lake Las Vegas, I need your help with **four (4) items**:

1. Compliance with our community's **dark sky lighting policy** (please reference guidance on page 5 of this newsletter). The management office is receiving a material increase in complaints of homes not complying with this policy. Please be respectful of our guidelines and thoughtful of your neighbors.
2. Some member accounts have gone delinquent due to sending their monthly dues payment to the former FirstService Residential address.

To avoid incurring a monthly \$10.00 late fee, please use one of the two below payment methods:

Option 1: Pay via U.S. Mail  
SouthShore Residential Community Association (SSRCA)  
c/o Prime Community Management  
PO BOX 96805  
Las Vegas, NV 89193

Option 2: Pay online at  
<https://OnlinePay.AllianceAssociationBank.com>

You will need:

- your 5-digit account number
- our association's ID: SOS
- our management company ID#: 2005

3. Please use the **QuickPass** desktop or mobile device application to authorize visitors and vendors to enter SouthShore.

The volume of direct phone calls to front gate security for this purpose, is exacerbating delays in granting front gate entry to visitors and vendors.

To assist residents unfamiliar with the QuickPass application, our management staff is providing private 15-minute tutorials every Tuesday, throughout March.

Please call or email us to reserve a private tutorial for yourself or other household members ([southshore@primenv.com](mailto:southshore@primenv.com) or 702 248 7742).

4. Compliance with our **posted speed limits** (e.g., a maximum of 20 MPH within sub-communities and 30 MPH on Grand Mediterra Boulevard).

The data from our speed cameras (which are tested weekly and calibrated monthly) shows a significant increase in drivers not adhering to speed limits.

This is dangerous for walkers and drivers.

Please comply with our community's speed limits and remind visitors, vendors, and family members to do the same.

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\*Concrete removal & excavation, labor, pavers (when applicable) type & sand. \*\*Removal of grass/turf \$2.00 sqft. \*\*\*Removal of concrete in back yard \$2.00 sqft. \*\*\*\*Removal of concrete in driveway \$1.50 sqft. \*\*\*\*\*Restrictions apply. Not valid with any other offers.



## Let's Not Make Light of This Subject

By Jessica Smukal

General Manager, SSRCA

[jsmukal@primenv.com](mailto:jsmukal@primenv.com) | 702 248 7742

SouthShore is a "Dark Sky Compliant" community.

It has been brought to our attention, some homes in SouthShore exhibit non-compliant "Dark Sky" light fixtures.

To support all property owners in complying with our community's exterior lighting guidelines, below we provide the intent behind the guidelines, a summary of the guidelines, and examples of non-compliant fixtures.

Thank you, in advance, for protecting the overall beauty of SouthShore.

### Residential Design Guidelines

#### Section 4.3.1 Exterior Lighting Introduction

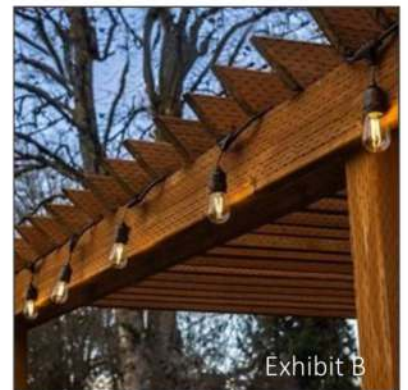
"Lake Las Vegas' lighting intent is to provide goals, criteria, and guidelines to accomplish safe light levels that allow the view of stars at night, as well as keep artificial exterior light to levels not exceeding that of a full moon, while at the same time integrating safety, functionality, and security."

#### Summary of Guidelines

- Maximum brightness of any single bulb of landscape lighting is 35 watts. All landscape lighting shall be indirect and shielded to prevent light trespass onto adjacent lots and streets.
- Maximum brightness of any exterior fixture is 60 watts. Exposed bulbs, flood lights, spotlights, reflectors, and lenses are prohibited.
- Use fixtures with bulbs or lenses with a Kelvin color temperature rating of 3300K or less, producing a warm yellow light. Fixtures that provide "white" light are prohibited.
- Colored lights or filters are unacceptable.

#### Prohibited Light Fixtures

- **Walkway Path Lights (Exhibit A):** Only "downlighting" walkway path lights are permitted in Southshore. Exhibit A shows Dark Sky non-compliant light fixtures.
- **String Bulb Lights (Exhibit B):** String lights do not possess proper shielding to prevent light trespass.
- **Lighting That Creates Trespass (Exhibit C):** Lighting that is heavily visible from a neighboring property is considered light trespass. Exhibit C is a good example of light trespass.
- **Recessed Eave Lighting (Exhibit D):** Exterior "can-type" recessed eave lighting is prohibited.



# POLICIES & PROCEDURES

## Board Meeting Highlights

By Nancy Campbell  
Editor-in-Chief, Newsletter Committee

Below are highlights from the January 19 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 [southshore@primenv.com](mailto:southshore@primenv.com).

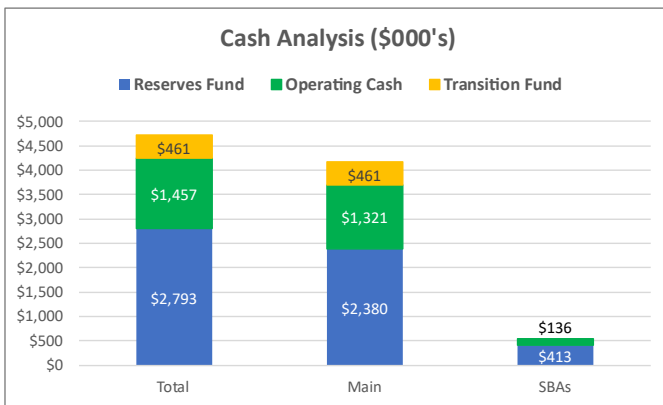
## Finances

As of September 30, 2022 (date of last financial report), the association has \$4.7M in cash, with \$460K in the transition fund, \$1.5M in operating cash, and \$2.8M in reserve. Reserve fund coverage is a healthy 96% (see chart 1).

Year-to-date revenue is \$2.3M. With operating expenses at \$1.8M, and funding the reserve account with \$335K, the association has net income of \$108K. Net accounts receivable is \$78K.

## Chart 1

SouthShore cash accounts



## Landscape

Jay Stauss, Classic Landscape, confirmed all drip lines along slopes have been replaced, any drip line not feeding a plant has been capped, and due to recent heavy rains, the association has only needed to water once since December 15. Classic Landscape is in the process of "winterizing" common area grass and is using WeatherTRAK® sensors to eliminate water waste while protecting plant health.

*(Editor's note: please see page 8 for a Landscape Committee update on our community's trees).*

## Security

Rick Phillips, Chair, Security Committee, stated we are awaiting status of the vehicular height sensor to be installed at SouthShore's front gate, to reduce damage to SouthShore property as oversized trucks approach our front security gatehouse. Additionally, we are awaiting installation of the alarms that accompany our motion-activated cameras.

Chad Romero, Site Supervisor, Markman Security, spoke to the coordination efforts underway with the developer and construction crews bringing fill dirt to the "finger lots" on Rue Mediterra Drive.

*(Editor's note: please see page for an article on "The Fingers Lots" development).*

Chad reiterated the request for homeowners to use the QuickPass App to authorize visitors and vendors to enter SouthShore. Using this technology, versus a phone call, materially improves accuracy, timeliness, and efficiency in enabling visitors to be promptly approved for entry into our community.

*(Editor's note: click [here](#) for a one-page QuickPass guide on how to authorize entry for a vendor or visitor.)*

## Design Review Board

The Design Review Board (DRB) has reviewed and/or approved seven new home builds, and 61 renovations or remodels.

As any modification to the exterior of one's home requires DRB approval, please click [here](#) to access the requisite form. Additionally, access to SouthShore residential design guidelines may be found [here](#).

## CenturyLink

Thirteen of SouthShore's 15 sub-communities are online and have CenturyLink's high-speed internet service available.

Approximately 34% (192) of the high-speed enabled homes have upgraded to the faster speed.

SouthShore management is working with CenturyLink to bring online the last two communities and will inform homeowners when it becomes available.

## Turf Removal Project

On Tuesday, January 10, Vern Jennings and Vicki Scott, accompanied by Patrick Watson, Southern Nevada Water Authority (SNWA), hosted a [Town Hall meeting](#) at The Lake Club, providing all in attendance with an update on the amount and location of non-functional grass SouthShore will need to remove to be compliant with Nevada State's mandate to "remove all non-functional turf from any property that is not zoned exclusively for a single-family residence by December 31, 2026."

Of SouthShore's 300K sqft. of common area turf, SNWA believes SouthShore needs to remove 89%. SouthShore's Landscape Committee calculates we need to remove 65%. The SouthShore board is actively negotiating with SNWA to resolve this variance.

Estimated cost for the turf removal project is \$938K pre-rebates, and \$601K post-rebates. The association's \$460K in transition funds (see SouthShore cash accounts on page 5) and a homeowners' assessment for the balance will be used to fund and complete the project prior to the December 2026 deadline.

## Other items of interest

- In the absence of volunteer committee members, the Marketing and Social Committees have been temporarily suspended.
- The board approved \$6.2K of reserve funds to refresh signage in SouthShore. This includes 89 "no parking" signs throughout the property.
- Remaining 2023 SouthShore Board of Directors open meetings are:
  1. Saturday, March 18
  2. Thursday May 18
  3. Thursday, July 20
  4. Thursday, September 14
  5. Saturday, October 21 (Annual election)
  6. Thursday, October 26 (Board organization)
  7. Thursday, November 16 (Budget ratification)

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By Vern Jennings  
Chair, Landscape Committee

Throughout Lake Las Vegas, SouthShore is known for its trees and the urban forest they create. In addition to their sheer beauty, they lower surface temperatures by 20–45°F by casting shade, and they lower air temperatures by 2–9°F through evapotranspiration.<sup>1</sup>

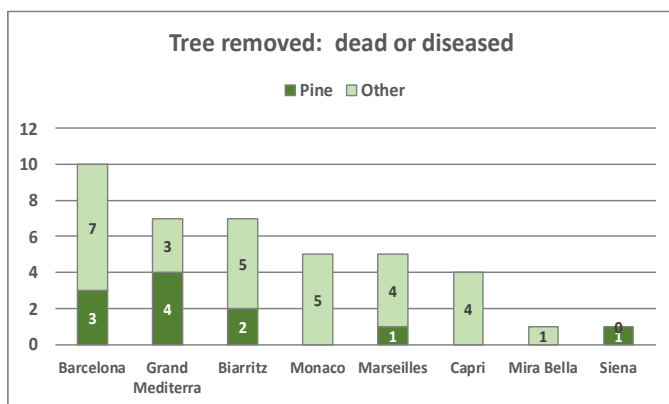
Maintaining the health of our community's 4,775 common area trees is a priority of the Landscape Committee. However, many of our tree types, in particular Italian Stone Pines, are prone to disease. On average, we lose 30 to 40 trees a year to disease. That equates to approximately 1% of our total "common area" tree inventory.

In December 2022, we removed 40 trees throughout the community. Seven of those trees were located along Grand Mediterra Boulevard with the balance spread across various sub-communities. Eleven of the 40 were Italian Stone Pines (see chart 1).

By spring, the Landscape Committee will make a recommendation to the SouthShore Board of Directors as to if, where, and how to replace the removed trees.

### Chart 1

Trees removed due to disease.



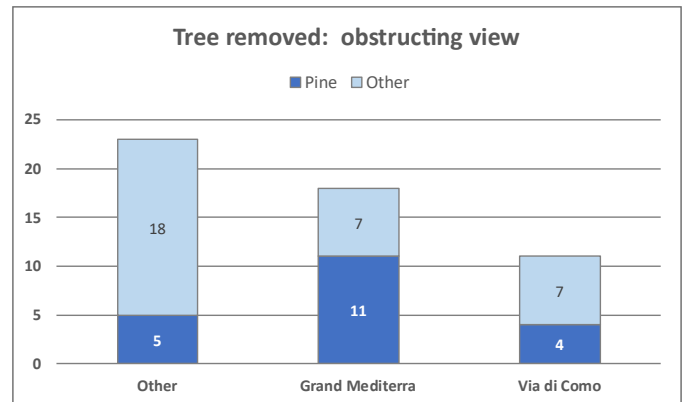
In addition to removing diseased and dead trees, trees may be removed upon owner request and at owner expense, in order to alleviate certain view obstructions.

<sup>1</sup> <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>

In 2022, 52 trees were removed for this reason. Eighteen were located along Grand Mediterra Boulevard, and 20 of the 52 were Italian Stone Pines (see chart 2).

### Chart 2

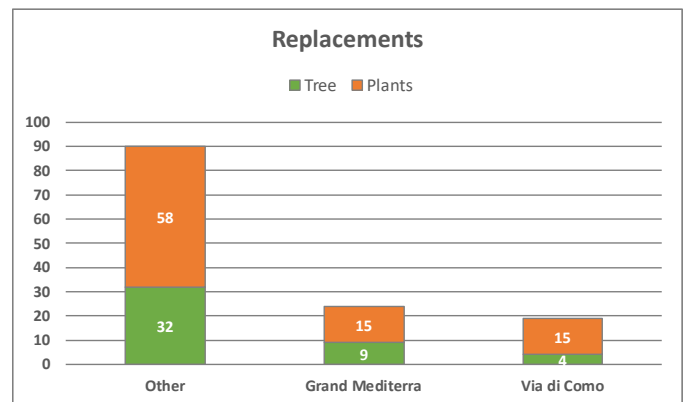
Trees removed due to unreasonable view obstruction.



In parallel, 45 new trees and 88 other plant types were planted throughout SouthShore's common areas (see chart 3).

### Chart 3

Replacement trees and other plant types.



For your reference and ease of access, there are several landscape related forms easily accessible on our community's website at [sllv.com](https://www.sllv.com) > for residents > applications & forms > landscaping common areas:

- Form 1: Request to prune and trim plants outside of regular maintenance schedule
- Form 2: Request to replace or install landscaping and/or rock
- Form 3: Request to remove and/or replace landscape due to view obstruction



# COMMUNITY CORNER THE "FINGERS" LOTS

By Vern Jennings  
President

Development on the three land parcels, often referred to as the "fingers lots", located along Rue Mediterra Drive has begun.

This development will include 43 lakefront lots ranging in size from 8,000 to 15,000 sqft. Home designs have not been finalized nor approved by SouthShore's Design Review Board.

To meet City of Henderson requirements for installing sewer and storm drainage pipes, each lot will be raised by an average of three feet. Additionally, a protective seawall is being built along the waterline.

To elevate the lots, fill dirt<sup>1</sup> will be brought to the construction site from an area near the dam and/or next to Lorin Williams Parkway.

To reduce the amount of time needed to bring in a considerable volume of dirt, minimize congestion at SouthShore's back gate, and reduce noise, Super 10 semi-trucks, known for greater maneuverability and less engine breaking, will enter SouthShore from either our back gate or via the dam access. This phase is expected to require 4 – 6 trucks on a constant rotation for 3 to 4 months.



Noise, safety, and dust control measures include:

- Dirt hauling is limited to Monday through Friday, 7:00 am – 3:00 pm.
- Magnesium chloride<sup>2</sup> will be placed on the dam's unfinished road surf to reduce dust and dirt tracked into SouthShore.
- Trackout control mats<sup>3</sup> will be used to minimize the transfer of dirt, rock, and other debris onto SouthShore's streets.
- Water trucks will be utilized to dampen down dust and clean roadways.
- Daily, roadways will be swept clean with vacuum trucks or road broomer machines.
- To keep mud off SouthShore's roads, the developer will refrain from hauling dirt on rainy days.
- Following Clark County Department of Air Quality guidelines, dust control and monitoring procedures will be in place.
- As needed, traffic control devices for pedestrian and vehicular traffic will be in place.
- Safety inspections will be performed daily to ensure compliance with established standards.

If you have questions or concerns, please contact our HOA office at 702 248 7742, or via email at [southshore@primenv.com](mailto:southshore@primenv.com)

1 <https://braytopsoilandgravel.com/the-difference-between-fill-dirt-and-topsoil/>

2 <https://snowicesalt.com/magnesium-chloride-dust-control/>

3 <https://www.bowmanconstructionsupply.com/trackout-control/>





## First Responders

By Alejandro (Alex) Alcantara  
Neighborhood Resource Officer  
Henderson Police

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

[neighborhoodwatch@cityofhenderson.com](mailto:neighborhoodwatch@cityofhenderson.com)

When you hear the words, “first responders” what comes to mind?

Most people think of police officers and firefighters, followed by paramedics and emergency medical technicians (EMTs). However, the truly “first responder” is the emergency services dispatcher. Without effective dispatchers, police, firefighters, paramedics, and EMTs could not do their jobs.

When you report an emergency and are asked what may feel like a thousand questions, do not get frustrated. In parallel with asking you questions the dispatcher has already dispatched the police and fire department and provided them information based on your answers to their initial two or three questions.

Dispatchers ask many questions because they want to ensure the first responders have enough information to handle the call safely. For instance, police want to know if there are weapons in the house responding to that family disturbance. Firefighters want to know if that black smoke coming from structure is a warehouse that contains flammable or explosive materials. The answers are dispatched to responding units as updates on their computer, or radio, and that information can potentially, and literally, save their lives or the lives of those they are assisting.

The faster the dispatcher obtains clear and accurate answers to the questions they ask, the faster they can send updates to first responders and the faster first responders can prepare prior to arriving at the call.

Your role in this process is vital to the security and safety of all involved. As such, know the four W’s, and in the following order, as they will be asked:

1. **Where:** Dispatchers need to know the location. Either address, cross streets or point of direction (north, south, east, west) and landmarks. Dispatchers cannot send anyone anywhere if they do not know where the problem/emergency is.
2. **What:** Describe the main incident or action. Depending on the “what” will determine the exigency of how police or fire will respond. Police and fire will respond much faster to an accident with a rolled over vehicle than a fender bender on the side of the road.
3. **Who:** Provide the number of subjects involved and as much of their descriptions as possible. For instance, there are three subjects fighting: one BMJ (black male juvenile) one WMA (white male adult) and one AWA (Asian woman adult) all wearing red shirts and blue pants with white shoes. This is important because without a good description police may drive by the subject(s) if they left the scene.
4. **When:** Is the event happening now or did it happen five to ten minutes ago. Again, this will determine the priority of the call. Something happening “now” will have a higher priority for response than something happening “ten minutes ago”.

It is okay not to know the answers to all the questions, nonetheless the more information the dispatcher obtains the more information the first responders have for when they arrive.

Until next time, be safe and watch after each other.

- Officer Alex Alcantara



## I am a 911 Dispatcher

(Courtesy of [KOVA Corporation](#), all rights reserved)

I am a 911 dispatcher.

I am the one who responds when you call out for help.

I am the one who walks with you, hand-in-hand and step-by-step, during the most frightening events in your life.

But you'll probably never meet me.

I deliver babies. I administer CPR. I shield people from violence. I put out fires. I catch criminals.

I save lives.

And I do it all without ever leaving my station. I am there. For you.

I became a 911 dispatcher to help. Every caller is a member of my community - a mother, a husband, a daughter, a brother, a friend - reaching out to me for help. To me.

So I help them.

I help them because I care. Sure, the days are long, and the calls are stressful. I wouldn't be human if the constant stream of tragedies didn't affect me. And they do affect me.

But I still care.

I care so much that I have nightmares about the screams. I care so much that I will never forget the fear, the panic, the pain in people's voices. I care so much that when I get home, I can't help but cry over the suffering in the world, and my helplessness to stop it.

Except that I'm not helpless.

I am a 911 dispatcher.

I am strong.

I am the refuge people fly to when they are in danger. I am the fortress holding back the darkness. I am the guardian angel who guides people through catastrophe unseen.

I am a 911 dispatcher.

And I am proud.



*Photo courtesy of Getty Images*

I know what it is to hear the last seconds of someone's life, and be utterly devastated...but still have to pull myself together to help the next caller perform CPR on his unconscious wife.

I know what it is to be exhausted to my core from a long night shift, but somehow, after helping someone deliver a baby and hearing those tiny lungs let out their first cries, feeling completely energized again.

I also know what it is to be ignored by the public, and even to be shouted at, cursed at, and hung up on by callers. I know what it is to watch the evening news anchor passing judgment on the one time that one dispatcher got it wrong...and never mentioning the hundreds, the thousands of times we all got it right. I know what it is to be underpaid, overworked, understaffed, overstressed.

I've seen coworkers leave because it was all too much. The stress, the pain, the lack of understanding. I've seen the physical symptoms that start manifesting themselves - insomnia, stomach issues, headaches - right alongside the emotional symptoms - irritability, panic attacks, emotional outbursts.

I've seen people affected by PTSD from traumatic calls.

I don't ask to be appreciated in any great way. I just want to do my job, like anyone else. But a little understanding would mean so much.

I am proud. But I am only human.

I want to help.

I want to help you.

I am a 911 dispatcher.



# SIGNATURE EVENTS



**March 10 – 12 (7:00 pm – 10:00 pm)**

## ST. PATRICKS DAY FESTIVAL & PARADE

Water Street Plaza and along Water Street

Admission: Free (note: some activities require purchased admission or wristbands)

- This popular three-day festival is one of the largest St Patrick's celebrations in Nevada! Highlights include the parade on Saturday at 10am and the car show on Sunday starting at 8am. A fun carnival and other events happen throughout the three days. See the Festival Overview and Entertainment schedule for details. Schedule subject to change or cancellation without notice. Management reserves all rights.
- Additional details available at <https://www.cityofhenderson.com/residents/special-interest/55th-annual-st-patrick-s-day-parade-festival-2023>



**Saturday, March 4 (7:00 am – 12:00 pm)**

## GIANT GARAGE SALE

Black Mountain Recreation Center & Aquatic Complex

599 Greenway Road, Henderson, Nevada 89015

Admission: Free

Booth Reservation: \$20.00 / Register using activity code 151001

- Selling unwanted clothes, toys, books, and other items is a great incentive to clean out your closets and earn extra money. Each booth equals two parking spots and is assigned randomly. Booth registration is required at least one week in advance (i.e., by Saturday, February 25) and only second-hand items may be sold.
- Additional details available at <https://www.cityofhenderson.com/Home/Components/Calendar/Event/2855/1786>



**Saturday, April 1 (7:00 pm – 10:00 pm)**

## WINE WALK WISH

The Village at Lake Las Vegas

Admission: \$50/pp (plus tax and service charge)

- Join us for an elegant evening of fine wine tasting from over a dozen wine stations, indulge in delicious food sampling from local restaurants, all while raising funds for Make-A-Wish Southern Nevada.
- Purchase tickets at <https://www.eventbrite.com/e/wine-walk-wish-benefiting-make-a-wish-southern-nevada-tickets-502241025427>

# UPCOMING EVENTS

## MARCH

06 (Monday)	9:00 am	Finance Committee	Zoom
	1:00 pm	Security Committee	HOA Office
08 (Wednesday)	11:00 am	Design Review Board	SSCC*
18 (Saturday)	10:00 am	Board of Directors Meeting	SSCC
22 (Wednesday)	11:00 am	Design Review Board	SSCC

## APRIL


03 (Monday)	9:00 am	Finance Committee	Zoom
	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

\* SSCC (SouthShore Country Club)

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# BOARD & COMMITTEE VOLUNTEERS

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\* Chairperson annotated with an asterisk

## 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

### Marketing

(Temporarily suspended awaiting volunteers)

### Newsletter

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

### Policies

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

### Security

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

### Social

(Temporarily suspended awaiting volunteers)

Please contact association's management office if you are interested in volunteering for one or more of the above committees ([southshore@primenv.com](mailto:southshore@primenv.com) or 702 248 7742).





# Expertise is Not Expensive, It's Priceless

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*Trish Nash*

**Global Real Estate Advisor**

Lake Las Vegas Resident



scan for website

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 DouglasElliman



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# NEIGHBORHOOD NOTES MASTER ASSOCIATION MANAGEMENT

(Editor's note: Effective December 1, 2022, Anneliese Gamboa replaces Peg Lozier as General Manager, Lake Las Vegas Master Association. Below she tells us a bit about herself and her priorities as general manager.)

Lake Las Vegas Master Association (LLVMA)  
1600 Lake Las Vegas Pkwy.  
Henderson, NV 89011  
info@lakelasvegas.com  
702 568 7948



**Anneliese Gamboa**  
General Manager  
agamboa@lakelasvegas.com



**Terry Devlin**  
Design & Compliance  
Administrator  
tdevlin@lakelasvegas.com



**Julie Williams**  
Administrative & Inspections  
jwilliams@lakelasvegas.com

## By Annelise Gamboa General Manager Lake Las Vegas Master Association

I was born and raised in San Francisco, California, and attended Mercy High School, situated just minutes from the beauty of San Francisco's famed Golden Gate Park.

In 1991, I moved to Southern Nevada, and to the city of Henderson in 2003. Here, I received my Associates in Art (AA) degree in Journalism/Public Relations and Marketing from the College of Southern Nevada, and my community management license from University of Nevada Las Vegas (UNLV).

My career in community management includes serving as executive coordinator at Sun City Anthem, and lifestyle director at Inspirada Community Association.

I have also managed three communities within Lake Las Vegas: The Peaks, Regatta Point, and served as Assistant General Manager, SouthShore Residential Community Association.

My past work experience taught me the importance of consistent, clear, and cordial two-way communication between association management and property owners.

I enjoy outdoor activities and my passion for health and wellness led me to become a certified yoga instructor.

I am also the proud grandmother of two and an exuberant bride-to-be.

As General Manager, Lake Las Vegas Master Association, my top three priorities are:

1. Enable residents to understand and comply with the Covenants, Conditions & Restrictions (CC&Rs) inherent with living in a master planned community.
2. Increase the level of engagement with our community through frequent and varied forms of communication.
3. Simplify and enhance homeowners' experience in interacting with our association's management.

To that end, I encourage all residents to attend our next Lake Las Vegas Master Association Board of Directors meeting on Wednesday, April 12, at 6:00 pm, via Zoom.



# NEIGHBORHOOD NOTES PRESIDENTS CLUB OF LAKE LAS VEGAS

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(Editor's note: The Presidents Club of Lake Las Vegas (PCLLV) was established in the spring of 2021, by Jack Niland, then President, Tremezzo Homeowners Association.

It is a non-affiliated, independent organization that does not operate as an instrument of the declarant, master association, or any sub-association.

Its mission is to share knowledge across Lake Las Vegas' 42 communities, of which 31 have a homeowners' association and board of directors. The balance of communities are Special Benefit Areas (SBAs), which have their own budgets, gates, and private streets, but no board.

Presently, approximately 20 of the 42 communities actively participate in the PCLLV. The Club meets every other month. Below are highlights of comments made by speakers at January's meeting. – *Nancy Campbell*)

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Thursday, January 12, eighteen Lake Las Vegas homeowner association presidents, or their designees, convened at the Lake Las Vegas Sports Club for the first Presidents Club meeting of 2023.

Captain Kirk Moore, Henderson Police Department, was keynote speaker. Additional remarks were made by Dann Battistone, General Manager, Lake Las Vegas Sports Club, and association presidents Vern Jennings, Southshore, and Michael Hiltz, Tremezzo.

## **Crime Prevention: Henderson Police Captain Moore**

Homelessness, crime, and surrounding communities' crime rates materially affect our property values and quality of life.

As such, the Henderson Police Department practices pro-active vs. reactive crime prevention. Partnering with organizations like The Presidents Club of Lake Las Vegas is pivotal to our success. It is worth noting, unlike other communities in Henderson, Lake Las Vegas residents are hesitant to call the police.

Please, please — if you see something, say something. Call us. If something looks suspicious call "311". To be of greatest value to our dispatchers, be prepared to describe in detail the behavior that looks suspicious.

Conversely, if you are seeing a crime in process, please call "911". In parallel, call Lake Las Vegas Security at 702-249-5086, as they may be able to get to the scene sooner than Henderson Police, and provide added support to the immediate situation.

Our pro-active crime prevention measures include:

1. Providing police training to security service providers in Lake Las Vegas so we are united and consistent in how we enable safety and mitigate crime in our community.
2. With owners' consent, utilizing technology (e.g., cameras) within and across communities.
3. Encouraging all communities to start their own Neighborhood Watch program.
4. Implementing a concentrated effort to increase "officer presence" in the community, using various modes of transportation (bicycles, off road vehicles, motorcycles, and cars), depending on the terrain.

We see a continuing need to educate our residents on how to drive around and through a traffic roundabout, particularly along Galleria Drive. You will see and hear more from us on this issue.

Finally, contrary to common belief and practice, Lake Las Vegas Parkway is neither designed nor zoned for golf carts. As such, please be very, very, cautious if driving a golf cart along this parkway.

## **Sports Club: Dann Battistone General Manager, Lake Las Vegas Sports Club**

Planned upgrades for the Sports Club include a new cardio room, boxing facility, four additional Pickleball courts, and an additional massage room to accommodate the demand for our three massage therapists. We are also contemplating replacing the soccer field with additional tennis courts and a walking track around the courts.



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Our social calendar includes our Friday cocktail hour, which currently averages 160 guests; the return of the "Ciao Bella" ladies of Lake Las Vegas luncheons; and launching our Wednesday evenings Speakers Series.

**Drought, Water Conservation, and Grass Removal:**  
**Vern Jennings** *(on behalf of Cody Winterton)*

Cody Winterton asks that members of The Presidents Club encourage all their residents to attend the Tuesday, March 7, at 3:45 pm, Henderson City Council meeting, in support of the "Water Delivery Solution" being voted upon that afternoon.

**Monument at Calico Ridge: Michael Hiltz, Commercial Real Estate Broker, and President, Tremezzo**

The soon to open Monument at Calico Ridge shopping center, located at 1461 East Lake Mead Parkway, has four confirmed tenants:

1. Allstate Insurance
2. Cafe du Lac (Relocating from the LLV Village)
3. Jamon Jamon Tapas (Authentic Spanish cuisine by famed chef Rafael Salines Catalá, from Julian Serrano Tapas at the Aria)
4. Toasted and Roasted

**Group Discussion: All in attendance**

Presidents Club members discussed putting "more wood behind the arrow" and prioritizing a few projects that would have the most immediate positive impact for Lake Las Vegas homeowners. The group consensus revolved around three priorities:

1. Ensuring continued access to water for our community's signature centerpiece: the lake.
2. The near term needs to remove common area grass not compliant with the "recreational turf" guidelines set by the Southern Nevada Water Authority.
3. Taking pro-active measures to prevent crime.

In parallel, The Presidents Club of Lake Las Vegas will continue to share "best practices" and vendor pricing across communities, for benefit and leverage by all.

**Next Presidents Club of Lake Las Vegas meeting**

Vern Jennings, President, SouthShore, will host the next meeting on Thursday, March 9, starting at 5:00 pm.



# LINKS BEYOND THE LINKS

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## 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](mailto: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](mailto:southshore@primenv.com)  
Email: [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com)  
Website: [ssliv.com](http://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](mailto: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](mailto:amiles@nicklincm.com)

## GOLF, TENNIS & OTHER SPORTS

### SouthShore Country Club

100 Strada Di Circolo

Phone: 702 856 8400

[www.southshoreccllv.com](http://www.southshoreccllv.com)

### The Lake Club

210 Grand Mediterra Boulevard

Phone: 702 856 8431

[www.southshoreccllv.com](http://www.southshoreccllv.com)

### Reflection Bay Golf Club

75 Montelago Boulevard

Phone: 702 740 4653

[www.reflectionbaygolf.com](http://www.reflectionbaygolf.com)

### Lake Las Vegas Sports Club

101 Via Vin Santo

Phone: 702 568 1963

[llvsport@lakelasvegas.com](mailto:llvsport@lakelasvegas.com)

### Lake Las Vegas Water Sports

15 Costa Di Lago Street

Phone: 702 600 9860

[lakelasvegaswatersports.com](http://lakelasvegaswatersports.com)

## HOTELS

### Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway

Phone: 702 567 4700

[hilton.com](http://hilton.com)

### The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard

Phone: 702 567 6000

[marriott.com](http://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](http://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](http://mimicocorestaurant.com)

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

**Seasons Grocery** (Beautifully stocked market)  
20 Costa Di Lago #120  
Phone: 702 898 0145  
[seasons@lakelasvegas.com](mailto: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](http://sonrisagrill.com)

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

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

## OTHER SERVICES

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

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

**(NEW) 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](http://mintlocker.com)

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

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

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

**Pedego Electric Bikes**  
25 Via Bel Canto, Suite 105  
Phone: 702 856 0065  
[jordan@pedegolasvegas.com](mailto: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 7<sup>th</sup> of each month in which we publish.

We hope you will consider advertising with us by contacting Nancy Campbell, Editor-in-Chief, at [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com).