



Thursday, October 12
5:00 pm – 6:00 pm

JOIN US

In person: SouthShore Country Club
In The Library

Via Zoom: Register by clicking [here](#)

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PRESIDENT’S LETTER

OCTOBER 2023

By Vern Jennings

Dear Neighbors,

On Saturday, October 21 at 11:00 am, our association will hold its 2023 Board of Directors election at the SouthShore Country Club.

In support of this important community event, I encourage you to attend our **October 12 Candidates Forum** (see breakout box on this page). Additionally, I hope you received the election related materials mailed to your address of record. This information includes voting instructions, a ballot, and questionnaires completed by each candidate.

I am grateful to five of our members who volunteered to run for one of two open board positions (*listed in alphabetical order*):

- Jo Becker
- Les Crouch
- Henri Cuddihy
- Sidney Kuehn
- Paul Trapp

The key to SouthShore’s success is our volunteers. Presently, we have 27 volunteers serving on at least one of our six committees: Administrative, Finance, Landscape & View, Newsletter, Policies, and Security.

I encourage all property owners consider contributing to your community by serving on at least one committee. In November, you will receive additional information about committees; watch for communication on how to apply.

In addition to our committees, the SSRCA Board appoints two members to the SouthShore Design Review Board. We are seeking to fill both positions with qualified volunteers. Applications for the DRB positions must be received by November 1 (*please reference page 6 of this newsletter for greater detail on this particular committee*).

Thank you for staying informed and engaged. - Vern

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NEWS YOU NEED TO KNOW

Welcome Tash Davila

Please welcome Tasha Davila, who replaces Jessica Smukal as our association's general manager, effective September 1, 2023.

Tasha has over 12 years association management experience, with deep expertise managing large scale master planned communities such as Providence, a 5,600 homes community in Las Vegas, and Green Valley Ranch, a 4,000 homes community in Henderson.



Tasha also has experience in association portfolio management, having overseen up to 15 communities, including single family, mid-rise and high-rise condominiums, business parks and townhomes.

Raised in Long Beach, California, Tasha has lived in the Las Vegas valley for over 20 years. She and Michael, her husband of nine years, share four sons ranging in ages from 7 to 31.

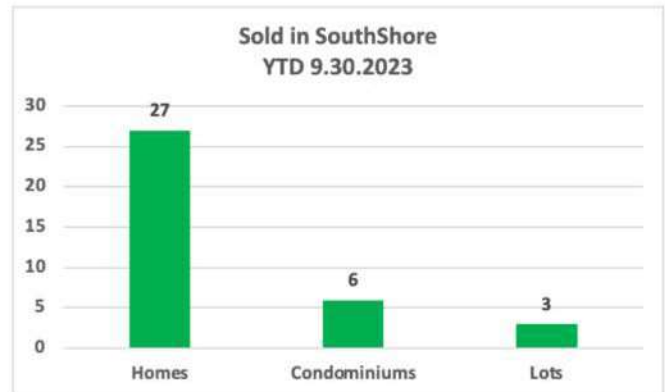
Tasha believes education and working hard are key to personal and professional growth and she looks forward to learning about SouthShore and getting to know our residents.

She encourages members to stop by the HOA office and introduce themselves and remains available via phone at 702 248 7742 or email at tdavila@primenv.com.

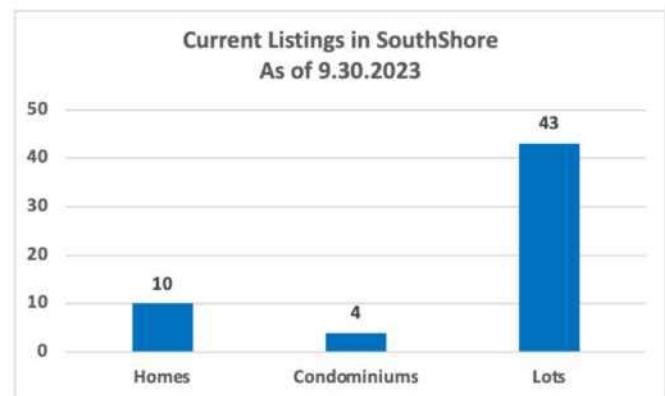
Sold in SouthShore

By Cynthia Martin
NV Exceptional Homes LLC
Cmartin.cynthia@gmail.com | 702 768 5799

Year-to-date through September 30, thirty-six (36) properties have sold in SouthShore, 75% of which were single-family homes. Average selling prices were \$1.6M for homes, \$364K for condominiums, and \$215K for lots.



As of September 30, five properties are under contract (3 homes, 1 condominium, and one lot), and fifty-seven (57) properties are currently listed for sale, of which 75% are lots.



As mortgage rates and real estate inventory ebb and flow, three things remain constant:

1. **Southern Nevada**, with its weather, entertainment, and growing collection of professional sports teams is increasingly attractive to homebuyers.
2. **Henderson**, with no state tax and the lowest property tax in the state, continues to be on every homebuyer's short list.
3. **Lake Las Vegas**, preeminent among its peer master planned communities, draws attention and creates demand.

POLICIES & PROCEDURES

Board Meeting Highlights

By Nancy Campbell
Editor-in-Chief, Newsletter Committee

Below are highlights from the September 14 Board of Directors' meeting. Greater details, including minutes, supporting materials, and a recording of the meeting, are available by contacting SouthShore management at southshore@primenv.com.

Committee Reports

Finances (last reported on June 30, 2023)

- **Balance Sheet.** The association has \$4.9M in cash, \$315K in the transition fund, \$1.6M in operating cash, and \$2.6M in reserves. Reserve fund coverage is 96%.
- **Income & Expense.** Year-to-date revenue is \$1.55M. With operating expenses at \$1.23M and funding the reserve account with \$232K, the association has net positive income of \$86K.
- **Delinquent Accounts.** Net active accounts receivable is \$50K, less than 2% of the association's \$3M annual operating budget.

Landscape

With an estimated \$358K in City of Henderson and Southern Nevada Water Authority (SNWA) rebates expiring in March 2024, the conversion of turf along Grand Mediterra Boulevard has commenced.

Residents will note the intentional killing of grass and laying of drip lines around tree roots to prepare the ground for eventual installation of desert landscape.

In parallel, Classic Landscape is cleaning up golf slopes and adhering to the 3 days a week (M/W/F) watering schedule set by SNWA.

Policies

No update

Newsletter

The next and last issue of 2023 will be published in December.

Security

Chad Romero, Markman Security, spoke to the newly installed back gate security alarm which activates when any movement breaks its security beam.

When the back gate is not manned by a security guard, the alarm is set and will alert front gate security of any perimeter violation. In turn, front gate security will activate its loudspeaker and direct the roving security officer to provide an on-site assessment of the situation.

Chad also reminded SouthShore residents to contact security (702 558 2932) if they see a broken sprinkler head casting water onto the street or sidewalk.

Design Review Board

Ten new home builds and 81 renovations or remodels are currently under review.

Unfinished Business

Cox Cable

Contract negotiations continue with Cox Cable in order to provide SouthShore homeowners with at least two choices for high-speed internet service within our community by year-end 2024.

Other items of interest

- The board approved Turf Conversion Phase II design concepts, affecting 84K sqft. of grass.
- An incremental \$156K in Turf Conversion Project funding was approved, sourced from the association's Transition Fund and Reserve Account.

Pending receipt of all expected City of Henderson and SNWA rebates, the board believes a homeowner special assessment for the Turf Conversion Project will be avoided.
- A series of service provider contracts were approved, including HOA management, security, landscape, and street sweeping.
- The board projects no main account dues increase in 2024.

CONTACT US:
www.wagandplayallday.com



We are a small business located near the airport and UNLV but do provide transportation services and can serve all over the Las Vegas Valley!

WAG & PLAY DOG CARE



A peak at our photo album!



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We create a balanced, positive, and as safe of space as possible to ensure that your pups are taken care of while they're with us! Your pups can socialize in a controlled and supervised environment as we only take a certain number of dogs to ensure that dogs are enjoying themselves and are happy! We offer day care services Tuesday-Friday, 8:00am-6:00pm!

PET NANNYING AND DROP-INS

If you need to leave your pet for a bit longer than normal, we've got your back! We offer both a drop-in service as a 30-minute potty-break, feeding, and oral/topical medication administration, or a full nanny service based on a 3 hour minimum for those pups that need a bit longer of a visit - our pack leaders are there to sit with, play games, take on a short walk, and overall entertain your pup or other small pet!

DOG WALKS

Our pack leaders are dedicated to making sure your pup has a healthy, safe, and structured walk either on their own or in a group! We work on sitting, waiting, pulling, and reactivity while we walk. Our private walks are broken down in 30, 45, or 60-minute increments, or a pack walk is 4 - 6 miles with two pack leaders leading the way!

FOLLOW US: @wagandplay

Recommended by South Shore Pup Members:
Tucker Jennings, Maisie Thatcher, Keely White, Griff Ellington



Design Review Board

By Tasha Davila

On November 16, 2023, the SouthShore Board of Directors intends to appoint two members to the **SouthShore Design Review Board (DRB)** to serve a two-year term commencing January 1, 2024.

We are seeking two volunteers to fill these open positions. Please take a moment to read the below attributes for success and, if you feel qualified and are interested, we encourage you to apply by completing the DRB Candidate Questionnaire found [here](#). All applications of interest must be received on or before Wednesday, November 1, 2023, at 5:00 pm PT.

- Demonstrates a fair, consistent, and open-minded approach to problem-solving
- Is able to commit the needed time to attend meetings, handle email correspondence, and conduct periodic site inspections
- Renders decisions pursuant to the rules established in the SouthShore Design Guidelines and other governing documents
- Demonstrates effective listening, comprehension, and communication skills
- Is an analytical thinker
- Has experience in architecture, engineering, structural planning or related fields
- Previously served on a volunteer board

Charter, Purpose, and Process

Established under the Lake Las Vegas Master Association CC&Rs, the board consists of five (5) members: two appointed by the SSRCA Board, and three by the LLV Master Association.

The DRB is responsible for reviewing and approving all new construction and any modifications to existing structures, lighting, and landscape. It does so by employing the SouthShore Design Guidelines and other governing documents.

Presently, the DRB meets twice a month, usually on a Wednesday, and progresses requests through 4 phases:

1. Pre-Design Conference and Conceptual Design Review
2. Preliminary Design Review
3. Final/Construction Document Review of Architectural Plan, Finishes, Landscape Plan, Landscape Lighting Plan
4. Inspection of completed project including installed landscaping

Apricot Lane BOUTIQUE Henderson
Down in The Village of Lake Las Vegas

NEW FALL FASHION HAS ARRIVED IN STORE

Exciting news! New fall fashion arrivals have just landed in our store. Embrace the rich color palette and cozy styles that this season brings. Fall fashion is all about versatility and expressing your unique style.

One Year Anniversary Celebration
We're thrilled to announce our one-year anniversary in business! We want to express our heartfelt gratitude to all our customers for their incredible support throughout this journey. Stay tuned for exciting details about the upcoming celebration event as we look forward to celebrating with you!

@ApricotLaneHenderson



Mail Theft

By Alejandro (Alex) Alcantara
Neighborhood Resource Officer
Henderson Police

Monday – Thursday (7:00 am – 5:00 pm)
702 267 5100
neighborhoodwatch@cityofhenderson.com

The unsettling thing about mail theft is one does not know what was stolen until it is too late. As such, be aware of what mail thieves are looking for and how to protect yourself against them.

First and foremost, thieves like money and particularly checks that give them access to someone else's money. Whether a stimulus, tax return, or social security check, it is a hot item to a thief.

Credit cards and credit card applications are another favorite. Criminals steal the applications and open accounts without you even knowing about it until you get the "late notice" that you are in arrears for expenses you did not incur.

Here are a few easy ways to prevent mail theft:

- To stop receiving credit card applications visit <https://www.optoutprescreen.com/>. Online you can opt-out for five years. To do so permanently, you must write a letter to the credit bureaus.

Since I opted-out for my family, I can't remember the last time I saw a credit card application.

- Pick up your mail every day, especially if you are expecting a check or credit card. Most mail theft occurs in the early morning hours while we are sleeping, so don't leave anything over night.

- Not sure when that check, credit card, or something of value is arriving in the mail?

Go the website <http://www.usps.gov/> or the mobile app USPS Mobile, create an account, and enroll in the "Informed Delivery" service, located within the **Quick Tools** pull-down menu of services.

Once you sign-up for "Informed Delivery", via email, you will automatically receive images of mail being delivered to your home that day. It takes the guess work out of when something important is arriving.

- An additional benefit of creating an account with <http://www.usps.gov/>, is the ability to easily ask the post office to hold your mail while you are away.

Again, go to <http://www.usps.gov/> and within the **Quick Tools** pull-down menu, select "Hold Mail", and fill out the stop and start dates for mail delivery. You can notify USPS up to 30 days in advance or as early as the next scheduled delivery day.

Within a day of your scheduled return date, the postal carrier delivers all your mail. If it is a lot of mail, they will leave it at the front door in a crate, so be sure to grab it right away. If you don't want to create an online account, you can go to the post office and fill out [PS Form 8076](#).

- Finally, and most importantly, get a P.O. Box at your local postal station, or FedEx or UPS store (*Editor's note: a UPS store just opened up in The Village at Lake Las Vegas*). There is a small cost involved and it may be slightly inconvenient to go to another location to pick up your mail but, when was the last time you heard of a post office being burglarized?

Prevent postal theft by following the above methods to protect your money and your mail.

Until next month, stay safe and watch out for each other.

- Officer Alex Alcantara

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TEAM

Douglas Elliman
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SIGNATURE EVENTS



Saturday, October 14 (7:30 pm; doors open at 7:00 pm)

CHANTICLEER IN CONCERT (Free)

Water Street Amphitheater

[City of Henderson events](#)

The GRAMMY® Award-winning vocal ensemble Chanticleer has been hailed as “the world’s reigning male chorus” by The New Yorker and is known around the world as “an orchestra of voices” for its wide-ranging repertoire and dazzling virtuosity.

Founded in San Francisco in 1978 by singer and musicologist Louis Botto, Chanticleer quickly took its place as one of the most prolific recording and touring ensembles in the world, selling over one million recordings and performing thousands of live concerts to audiences around the world.



Sunday, October 15 (2:00 pm)

SUNDAY JAZZ (\$20 per person)

Bird View Preserve

[City of Henderson events](#)

Spend your Sunday listening to the sounds of local jazz musicians, BEE and the Bill Zappia Trio, in the beautiful outdoor setting at Henderson Bird Viewing Preserve.

Relax and watch the performers or stroll along the paths surrounding the tranquil ponds.

Complimentary cart tours of the preserve will also be available.



Wednesday, October 18 (4:00 pm – 7:00 pm)

REIMAGINE BOULDER HIGHWAY PUBLIC MEETING

Valley View Recreation Center | 500 Harris Street, Henderson, NV 89015

[Reimagine Boulder Highway](#)



The “Reimagine Boulder Highway” project stemmed from a 2020 Multimodal Transportation Study that recommended safety and mobility improvements along the corridor. The study concluded that an overall transformation of Boulder Highway was necessary.

Join us for an in-person public meeting where you can learn more about the project and meet the project team. The project manager will give a brief presentation at 5:30 pm.

UPCOMING EVENTS

OCTOBER

12 (Thursday)	5:00 pm	Candidates Forum	SSCC
21 (Saturday)	10:00 am	SouthShore Board Meeting	SSCC
	11:00 am	SouthShore Election & Annual Meeting	SSCC
25 (Wednesday)	11:00 am	Design Review Board	SSCC
27 (Friday)	All Day	Nevada Day (office closed)	HOA Office

NOVEMBER

06 (Monday)	TBD	Finance Committee	Zoom
	TBD	Security Committee	HOA Office
10 (Friday)	All Day	Veterans Day (office closed)	HOA Office
13 (Monday)	9:00 am	Landscape Committee	HOA Office
16 (Thursday)	10:00 am	SouthShore Board Meeting	SSCC
	11:00 am	2024 Budget Ratification Meeting	SSCC
23 (Thursday)	All Day	Thanksgiving Holiday (office closed)	HOA Office
24 (Friday)	All Day	Thanksgiving Holiday (office closed)	HOA Office

LEGEND

- SSCC (SouthShore Country Club)
- TBD (To Be Determined)

BOARD & COMMITTEE VOLUNTEERS

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

BOARD OF DIRECTORS

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

VOLUNTEER COMMITTEES

Administrative

- Vern Jennings*
- Rick Phillips

Design Review Board

- Les Crouch*
- Jim Avery (SSRCA appointee)
- Pat Evans (SSRCA appointee)
- Jerry Mansfield
- Cody Winterton

Finance

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

Landscape & View

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

Newsletter

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

Policies

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

Security

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

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

NEIGHBORHOOD NOTES LAKE LAS VEGAS

When it rains, it pours

By Nancy Campbell

Less than two weeks after a torrential rainstorm flooded parts of our community, Dr. Steve Weber, a limnologist and lake consultant for the Lake Las Vegas Master Association, and Cody Winterton, President, Lake Las Vegas Master Association, met for two hours with members of the **Presidents Club of Lake Las Vegas** to discuss the care and maintenance of Lake Las Vegas and the impact of the recent flood on it.

My takeaway: The health and long-term viability of Lake Las Vegas is part of a complicated state and federally regulated ecosystem. It necessitates us understanding how our lake is managed and maintained, and the cost associated with doing so.

One day in the not-too-distant future, responsibility for the lake will transfer from the declarant to the homeowners. We must start getting educated now. Let's begin.



Source: Cynthia Martin

Dr. Weber

Dr. Weber received his Water Resources bachelor's and master's degrees from the University of Wisconsin, followed by a Ph.D. in Environmental Science with an emphasis in limnology (the study of the biological, chemical, and physical features of lakes and other bodies of fresh water).

Prior to moving to Nevada, Dr. Weber worked for the University of Wisconsin and the Wisconsin Department of Natural Resources, where he was a member of a team that managed 5,000 of Wisconsin's 17,000 lakes.

December 1995, Transcontinental Properties and the Bass brothers (then developers of Lake Las Vegas) recruited Dr. Weber to assist in completing the lake and its associated structures. While in that role, Dr. Weber finished filling the lake and stocked various organism, including fish, to make the new lake start functioning as its own ecosystem.

Dr. Weber also created many of the current policies and procedures that ensure the lake's water quality for recreation and irrigation purposes adheres to standards defined by the Environmental Protection Agency (EPA), Bureau of Land Management (BLM), United States Bureau of Reclamation (USBR), and the US Army Corps of Engineers, among others.

To date, Dr. Weber is singularly the most knowledgeable individual about the ecosystem of Lake Las Vegas.

Water Quality

As previously mentioned, Lake Las Vegas is subject to several environmental permits due to the fact the lake is connected to the federally owned and regulated Colorado River (the single most important source of water for the Western United States).

As such, Lake Las Vegas must comply with nine federally defined standards for water quality and account for uncontrollable sources of water flowing into the lake, including water from landscape irrigation, pollutants from streets, and storm flows from the Lake Las Vegas Wash.



Source: Stan Shebs

Lake Water Quality Criteria

1. Temperature (affects chemistry of water)
2. pH (a measure of acidity)
3. Dissolved oxygen (essential for survival of fish and other aquatic organisms)
4. Chlorophyll (a measure of the presence of algae)
5. Turbidity (a measure of water clarity)
6. Total dissolved solids (a measure of organic and inorganic materials, such as metals, minerals, salts, and ions)
7. Fecal coliform (a measure of bacteria)
8. Escherichia coli (a measure of bacteria)
9. Toxic materials (a measure of a suite of toxic materials, including pesticides)

Source: <https://www.leg.state.nv.us/NAC/NAC-445A.html#NAC445ASec2161for>

Compliance

Lake Las Vegas consists of 320-acre feet of water (an acre foot is measured as one acre of water one foot deep). On average, our lake is 32 feet deep and 85 feet at its deepest point.

At a minimum, Lake Las Vegas' water quality is assessed once a month by drawing water samples at its surface and at 5, 10, and 20 meters below the surface (i.e., 16, 33, and 66 feet respectively). Heavy rains and other factors may cause the need for more frequent sampling.

Samples are measured against their respective range of compliance and action is taken as needed. Worth noting, as the lake has its own natural ecosystem, often times the best action is no action.

When needed, copper sulfate is used to treat excess algae.

Impact of most recent storm

The Las Vegas Valley is an 1800 square mile basin, home to 2.2M residents and host to 39M visitors annually. When it rains, storm water and refuse from across this system, starting at Charleston Peak (altitude of 11,916 feet), funnels into the trash rack at the front of Lake Las Vegas.

Subsequently, it flows into Lake Mead reservoir through two 84-inch in diameter and 2-mile-long pipes (see image below) designed to accommodate 1,400 cubic feet of water per second (cfs), equivalent to 628,600 gallons per minute.



Source: Mike Johnson Review-Journal

This past storm produced water flow of 18,000 cfs, and approximately 15,000 acre-feet of stormwater flowed through the lake (4,887,765,000 gallons). That is roughly one and a half times the volume of water that the lake can store at any given time.

As such, water flowed into Lake Las Vegas for approximately 45 hours, resulting in the visible debris on the lake's surface.

Clean-up entailed a series of boats sweeping up the debris and labor with pitch forks hoisting the debris onto the boats to be consolidated and loaded into over thirty 32-yard-long dumpsters and driven to the dump. The estimated clean-up cost is between \$300K - \$500K.

Dr. Weber said it will take approximately two months for the lake's ecology to return to normal.

Cody Winterton encouraged anyone interested in learning more about the lake's water quality contact the Lake Las Vegas Master Association at 702 568 7948.

Did you know: It costs approximately \$1,000,000 a year to maintain the water level in Lake Las Vegas and over \$100,000 a year for water quality monitoring? (reference Lake Las Vegas Master Association Operating Budget 2023)

LINKS BEYOND THE LINKS

LAKE LAS VEGAS SERVICE PROVIDERS DIRECTORY

Hotels, restaurants, news home developments, and other services for Lake Las Vegas residents

<https://www.flipsnack.com/E767CBBBDC9/lake-las-vegas-retail-services.html>

HOMEOWNER ASSOCIATIONS

Lake Las Vegas Master Association

(Taylor Association Management)

1600 Lake Las Vegas Parkway

Phone: 702 568 7948

Anneliese Gamboa, General Manager

Email: agamboa@lakelasvegas.com

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

Tasha Davila, General Manager

Email: tdavila@primenv.com

Email: southshorenewsletter@yahoo.com

Website: sslv.com

Mantova Homeowners Association

(First Service Residential)

25 Via Mantova, Unit 2

Phone: 702 566 0013

Michelle Wolven, Community Manager

Email: michelle.wolven@fsresidential.com

SouthShore Golf Villas Homeowners Association

(Nicklin Community Management Services)

375 N Stephanie St, Suite 911

Henderson, NV 89014

Phone: 702 851 7660 x2211

Amanda Miles, Community Manager

Email: amiles@nicklincm.com



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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 February, April, June, August, October, and December.

Camera ready work is appreciated by the 1st of the month.

We hope you will consider advertising with us by contacting Nancy Campbell, Editor-in-Chief, at southshorenewsletter@yahoo.com.