



**MARK YOUR CALENDARS**

Tuesday, July 12  
(10:00 am – 11:00 am PT)

QUICK PASS online training session for all interested SouthShore residents

See page 22 for details

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**PRESIDENT’S MESSAGE**

**JUNE 2022**

By Vern Jennings

Dear SouthShore residents,

On June 4, 2021, Governor Sisolak signed into law Assembly Bill 356 (AB 356) which, effective January 1, 2027, bans the use of Colorado River water, Southern Nevada’s primary source of water, to irrigate “nonfunctional” turf. This legislation is in response to the severe drought we are experiencing and dangerously low Lake Mead water levels (*reference article in our April newsletter, pages 10 - 11*).

The legislation does not apply to single-family homes. However, to conserve water, Southern Nevada Water Authority (SNWA) encourages everyone to consider removing turf they do not use.

AB356 does apply to common-interest communities, like SouthShore Residential Community Association (SSRCA).

Nonfunctional turf means irrigated lawn grass not deemed functional grass (e.g., used for recreational purposes) including without limitation such areas in the following locations:

- **Streetscape Turf:** except as otherwise specified turf located along public or private streets, streetscape sidewalks, driveways and parking lots, including but not limited to turf within community, park and business streetscape frontage areas, medians, and roundabouts.
- **Frontage, Courtyard, Interior and Building Adjacent Turf:** turf in front of, between, behind or otherwise adjacent to a building or buildings located on a property not zoned exclusively as a single-family residence, including but not limited to maintenance areas and common areas.
- **Certain HOA-managed Landscape Areas:** turf managed by a homeowner association that does not provide a recreational benefit to the community or that otherwise does not qualify as Functional Turf, regardless of the property zoning.

On April 28, Vicki Scott and I met with representatives of SNWA to justify Grand Mediterra Boulevard as a “private urban linear park” used for recreational purposes. We presented the 2020 SouthShore Board approved private urban linear park resolution and other materials, to demonstrate this area serves a “recreational purpose” and should receive special consideration.

SNWA indicated, while the private urban linear park designation does not exempt SouthShore from the requirements to remove turf entirely, it is clear some turf areas along Grand Mediterra may serve a recreational purpose and may not have to be removed, providing the following criteria are met:

- Turf may not be located within 10 feet of the curb line of any public or private street.
- Turf areas may not have a slope greater than 30 degrees.
- Turf areas must contain a minimum of 1,500 contiguous square feet.

Based on these criteria, much of the turf along Grand Mediterra may be removed. SNWA is in the process of surveying all common area turf within SouthShore to assess functional vs. nonfunctional turf. We expect to receive SNWA’s report in July.

In preparation for this report, I have asked SouthShore’s Landscape Committee to provide our community with turf replacement options, and

### Assembly Bill 356

**Sec. 39.** ...on and after January 1, 2027, the waters of the Colorado River distributed by SNWA or one of the member agencies of SNWA, may not be used to irrigate nonfunctional turf on any property that is not zoned exclusively for a single-family residence.

The (SNWA) Board of Directors shall:

1. Define “functional turf” and “nonfunctional turf”
2. Develop a plan to identify and facilitate the removal of existing nonfunctional turf
3. Establish phases for the removal of nonfunctional turf
4. Establish deadlines within the service area of the SNWA for existing customers to remove nonfunctional turf on property that is not zoned exclusively for a single-family residence before December 31, 2026.

Source:

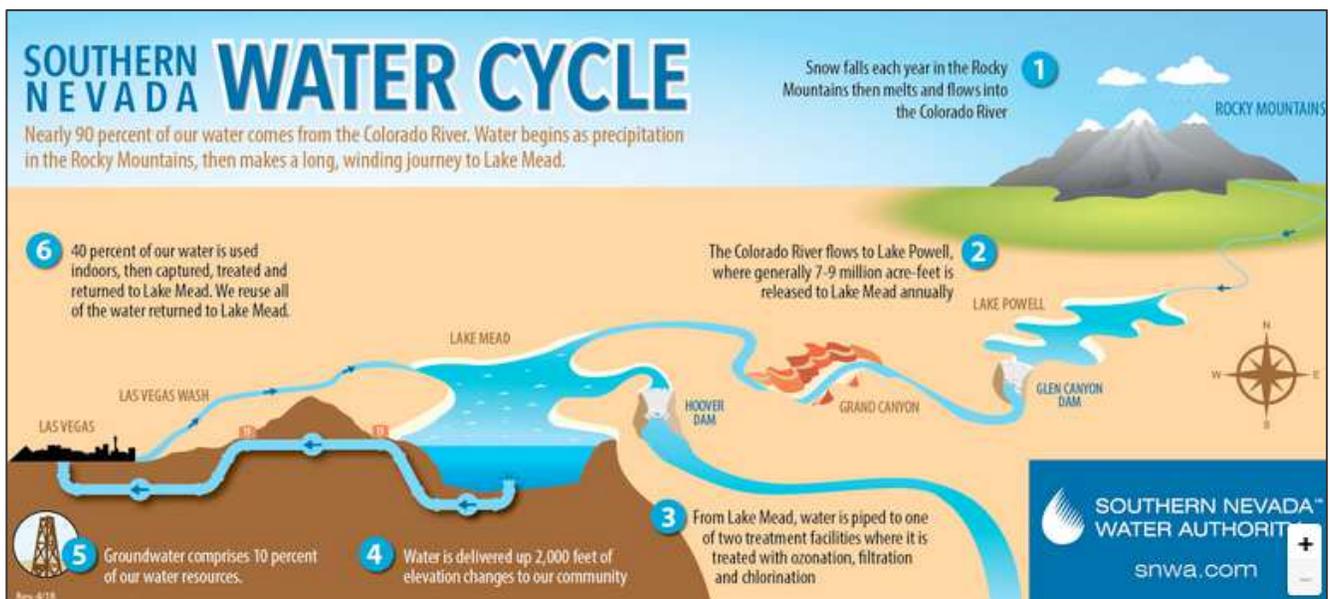
<https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7910/Text>

associated costs and funding sources (e.g., [SNWA rebate program](#)) to offset compliance-related costs.

This information will be presented to owners in our community in the October – November timeframe.

- Vern

*For additional information on our state’s water crisis and how you can help, visit the websites of Southern Nevada Water Authority ([snwa.com](http://snwa.com)) and Colorado River Water Users Association ([crwua.org](http://crwua.org)).*





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# NEWS YOU NEED TO KNOW

## The right and wrong way to drain a pool or hot tub

City of Henderson  
Department of Utility Services  
Water Conservation Unit  
[cityofhenderson.com](http://cityofhenderson.com) / 702 267 5900

City of Henderson policies prohibit draining pool water onto a golf course, into the street, or along a gutter. Pool water must be drained into your home's sanitary sewer system, which allows it to be recycled and reused.

Never drain a pool into a septic tank, which can quickly overflow. Monitor pool draining to assure the pump capacity does not exceed sewer line absorption capacity.

Please reference our [how-to brochure](#) to further understand how to:

- Drain your pool or spa
- Locate your sewer clean-out port
- Prevent a back-up of your sewer clean-out port

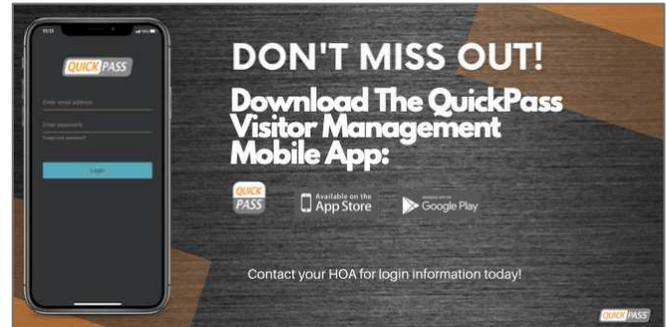
Thank you for helping conserve our community's most valuable and limited natural resource...water!



## QuickPass: Visitor Management Mobile App

Rod Isler  
Chair, Security Committee

Please use QuickPass to notify front gate security of guests and service providers visiting your home.



Using QuickPass reduces:

1. Time needed by security staff to manually review and approve a visitor to enter SouthShore
2. Labor expense to the association that is, in turn, passed on to owners via dues increase
3. Risk of human error due to manual intervention in a process that is already automated

On a monthly basis, Securitas:

- Receives 4,800 calls from homeowners requesting security admit a visitor
- Receives 2,000 calls from visitors at subdivision gates seeking entry
- Initiates 1,100 calls to homeowners who neglected to authorize an unannounced visitor

In aggregate, this is close to 8,000 calls a month; a huge operating burden on security staff, whose time would be better spent patrolling property rather than administering a manual process for which there is an existing automated process.

If you are not already using QuickPass, visit the Securitas staff at the front gate. They will provide instructions and help you access and activate the application on your mobile device.

Additionally, you may view and download step-by-step instructions on "How to add a visitor" through your QuickPass mobile app by clicking [here](#).

## Worth Noting

Jessica Smukal  
General Manager  
SouthShore Residential Community Association  
[Jessica.smukal@fsresidential.com](mailto:Jessica.smukal@fsresidential.com)

As a “common-interest” community, SouthShore is governed by a collective set of rules, referred to as our Declaration of Covenants, Conditions, and Restrictions (CC&R’s). These rules describe the requirements and limitations homeowners and their guests, tenants, and service providers, must abide by within the gates of our community.

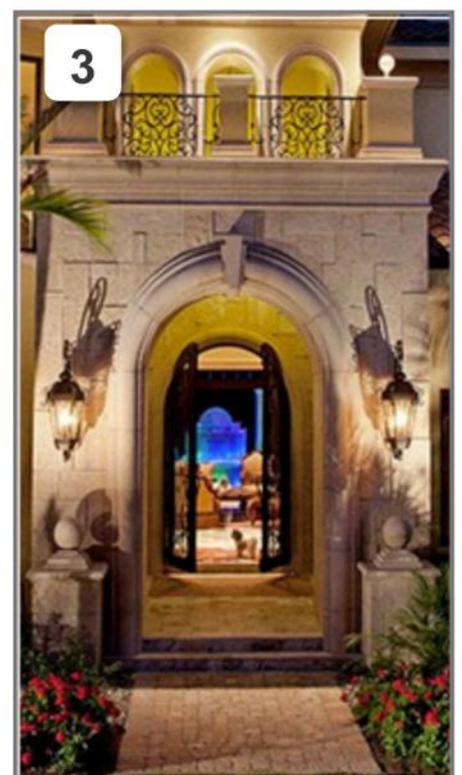
Recently, there has been a noticeable increase in people violating the rules outlined below. I provide this reminder in hopes of helping you and others avoid these violations and incurring associated financial penalties.

1. **Parking:** Street parking is limited to service providers and short-term visitors. It is not permitted by homeowners/tenants, as they are obligated to park in their garage, and with no more than two cars in the driveway.  
*(Reference: CC&Rs, section 7.2.4, and Parking & Traffic Policy, dated June 17, 2021).*

2. **Speeding:** On Grand Mediterra Boulevard the maximum speed is 30 miles per hour. On all other roads throughout the community the maximum speed is 20 miles per hour.  
*(Reference: Parking & Traffic Policy, dated June 17, 2021).*
3. **Exterior modification to property:** Any and all property-owner site improvements, revisions, alterations, and deviations to improvements (including landscaping and home construction) require Design Review Board (DRB) approval prior to commencing with any exterior modification.  
*(Reference: CC&Rs, section 7.2.9).*

To obtain a DRB application and associated “Fee Schedule”, visit [southshorelakelasvegas.com](http://southshorelakelasvegas.com). On the sites landing page, locate and click on “For Residents”, then click on “Applications and Forms”, and scroll down to “Design Review Board Application – Property Modifications”.

Thank you, in advance, for your cooperation and compliance with our common-interest rules.



# POLICIES & PROCEDURES

## Board Meeting Highlights

By Nancy Campbell  
Newsletter Committee

Since our April newsletter, three board meetings have occurred: May 19, May 31, and June 16.

Following are highlights from those three meetings. Greater detail on each of those meetings (e.g., meeting agendas and associated supporting materials, meeting minutes, and a recording of each meeting) is available by request to HOA management at ([southshore@fsnevada.com](mailto:southshore@fsnevada.com)).

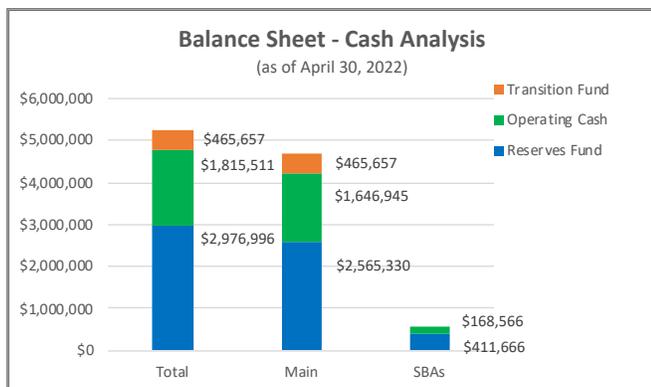
## Financials (last reported on April 30, 2022)

The association has \$5.3M in cash, \$3M of which resides in the main reserve account, equating to 95% reserve fund coverage.

Year-to-date revenue is \$1M. With operating expenses at \$732K and funding to the reserve account at \$149K, the association has net positive income of \$131K. This number will slowly decline as forecasted expenses are incurred.

Net delinquent accounts receivable is \$127K, to be expected during the first month of a new assessment quarter.

Planning for the coming year's budget is underway. If an association member is interested in volunteering for the "Budget Select Committee," a temporary committee formed to work with the Finance Committee in planning for the associations 2023 budget, please contact HOA management.



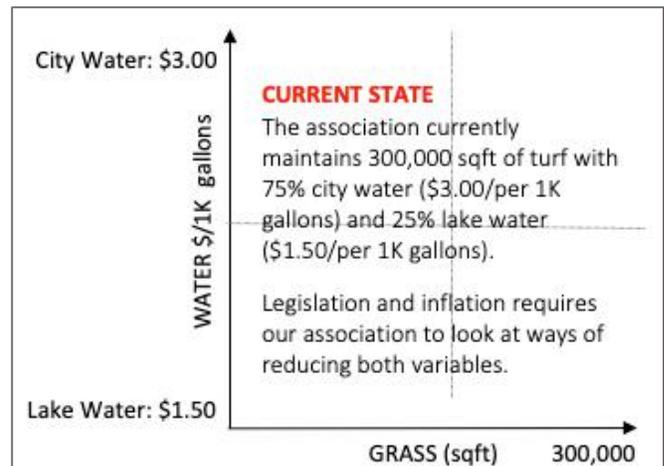
## Committee Reports

**Landscape & View.** The persistent drought, 2021 state law requiring removal of "ornamental grass", and projected increase in cost of water, dominated the discussion.

The Landscape Committee and Board of Directors are working closely with Southern Nevada Water Authority (SNWA), City of Henderson, and Lake Las Vegas Master Association, to ensure our compliance with this new law while minimizing turf removal from SouthShore's common areas.

In parallel, the board is looking at alternate sources of water (e.g., City of Henderson water vs. lake water) as a means of further reducing the cost to maintain our association's landscaped areas.

Vicki Scott says, "...of our association's \$3.2M annual budget, we spend \$400K (13%) on water. For every square foot of turf we replace with desert landscape, we save 64% on water costs."



Given this fact, homeowners may also want to consider converting their lawns to desert landscape while rebates for such activity still exist. (Please see pages 9 & 10 for desert landscape in SouthShore.)

**Marketing.** In addition to SouthShore's website ([ssllv.com](http://ssllv.com)), the community's social media presence has expanded to include Facebook (SouthShore Lake Las Vegas) and Instagram ([southshore\\_llv](https://www.instagram.com/southshore_llv)). Homeowners interested in contributing content to SouthShore's social media presence, may send an email to [fun@ssllv.com](mailto:fun@ssllv.com).

Social. With over 150 guests, SouthShore's 25<sup>th</sup> Anniversary Party, co-sponsored with the SouthShore Country Club, was a grand success.

Participant feedback includes:

*"Thank you to both of you and all the other folks who worked so hard to make the party such a success... the food was delicious, no wait at the stations, lovely table settings, wait staff was on top of everything and good music. - Eric & Alex Doka*

*"Great event! Thanks to all for your efforts and energy! Really a lovely evening! - Barbara Gunn*

*"The party was a huge success, great time & wonderful atmosphere! Cheers to everyone involved for a job well done!" - Jessica Smukal*

**Security.** During the day (M-F), SouthShore has 2.5 security guard resources on duty: 2 full-time, and one half-time as a "roving" guard who drives throughout the community on a periodic basis.

When the workload at the front gate causes service delivery delays, the roving guard is called off the street and into the gate house to assist. As a result, there is less security coverage throughout the balance of SouthShore.\*

The single greatest contributor to security staff workload is answering or initiating calls related to admitting visitors into SouthShore and its gated subdivisions.

To mitigate this workload, homeowners are asked to use the desktop and/or mobile app version of QuickPass to grant visitors entrance to SouthShore.

QuickPass supports one-time and recurring visitors, and automatically notifies homeowners at the time an authorized visitor enters SouthShore's gates.

Contact HOA management if you need assistance accessing QuickPass.

*\* From January through May, security staff installed 247 transponders, prevented 134 drivers from entering SouthShore without a driver's license, and discovered 36 garage doors open after dark.*

## **Other decisions, actions, open items**

**Board of Directors.** Effective May 19, SouthShore's Board of Directors is reduced from a seven to a five-member board. SouthShore's bylaws allow for five to seven board members, as deemed necessary to run the business of the association.

**Management Company.** Effective August 1, First Service Residential (FSR) will be replaced by Prime Community Management (PCM) as SouthShore's management company. From July 1 to August 1, FSR and PCM will work in consort to ensure a smooth transfer of responsibilities.

**Security Services.** The Board is reviewing our association's security services and has requested proposals from Global Security Concepts, Green Valley Security, Marksman Security Corporation, and Securitas, the community's current service provider.

**Lot Top Maintenance Fees.** With the decision to no longer water plants, shrubs, and grass on lot tops and only water trees, and with a resulting reduction in irrigation services from Classic Landscape, effective October 1, 2022, lot top maintenance fees will be reduced from \$91 to \$37/quarter. This change affects all 142 lot tops.

**Grass Removal Law.** In October, the board of directors and Landscape Committee will host a members' open forum to discuss findings from the recent SNWA analysis of the association's functional vs. non-functional grass.

Homeowners are encouraged to attend and learn the facts of the situation, understand options being considered, and provide feedback to the board as it deliberates decisions the association needs to make at the November board meeting.

**Meet the Candidate Event.** On October 8, from 3:00 pm – 5:00 pm, the SouthShore Homeowners Association and SouthShore Country Club will jointly host a forum to meet Michelle Romero, City of Henderson mayor-elect, and Henderson City Council Ward 3 candidates Carrie Cox and Trish Nash.

Please mark your calendar and plan to join us for an interesting and informative afternoon.

Special Project Fund. The association has entered into an agreement with Raintree Investment Corporation to split the \$45,000 cost (\$22,500 for each party) to beautify the unkempt landscape from the intersection of Lake Mead Parkway and Grand Mediterra Boulevard to the entrance of SouthShore.

As this land is not owned by the SouthShore Residential Community Association (SSRCA), non-association monies are needed.

That said, in the past, homeowner donations have been used to great effect to enhance the beauty of SouthShore for everyone's benefit.

If you are interested in donating to this special project, your contribution is appreciated on or before June 30, 2022.

For more information, please contact Vicki Scott [vicki@scotthafen.com](mailto:vicki@scotthafen.com) or Jessica Smukal at [Jessica.smukal@fsresidential.com](mailto:Jessica.smukal@fsresidential.com).

– Thank you



Photos courtesy Lori Vagner

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# DESERT LANDSCAPE IN SOUTHSHORE

*Photos courtesy Lori Vagner*





Lantana



Red Yucca



Yucca



Lilac Chaste Tree



Bougainvillea

# STRATEGIC PARTNER PROFILE

Effective August 1, Prime Community Management, LLC (PCM) replaces First Service Residential (FSR) as SouthShore's management company. Jessica Smukal remains as our community's general manager, albeit transitioning her employment from FSR to PCM.

From June 1 through July 31, FSR and PCM will work in tandem to ensure a smooth transition of responsibilities and services. Additionally, Victor Favela, formerly with FSR and Administrative Coordinator for SouthShore, rejoins our community under the PCM banner.

Vern Jennings, President, SSRCA, says, "Amongst the three companies considered, Prime distinguished itself as having the most engaged central office support team, the most flexibility in customizing services for our community, and demonstrating a superior website to benefit our residents."

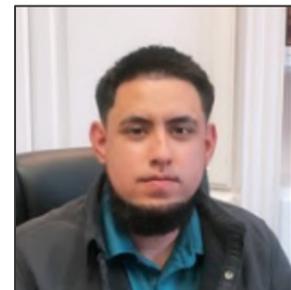
Below, April Parsons, President, PCM, tells us a bit more about Prime Community Management.



**April Parsons**  
President  
Prime Community  
Management, LLC



**Jessica Smukal**  
General Manager  
SSRCA



**Victor Favela**  
Administrative Coordinator  
SSRCA

June 2014, I purchased a small community management company and formed Prime Community Management (PCM). At that time, we managed 12 associations. Today, eight short years later, PCM serves over 100 communities.

I credit this growth to our vision of creating a large management company with a small business feel, and our execution in recruiting and retaining amazing talent who provide exceptional service to our clients.

We have four goals for each community we serve:

1. Enhance property values
2. Maintain, and repair common areas
3. Provide open and frequent communication with our members
4. Ensure the association complies with its governing documents and Nevada law

My team and I are excited about our partnership with SouthShore, we are in the transition process now with First Service, and we look forward to being fully up to speed come Monday, August 1!

I am pleased Jessica Smukal has chosen to join PCM and continue in her role as SouthShore's general manager. Additionally, we are thrilled Victor Favela is joining us and returning to SouthShore. As previously mentioned, amazing talent is key to exceptional service.

In July, we will send each SouthShore Association member a letter explaining how to make a payment, set-up autopay, and requesting completion of a resident information form, to ensure we have the most current and complete data on our members.

Subsequently, we will send out information on how to access the association's web portal, where members can see their account information, including payments, balance due, open and closed violations, and Design Review Board applications and status. The association's web portal also provides access to all forms, policies, governing documents, newsletters, financials, board meeting minutes, and a link to the association's banking institution where online assessment payments may be made.

Thank you for this opportunity to serve. We appreciate it and look forward to it. – April Parsons

# COMMUNITY CORNER 25<sup>TH</sup> ANNIVERSARY PARTY

On Thursday, May 19, over 150 SouthShore residents, family, and friends, gathered at the Lake Club to celebrate SouthShore's 25<sup>th</sup> Anniversary.

The event was co-sponsored by the SouthShore Country Club and the SouthShore Residential Community Association, with Dustin Barton serving as DJ, ensuring the music and the mood matched the celebration!

Thank you to SouthShore's Social Committee\*, Tina Marshall, Anne Thacher, and the staff of our association's management company, for volunteering your time and talent to give our community a fun, festive, and memorable quarter century celebration!

– Susie Avery, Chair, Social Committee

\* Reference page 24 of this newsletter for a list of all Social Committee members.



Phil Fagan, Devona Fagan, Nancy Zato, Tom Zato



Heidi Locatell, Mary Cirricione, Debbie Bartow, Karen Stone

Jason Brickles, Executive Chef  
SouthShore Country Club

Presents

A TROPICAL NIGHT IN SOUTHSHORE

Cold Starters

Tropical Fruit Salad  
(Tapas)

Hawaiian Papaya, Apple Guava, Sweet Mango, Pineapple, Red Endive, Butter Lettuce, Sweet Cream Dressing

Blue Crab Macaroni Salad  
(Tapas)

Jumbo Lump Blue Crab, Macaroni Pasta, Chive Baton, Shredded Carrot, English Peas, Hothouse Cucumber

The SouthShore Greens  
(self-serve)

Baby Field Greens, Spicy Sweet Toasted Pecans, Baby Heirloom Tomato, Shaved Carrots, Crumbled Feta Cheese,  
Assorted Dressings and Vinaigrettes

On the Light Side

Coconut Shrimp  
(Tapas)

Jumbo Coconut Shrimp, Tropical Quinoa, Mango Jalapeno Salsa, Fresh Lime

Teriyaki Meat Balls  
(Tapas)

House Blend Teriyaki Sauce, Angus Ground Beef Island Meatballs, Pea Sprouts, Tuxedo Sesame Seeds, Golden  
Pineapple

From the Butchers Block

Jerk Roasted Whole Free-Range Chicken (Carved)

&

Blackened Mahi Mahi (Carved)

Coconut Rice & Stir-Fry Vegetables

The Grill

Char-Grilled Shaved Mango and Rum Short Ribs

Herb Roasted Plantains & Scallop Potato with Taro Root

Sweet Finish

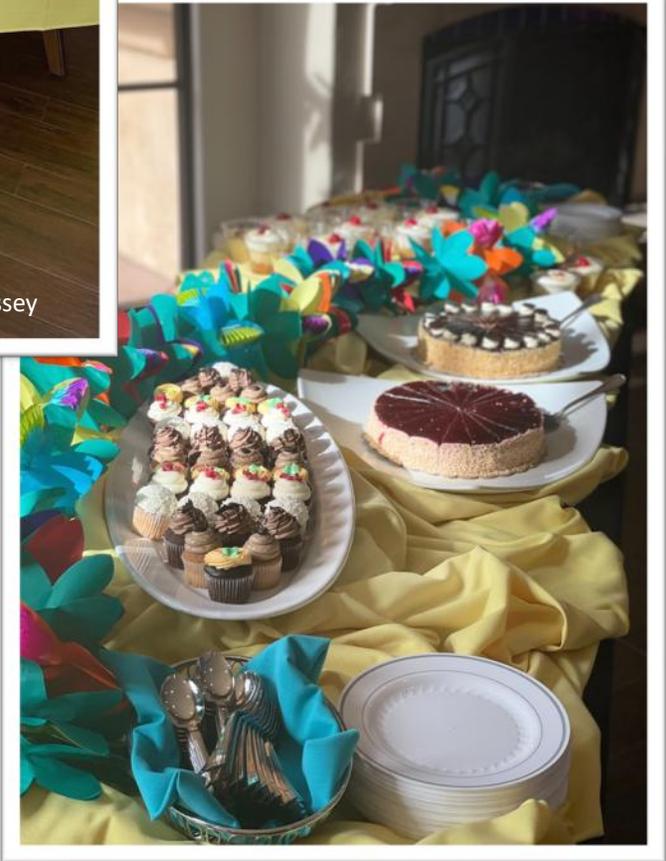
Assorted Shooters and Chef Selected Desserts



John Allen, Jon Gates, Kathy Freberg, Evonne Allen, Vicki Scott



Doc Liberatore, Françoise Markus, Jeanne Massey





## Alejandro (Alex) Alcantara

Neighborhood Resource Officer  
Henderson Police

Monday – Thursday | 7:00AM – 5:00PM  
702 267 4594

[alejandro.alcantara@cityofhenderson.com](mailto:alejandro.alcantara@cityofhenderson.com)

My name is Alejandro (Alex) Alcantara, and I am your Neighborhood Resource Officer in the Henderson Police Department's (HPD) two-person Neighborhood Resource Unit (NRU). Since working in my position, "Officer Alex" has quickly become my surname, which I graciously accept.

February 2021, Police Captain Kirk Moore created the NRU to inform residents and assist them with a variety of HPD programs, including the:

- **Neighborhood Watch** program designed to bring neighbors together with Henderson Police to form a cooperative effort to battle crime.
- **CAPTURE Video Surveillance** program connecting officers with citizens who may have a home surveillance video system that captured information that could help solve a crime.
- **Crime Prevention Through Environment Design (CPTED)** program leveraging proper design and effective use of the built environment to reduce incidence of crime.
- **Four Corners Project (TFCP)** encouraging neighbors to exchange contact information in case of an emergency.

I look forward to working with your community. Together, we can continue to make the City of Henderson one of the safest cities in America.

## SEE • SAY • DO SOMETHING

After the 9/11 terrorist attacks, the Department of Homeland Security (DHS) started the "See Something, Say Something, Do Something" campaign to encourage the public to report suspicious activity for anything terrorist related. The campaign has an added benefit in that it encourages citizens to report suspicious activity to local law enforcement, even if not related to terrorism.

One of the common statements I hear when conducting Neighborhood Watch meetings is, "we don't want to bother the police," probably because there might be a level of uncertainty of what may or may not be construed as suspicious. My response is, "please, contact us. It is not a bother."

Something suspicious may be nothing, but it may be something. It may be that the stranger in the car parked on the road in your neighborhood is an Uber Eats driver waiting for the client to come out and retrieve their double quarter pounder with cheese. Or it could be someone casing the neighborhood and learning the owner's behavior patterns to break into a residence. When HPD shows up and makes contact, if that person is the Uber Eats driver, or has a valid reason for being there, then no harm no foul. However, if the officer makes contact and something is suspicious, then we start digging which could prevent a crime from occurring.

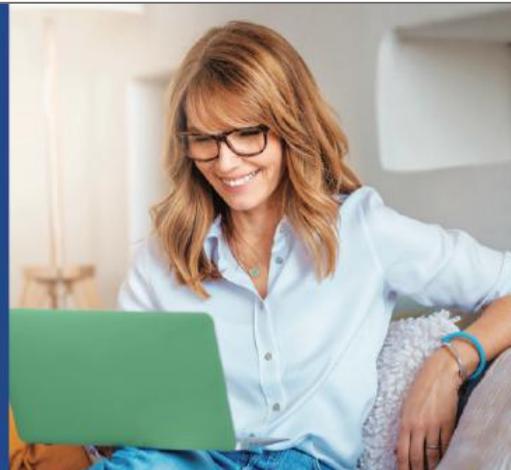
If your gut tells you, "Something is not right", report it by dialing 311 or 911. Via the "4W's" (What, Where, Who, and When) questioning technique, the call taker will quickly gather pertinent information and forward it to the responding officer(s). It is very important you make the call and not pass the information onto someone else to do it. No one knows the information better than the person who observed the suspicious activity.

Protecting and watching out for your community is everyone's responsibility. Remember, if you "See Something, Say Something, Do Something."

- Officer Alex Alcantara

## SouthShore Residents Soon you can experience blazing-fast speeds up to 940 Mbps.

Speed may not be available in your area.



With your uploads as fast as your downloads, that's not internet magic. That's CenturyLink Fiber Internet.

More information coming soon on how to sign up for service.



Although our fiber service usually means 100% fiber-optic network to your location, in limited circumstances CenturyLink may need to deploy alternative technologies coupled with a non-fiber connection from a certain point (usually the curb) to your location in order to provide the advertised download speeds.

Customer speed experiences will vary, particularly when accessing the Internet wirelessly from various devices. Maximum download/upload speeds are up to 940 megabits per second via a wired connection due to overhead capacity reserved to deliver the data. Internet speeds are not guaranteed due to conditions outside of network control, including customer location, devices, equipment, and access through a wired or wireless connection; see [www.centurylink.com/InternetPolicy](http://www.centurylink.com/InternetPolicy) for more information.

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### Nancy Campbell

Editor-in-Chief  
SouthShore Newsletter

Century Link, a division of Lumen Technologies, is in the final stages of building out the fiber infrastructure needed to bring up to 940 Mbps of upload and download speeds to SouthShore.

To date, all below items are complete:

- Conduit has been laid and pavers installed in Bella Vivente
- Fiber Distribution Hubs (FDH) and their associated concrete support pads have been installed
- Fiber cable has been pulled to the fiber cabinets and hubs
- Equipment for the primary hub is installed
- Fiber cable has been pulled through to SouthShore's Bella Vivente, Mira Monte, and Porto Villagios communities

Next steps include installing additional conduit in Capri and Barcelona and pulling fiber cable through to the balance of SouthShore's neighborhoods.

CenturyLink will roll out its fiber service in 3 phases:

- Phase 1: Bella Vivente, Porto Villagios, Mira Monte
- Phase 2: Porto Cielo, Siena, Barcelona, Biarritz
- Phase 3: Marseilles, Monaco, Capri, Mira Bella, Golf Villas, Mantova condos and villas

Additionally, they will provide a dedicated toll-free number for SouthShore residents to call to obtain new service or upgrade their existing service.

Once CenturyLink has specific 'go live' dates for each phase, they will contact owners in those communities and provide them with:

- Details regarding service offerings and associated pricing
- How to initiate service with CenturyLink
- Needed in-home Network Termination Device (NTD) and modem(s), on a service order basis

# NEIGHBORHOOD NOTES LAS VEGAS GLOBAL ECONOMIC ALLIANCE

By Nancy Campbell  
Editor-in-Chief, SouthShore Newsletter

On a monthly basis, the Las Vegas Global Economic Alliance (LVGEA) publishes a newsletter profiling factors hindering or helping regional economic development (<https://lvgea.org/category/newsletters/>).

May's newsletter included an economic update provided by Brian Gordon, Principal, Applied Analysis. In his update, Brian states employment reached 1,048,000 in April (2022), a 10.3% growth over the previous year. The unemployment rate dropped 5.3% over last year to 5.0%, albeit still above national average of 3.3%.

He commented, "Visitation in April 2022 was 36.4M (trailing-twelve-month total)... a doubling of the value in 2021."

He goes on to say several major projects in Southern Nevada are under construction or in the planning stages (currently 100 projects totaling \$31.2B in the development pipeline), including the Haas Automation manufacturing plant, a 2.5M sqft manufacturing facility slated in the City of Henderson.

With full credit due Applied Analysis, please visit <https://lvgea.org/perspective-update-may-2022/> to read Brian's full article.

Southern Nevada Indicators				
Location	Date	Latest Data	Prior Year	Change vs. Prior Year
<b>Population<sup>1</sup></b> Clark County	2021	2,333,092	2,376,683	-1.8% ▼
<b>Unemployment Rate</b> Las Vegas MSA	Mar-22	5.0%	10.3%	-5.3% ▼
<b>Establishment-Based Employment</b> Las Vegas MSA	Apr-22	1,048,000	949,800	10.3% ▲
<b>Average Weekly Wages - Private</b> Las Vegas MSA	Apr-22	\$975.08	\$893.30	9.2% ▲
<b>Taxable Retail Sales<sup>2</sup></b> Clark County	Feb-22	\$56.9 B	\$41.1 B	38.6% ▲
<b>Visitor Volume<sup>2</sup></b> Las Vegas Area	Apr-22	36,400,800	18,153,500	100.5% ▲
<b>Gross Casino Gaming Revenue<sup>2</sup></b> Clark County	Apr-22	\$12.5 B	\$7.2 B	73.0% ▲
<b>Resale Single-Family Home Median Price</b> Las Vegas Area	Apr-22	\$475,000	\$375,000	26.7% ▲
<b>Retail Market Vacancy Rate</b> Las Vegas Area	Q1-22	6.4%	7.4%	-1.1% ▼
<b>Office Market Vacancy Rate</b> Las Vegas Area	Q1-22	15.5%	16.2%	-0.7% ▼
<b>Industrial Market Vacancy Rate</b> Las Vegas Area	Q1-22	4.8%	6.6%	-1.8% ▼

<sup>1</sup>The reported decrease in population from 2020 to 2021 is a function of methodological adjustments from local demographers sourced to the 2020 Decennial Census and does not necessarily suggest population declined during the year. For reference, the United States Census Bureau suggests that population expanded. <sup>2</sup>Trailing 12-month total.

## NEIGHBORHOOD NOTES ONCE UPON A NAIL SALON

### Fairytales do come true!

By Ava Zedelmayer  
Contributing Reporter

Successful entrepreneurs and nine-year Lake Las Vegas residents, Kendra Daniels and Justice Carey, have returned to the Village and opened a nail salon, [Once Upon a Nail Salon](#), after launching a fairytale themed escape room in Las Vegas near the Strip, called Once Upon an Escape.

“Many people in our community are frustrated with the over 20-minute commute required to get a manicure or pedicure,” says Kendra. “Once Upon a Nail Salon strives to provide a closer option with excellent services and offer Lake Las Vegas residents a unique and magical experience.”

Unlike an ordinary nail salon, Once Upon a Nail Salon, as can be assumed by the name, is fairytale themed. Stepping into the salon you notice the entire salon has the feeling of an enchanted forest, and from that moment on, you are treated like royalty.



Look up and you notice an astounding fairytale storybook hanging from the ceiling. Look to the left and you see specially made, royal style massage chairs seated beneath beautiful bouquets of wisteria.

On the right, a large staircase wraps around the wall, draped with vines, invoking imagery of Rapunzel’s tower. From the treatment menu to background music, everything evokes feelings of wonder and enchantment.

Kendra and Justice want to provide clients with a magical experience and create a nail salon with the feel of a spa, without egregious spa prices for a simple manicure or pedicure.

As a family owned, Lake Las Vegas-centered business, Once Upon a Nail Salon puts locals first. It provides them with great service for reasonable prices. Kendra says, “We want people to be happy when they come in, and happy when they leave!”

Once Upon a Nail Salon offers many different treatments, including manicures and pedicures for women (“goddesses”), men (“knights”), and children (“princes and princesses”).

They offer multiple options for nails, including acrylics, dip nails, and Gel X. Basic nail designs (including rhinestones), shape changes, and an enchanting beverage (a choice of drink with a healthy amount of edible glitter) are included with every treatment. A “milk and honey” hand treatment is included with every pedicure.



For research and enjoyment, I had my nails done at Once Upon a Nail Salon. I was beyond impressed.

The decorations, setting, and music were relaxing and beautiful. The service was amazing, and the staff were kind and talented. Additionally, the result was well worth the cost. I recommend Once Upon a Nail Salon to anyone who loves fantasy, fun, or just nice nails and excellent service.

In the future, Kendra and Justice plan to offer massages and waxing at Once Upon a Nail Salon, along with obtaining a liquor license, with hopes of serving alcohol too. Plans for hosting corporate mixers, birthday parties, and bachelorette parties are also underway.

Kendra and Justice’s plans for giving back to their community don’t stop with the salon. Along with the escape room and salon, they plan on opening a few other stores in the Lake Las Vegas area, still sticking with the fairytale theme. Our community asked for a nail salon, and they delivered. They intend to continue to attend to the community’s needs.

In the post-pandemic era, supporting local Lake Las Vegas businesses is more important than ever, especially those owned by residents such as the Daniels family.

Once Upon a Nail Salon provides our community with great service, reasonable prices, a short commute and, most importantly, a magical experience.

Fairytales do come true!

#### Pricing

- Manicures: Adults (\$40 - \$60), Kids\* (\$30 - \$40)
- Pedicures: Adults (\$45 - \$85), Kids (\$40 - \$45)
- \* Kids under the age of 12

#### Hours

- Thursday - Saturday (9:00 am - 7:00 pm)
- Sundays (9:00 am - 5:00 pm)
- (Closed Monday – Wednesday)



#### Once Upon a Nail Salon

25 Via Bel Canto, Suite 110  
Henderson, NV 89011  
702 856 0020

<http://www.onceuponanailsalon.com/>  
[onceuponanailsalon@gmail.com](mailto:onceuponanailsalon@gmail.com)

*Editor’s note: Ava Zedelmayer, author of this article, and her parents live in SouthShore. She is 15 years old, a student at Lake Mead Christian Academy, and a phenomenal writer.*

*If you have a young adult in your life interested in contributing to our community’s newsletter, please contact me at [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com). I welcome it!*

Nancy Campbell  
Editor-in-Chief

# NEIGHBORHOOD NOTES PARIZ SALON

## Luxury Hair Salon at The Village

By Shakila Stahl  
Newsletter Committee

Opened March 2022, [Pariz Salon](#) is the latest addition to a growing number of shops and available amenities in The Village at Lake Las Vegas.

Pariz Salon offers haircuts, color, and styling services for men and women. Additionally, Pariz offers hair removal services (e.g., brow, lip, chin, and full face).

Soon, Pariz will offer airbrush makeup services to complete your entire look for that special occasion or night on the town.

Pariz Salon is owned by full-time Lake Las Vegas resident, Pariz Patel. Pariz always recognized the need for hair care services in the Lake Las Vegas community.

After some pandemic-inspired changes, Pariz left her 20-year American Airlines operations career and pursued her passion – providing luxurious haircare and body treatments to clients in her own salon.

In keeping with Pariz’s focus on excellence in all things, her salon is an authorized L’Oreal Professional salon, providing clients access to the finest haircare products on the market.

Additionally, Pariz Salon is a Green Circle Certified Sustainable Salon. Green Circle works with salons across the United States and Canada to divert salon waste. Instead of throwing out used foils, color tubes, and other packaging, these items are sorted by material and sent to Green Circle to be recovered and repurposed.

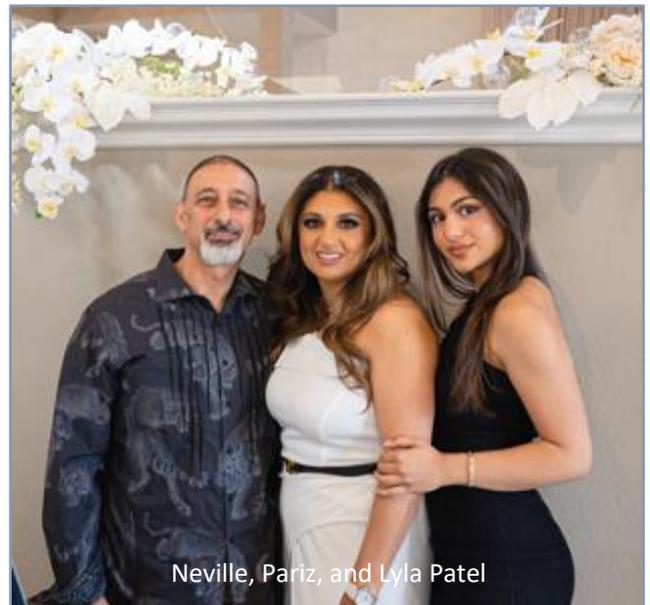
Visit Pariz Salon:

- Wednesday – Friday (11:00 am – 7:00 pm)
- Saturday & Sunday (10:00 am – 5:00 pm)
- (Closed Monday & Tuesday)

Due to high demand, appointments are recommended. Call 725 529 HAIR (4247) or schedule online at [parizsalon.com](http://parizsalon.com).

### Pariz Salon

25 Via Bel Canto, Suite 120 (across from the Pizzeria)  
Henderson, NV 89011  
725 529 HAIR (4247)



Neville, Pariz, and Lyla Patel

BUYING OR SELLING IN SOUTHSORE?  
*Discover what it's like to be put first!*

*corcoran*  
GLOBAL LIVING

*Trish Nash*  
TEAM



1170 E. Sunset Road #200  
Henderson, NV 89011



Trish@TrishNash.com  
(702) 331-3948

TRISH NASH  
Lake Las Vegas Resident

LICENSE B.0019541



# SIGNATURE EVENTS



**Monday, July 4** (starting at 6:00 pm)

## Fireworks Watch Party

*Reflection Bay Golf Club*

Select from the red, white, or blue, dining packages and join us for an evening of fun and fireworks (<https://reflectionbay.square.site/>):

- Red Package (\$249): Two parking passes, 12 meal and 12 drink tickets
- White Package (\$159): One parking pass, 8 meal and 8 drink tickets
- Blue Package (\$99): No parking pass, 4 meal and 4 drink tickets

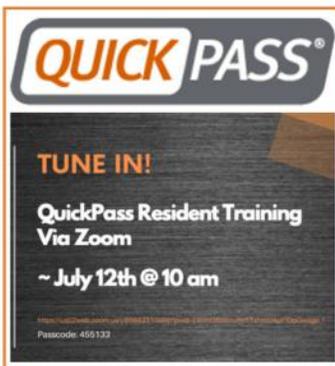


**Monday, July 4** (6:30 pm – 9:30 pm)

## Concert

*The Montelago Village, Floating Stage*

Live country western-themed entertainment on stage from 6:30 pm – 9:30 pm, followed by fireworks display.



**Tuesday, July 12** (10:00 am – 11:00 am)

## QuickPass training for SouthShore residents

Zoom

Link >

<https://us02web.zoom.us/j/85882310996?pwd=EeWv38S6nuRvSTshreU4pFI DpQwsg0.1 - success>

Password > 455133



**Wednesday, July 13** (5:00 pm – 7:00 pm)

## Lake Las Vegas Master Association Annual Meeting & Election

Zoom

Agenda for annual meeting, election ballots, and zoom link mailed to all owners of record on Friday, June 17, 2022.

Ballots to be returned no later than 5:00 pm PT, Monday, July 11.

Agenda for the open session, along with a digital link to the zoom meeting will be available online 3 days prior to the meeting.

# UPCOMING EVENTS

## JULY

01 (Friday)		<b>* FSR and PCM “transition period” begins</b>	HOA Office
04 (Monday)	6:30 pm	<b>Floating Stage</b>	The Village at Lake Las Vegas
	9:00 pm	<b>Fireworks display</b>	Lake Las Vegas
07 (Thursday)	9:00 am	<b>Finance Committee</b>	Zoom
11 (Monday)	1:00 pm	<b>Security Committee</b>	HOA Office
13 (Wednesday)	11:00 am	<b>Design Review Board</b>	SouthShore Country Club
18 (Monday)	10:00 am	<b>Landscape Committee</b>	HOA Office
	11:30 am	<b>Social Committee</b>	Lake Club
	2:00 pm	<b>Marketing Committee</b>	Lake Club
21 (Thursday)	10:00 am	<b>Board of Directors Meeting</b>	SSCC & Zoom
27 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC

## AUGUST

01 (Monday)		<b>* FSR and PCM “transition period” ends</b>	HOA Office
	1:00 pm	<b>Security Committee</b>	HOA Office
04 (Thursday)	9:00 am	<b>Finance Committee</b>	Zoom
10 (Wednesday)	11:00 am	<b>Design Review Board</b>	SouthShore Country Club
15 (Monday)	10:00 am	<b>Landscape Committee</b>	HOA Office
	11:30 am	<b>Social Committee</b>	Lake Club
	2:00 pm	<b>Marketing Committee</b>	Lake Club
24 (Wednesday)	11:00 am	<b>Design Review Board</b>	SouthShore Country Club

**\* Footnotes:**

- FSR: First Service Residential
- PCM: Prime Community Management

# 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

*Please contact association management if you are interested in serving on a committee.*

[southshore@fsrnevada.com](mailto:southshore@fsrnevada.com)

702 248 7742

## VOLUNTEER COMMITTEES

### Administrative

- Vern Jennings\*
- Rick Phillips

### Budget, Finance & Reserve

- Vicki Hafen Scott\*
- Alex Doka
- Cathy Guibal
- Rick Phillips

### Design Review Board

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

### Landscape & View

- Vern Jennings\*
- Sheryl Alexander
- Barbara Gunn
- Francoise Markus
- Reba St. Clair
- Paul Trapp

### Marketing

- Susie Avery\*
- Doug Darsow
- Eric Doka
- Alex Gennett

### Newsletter

- Susie Avery\*
- Nancy Campbell
- Shakila Stahl
- Lori Vagner

### Policies

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

### Security

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

### Social

- Susie Avery\*
- Doug Darsow
- Myrna Frame
- Cathy Guibal
- Heidi Locatell



# SouthShore

COUNTRY CLUB LAKE LAS VEGAS



## Amenities at the Lake Club

### Wellness

Dietician  
Golf Fitness  
Assessments  
Massage & Therapy  
Private Yoga & Pilates  
Private Fitness Training

### Classes

Yin Yoga  
Core Training  
Water Wellness  
Dynamic Mobility  
Barre & Pilates Sculpt  
Pilates Mat & Reformer



For a limited time, we are offering special packages to SouthShore residents

**It's time you joined your neighbors!**

Laurie Moore, Membership Director: (702) 856 - 8458

Joseph Travaglio, General Manager / COO: (702) 856 - 8403

# LINKS BEYOND THE LINKS

## HOMEOWNER ASSOCIATIONS

### Lake Las Vegas Master Association

1600 Lake Las Vegas Parkway

Phone: 702 568 7948

Fax: 702 568 7871

> Peg Lozier, General Manager

> Terry Devlin, Compliance Administrator

> Julie Williams, Administrative Assistant

Email: [plozier@lakelasvegas.com](mailto:plozier@lakelasvegas.com)

### Lake Las Vegas Website

[lakelasvegas.com/events](http://lakelasvegas.com/events)

### Lake Las Vegas Community Patrol

Patrol 1 (24/7) 702 249 5082

Patrol 2 (24/7) 702 249 5669

Patrol 3 (2:00 pm – 10:00 pm) 702 572 5318

### Lake Las Vegas Lake Patrol

702 682 6932

### Lake Las Vegas Marina

661 204 9198

### SouthShore Residential Community Association

> Jessica Smukal, General Manager

> Dynette Arce, Assistant Manager

> Tili Poe, Administrative Coordinator

220 Grand Mediterra Blvd

Phone: 702 248 7742

Email: [southshore@fsrnevada.com](mailto:southshore@fsrnevada.com)

Email: [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com)

Website: [sslv.com](http://sslv.com)

### Mantova Homeowners Association

> Michelle Wolven, Community Manager

25 Via Mantova, Unit 2

Phone: 702 566 0013

Email: [michelle.wolven@fsresidential.com](mailto:michelle.wolven@fsresidential.com)

### SouthShore Golf Villas Homeowners Association

> Lori Brenner, Manager

259 N. Pecos Road #100

Henderson, NV 89074

Phone: 702 736 9450

## 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

**Café Du Lac** (Traditional French Café)  
40 Costa Di Lago  
Phone: 702 580 1277  
[lecafedulac.com](http://lecafedulac.com)

**Luna Rossa** (Authentic Italian)  
10 Via Bel Canto  
Phone: 702 568 9921  
[lunarossallv.com](http://lunarossallv.com)

**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 Market** (Beautifully stocked grocery store)  
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)

**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)

**(NEW) Once Upon a Nail Salon** (manicures & pedicures)  
25 Via Bel Canto, Suite 110  
Phone: 702 856 0020  
[Onceuponanailsalon.com](http://Onceuponanailsalon.com)

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

**(NEW) Pedego Electric Bikes**  
25 Via Bel Canto, Suite 105  
Phone: 702 856 0065  
[angie@pedegolasvegas.com](mailto:angie@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).