

SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy Lori Vagner



Marine Corps Law Enforcement Foundation

15th Annual Las Vegas Charity
Golf Tournament

Monday, November 8
8:30 am – 4:00 pm

SouthShore Country Club

Contact

Mike Tobey | 702 493 7265

Mission

The raising of funds to support
children of Marines and law
enforcement personnel killed on duty
or while serving at home or abroad

This year's event honors
Nevada Highway Patrol Trooper
Micah May

TABLE OF CONTENTS

- PRESIDENT'S MESSAGE.....01
- NEWS YOU NEED TO KNOW....03
- POLICIES & PROCEDURES.....06
- UPCOMING EVENTS.....11
- BOARD & COMMITTEES.....13
- COMMUNITY CORNER.....15
- NEIGHBORHOOD NOTES.....20
- LINKS BEYOND THE LINKS.....25

PRESIDENT'S MESSAGE

SEPTEMBER 2021

By Vern Jennings

Thank you for the significant improvement in our community's adherence to posted speed limits.

In April, we had 1,857 speed limit violations in our community, 141 of them 11+ mph over the limit. As of this writing, speeding is down 60%, and excessive speeding is down 68%. This is a credit to all who are choosing to honor and respect the safety precautions we have in place in our community. We still average three excessive speeders per day and, as such, continue to enforce our speed limits and apply penalties as needed.

On Saturday, October 23, our association holds its annual membership meeting. This year, four board seats are up for election. On October 5, a ballot, candidate profiles, and voting instructions will be mailed to homeowners. Please take a moment to read the materials and return your ballot to the HOA office on or before October 22.

Finally, due to pervasive and persistent drought conditions, on June 4, 2021, Nevada passed Assembly Bill 356 (AB356), which "...prohibits, with certain exceptions, the waters of the Colorado River, that are distributed by the Southern Nevada Water Authority or one of the member agencies of the Southern Nevada Water Authority, from being used to irrigate nonfunctional turf on any property that is not zoned exclusively for a single-family residence on and after January 1, 2027."

In preparation for this eventuality, our Landscape Committee analyzed nonfunctional grass areas within SouthShore and we are in the process of replacing selected areas with desert landscape.

Given our collective need to conserve water, I encourage all SouthShore homeowners consider the SNWA Water Smart Landscapes Rebate Program. You may read more about this program in the "News You Need to Know" section of this newsletter.

Sincerely, Vern



NOW IS THE TIME TO MAKE THINGS HAPPEN.
CALL ME TO GET THE JOB DONE!

That's why I am here!

- ◇ PERSONAL ONE ON ONE SERVICE FROM START TO FINISH
- ◇ STAGING
- ◇ REPAIRS
- ◇ LANDSCAPE
- ◇ MOVING

“ We have had the good fortune to have Cynthia Martin handle 10 real estate transactions over the past decade. In every case, she has been an excellent advocate and a pleasure to work with.

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NEWS YOU NEED TO KNOW

Seal Coating SouthShore's Streets

In October, Holbrook Asphalt will begin seal coating all streets in SouthShore. By the nature of the work, it necessitates shutting down access to streets while the seal coat is applied and allowed to dry.

Via email, the management office will inform residents of the schedule and related logistics. Please ensure you have given Jessica Smukal (702-248-7742) your approval to receive 'electronic communications'.

Seal coating our 6-year-old streets extends their life, reduces on-going maintenance, enables a smoother ride, and enhances the beauty of our community.

Left unsealed, sunlight, wind, and water cause asphalt to harden and oxidize, making it brittle and subject to cracking.

Thank you, in advance, for your understanding and patience as our community takes on this important maintenance task.

Spa Ravella @ the Hilton Lake Las Vegas

Spa Ravella has graciously agreed to extend its SouthShore Summer Special, a 25% discount on all services of 50 minutes or more, to December 31, 2021 (reference SouthShore's June newsletter for our profile of Spa Ravella).

A spa treatment is the perfect "Thanks"-giving gift for someone you appreciate, including yourself!



Call 702-567-4600, mention promotion code "BIGHORN", and book an appointment now before the holiday rush.

The Village at Lake Las Vegas

By year-end, three new retail businesses will open in The Village at Lake Las Vegas, leaving only 8 spaces available for rent.

Two of the businesses are Pariz Salon, a full-service L'Oréal Professional Salon, and Once Upon a Nail Salon, owned by Kendra Daniels, a frequent performer on Lake Las Vegas' "floating stage".

The name of the third business, a med spa, has yet to be disclosed.

Let's talk roundabouts, in not such a roundabout way

Source: Federal Highway Administration

Roundabouts are safer than traditional stop signs or signal-controlled intersections. Roundabouts have proven to reduce:

- Vehicle collisions by 37 percent
- Injury collisions by 75 percent
- Fatality collisions by 90 percent
- Pedestrian collisions by 40 percent

Roundabouts reduce the likelihood and severity of collisions because:

- Speeds in roundabouts average 20 – 25 MPH
- There are no red traffic lights that drivers attempt to beat
- The curved roads and one-way travel around the roundabout eliminate the possibility for T-bone and head-on collisions



Driving multi-lane roundabout

- Upon seeing the roundabout sign, slow down, and be aware of pedestrians and bicyclists
- Before entering the roundabout, choose which lane you want to be in.
- Be ready to yield. Drivers must yield to traffic in all lanes of the roundabout, not just in the lane closest to them

“Can you dig it?”

(With due respect to Youngblood Priest, Super Fly)

Southwest Gas wants to remind homeowners that one phone call to 811 quickly begins the process of getting underground utility lines marked for free.

Call 811 is for digging jobs of all sizes, from planting trees to mailbox installation to large construction projects.

For best results, call 811 at least two full working days prior to digging and the utility companies will locate and mark the underground lines, pipes, and cables at or near a planned dig site.

Last year, 97 incidents occurred throughout Nevada where pipeline was damaged because people did not call 811 before digging.

Digging without knowing the location of underground utilities can result in serious injuries to people, and significant damage to vital infrastructure resources.

For more information about natural gas safety, visit swgas.com/safety.

Pet Profile

Courtesy Dian Hodge

If you have a pet that has the inclination or ability to leave the perimeter of your property, consider creating a pet profile contact sheet and providing it to SouthShore’s security staff.

Include your pet’s name, a brief description, photographs from several different angles, and how SouthShore security may best reach you, should they notice your pet while they, and your pet, are on patrol.

Southern Nevada Water Authority

By Tom Bradley

The federal government has issued a water shortage declaration on the Colorado River, reducing the amount of water Southern Nevada can withdraw from Lake Mead—which provides 90 percent of Southern Nevada's water supply.

From now until the end of October, fall watering restrictions are in effect. Water your landscape only on your three assigned days a week (Monday, Wednesday, Friday in SouthShore), and never on Sundays.

FACT: One square foot of grass requires 73 gallons of water a year, equal to 10 feet of rainfall.

Consider taking advantage of SNWA’s Water Smart Landscape Rebate. SNWA will rebate single-family residential properties \$3 per square foot of grass removed and replaced with desert landscaping up to the first 10,000 square feet converted, and \$1.50 per square foot thereafter per property, per year.

CC&R’s Reminder

Property rentals of less than 6 months are not allowed in SouthShore.

And, specifically, “...no lot or condominium...shall ever be used for timeshare, bed and breakfast accommodations, or other transient rental arrangements.” (Governing CCR’s Part 1, Section 7.2.1, Amended 2004-11-01).

If you have questions, contact Jessica Smukal, General Manager, SSRCA, phone: 702-248-774 or email: Jessica.smukal@fsresidential.com.



Who’s Watching your home while you’re away?



If you’re a seasonal resident, take extended trips or vacations or leave your home unoccupied for extended periods of time, then let us create a Watch Service plan to meet your specific needs.

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Home Watch : “A visual check of a home or property
\\ hōm wäch \\ looking for obvious issues”

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SouthShore Residential Community Management

Please welcome the two newest members of SouthShore's management team:

Dynette (di-net) Arce, Assistant Manager
(dynette.arce@fsresidential.com)

A recently relocated native New Yorker, with 12 years property management experience; 18 months of which has been with FirstService Residential.

Dynette says her top initiative is, "Communications. My goal is to keep track of incoming requests and ensure owners are getting a response in a timely fashion.

"Keeping a detailed log will allow the office staff to be on the same page and able to assist with any question/concerns that may arise."

Dynette has been married four years and has a three-year-old son.

Tili (tea-lie) Poe, Administrative Coordinator
(tili.poe@fsresidential.com)

Tili is Vegas-born and has been with FirstService Residential since August 2021.

Prior to FirstService, Tili worked for three years for an HOA collection company.

Tili says her top initiative is, "to respond to clients within 24 hours. I want to gather as much information as possible to make all requests run smoothly. I appreciate everyone's patience, as I learn everything there is to know about SouthShore and its processes and guidelines."

Tili has been married 11 years, and has five children, four boys and a girl.

At your next opportunity, stop by SouthShore's management office, say "hello" to Jessica Smukal, general manager, and introduce yourself to Tili Poe and Dynette Arce.

YOU'RE INVITED TO AN

ELECTION INTEGRITY FORUM

TUESDAY OCT 26, 2021 5:00 PM - 7PM

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5:30 PM : Audit Results Nevada
6:00 PM : Action Plans, Q&A

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POLICIES & PROCEDURES JULY BOARD MEETING

July 15 Board Meeting Highlights *

(Financials as of May 31, 2021)

By Nancy Campbell

Newsletter Committee

President's Remarks (Vern Jennings):

Effective August 2, Dynette Arce replaces Annaliese Gamboa as assistant manager, SouthShore Residential Community Association (SSRCA).

Dynette joins SouthShore from FirstService Residential in New York City.

Finance Report (Vicki Hafen Scott):

Balance Sheet. As of May 31, the association has \$5M in cash, of which \$2.7M is in the Reserve Fund, resulting in 88% reserve fund coverage.

Operating Statement. Year-to-date revenue is \$1.2M, operating expenses are \$992K, Reserves funding was \$184K, resulting in \$10K positive cashflow.

Active delinquent accounts receivable is \$39K, down from \$78K as of March 31. The association's 'courtesy letter' informing delinquent accounts their transponder will be de-activated if the account is not brought current, is proving effective.

Vicki reminded property owners our community's 2021 budget is unfunded to the tune of \$153K. As such, in the absence of sufficient revenue to cover projected expenses, the association will tap into the association's Transition Fund, currently \$482K, to cover the shortfall.

This is a stop gap measure and not a long-term solution to the revenue vs. expense variance.

2022 Budget. The Finance Committee is preparing a preliminary 2022 budget for Board discussion in September, and homeowner ratification shortly thereafter.

Committee Reports:

Landscape & View Committee (Valerie Treaster). Date palms are being groomed and dead palm fronds removed, compliant with the requirement for all palm trees in SouthShore, on private property and in the common area, be groomed prior to August 31, 2021.

Additionally, Classic Landscapes is in the process of cleaning up fallen pine needles throughout the property.

No committee reports from the Marketing, Policy, Security, Social, Newsletter committees, and the Design Review Board.

New Business:

Board Election. The annual Board Member election takes place on Saturday, October 23. Four board seats are up for election. Vern Jennings was nominated as Election Chair with Jessica Smukal as Election Supervisor. Key election-related dates:

- 8/21: Board candidacy forms mailed to all property owners
- 9/22: Completed candidacy forms must be received in management office by 5:00 pm
- 10/5: Election ballots mailed to owners
- 10/22: Mailed ballots must be received in management office by 5:00 pm
- 10/23: Election. Hand delivered ballots must be received at Board Meeting by 10:30 am

Turf Removal. On June 5, Nevada Governor Steve Sisolak signed into law Assembly Bill 356, requiring removal of nonfunctional turf on property that is not a park or zoned exclusively for a single-family residence before December 31, 2026.

In preparation for complying with the new law, the Landscape Committee identified 8,700 square feet of grass that could qualify for removal.

In parallel, the Committee is reviewing Southern Nevada Water Authority's "Water Smart Landscapes (WSL) \$3 per square foot rebate program.

Given SouthShore spends approximately \$400K a year on water, one of the association's largest budget line items, reducing the amount of money spent on water could be a means of closing the association's budget to revenue gap.

Speed Cameras. To increase awareness of, and compliance with, speed limits, the association installed a radar speed sign, also known as a driver feedback sign, at the intersection of Grand Mediterra Boulevard and the Bella Vivente community entrance.

High-speed Internet. The self-appointed High-speed Internet Task Force continues to be in discussions with CenturyLink, T-Mobile, and Cox Communications, on ways to provide high-speed internet to all homes in SouthShore.

- CenturyLink offers a fiber-based service rendered through its existing conduit, presently installed in all communities except Bella Vivente.
- Cox Communications also offers a fiber-based service, albeit they would have to trench our streets and lay conduit.
- T-Mobile offers a cell tower-based service.

The Task Force hopes to offer a recommendation to the Board of Directors by the September board meeting.

Board Member Resignation. Effective July 15, Wayne Hillock resigned from the Board of Directors.

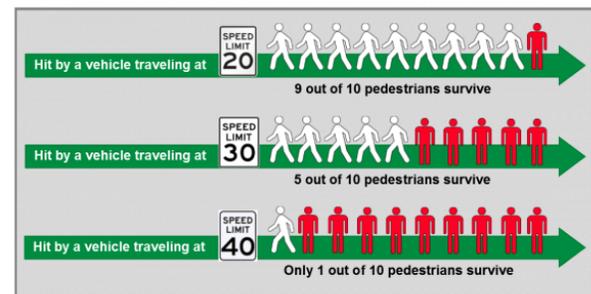
After 21 years in SouthShore, Wayne and Kathy, his wife, are moving out of the community.

In his final comments on the Board, Wayne stated, "what makes SouthShore unique is the quality of its volunteers." He observed how fortunate our community is to have this level of talent and experience available in service to our community.

** Approved Open Session Board Meeting minutes available on the community website*

Studies have proven slowing traffic down greatly reduces the chances of a fatal accident involving pedestrians and automobiles. A pedestrian hit by a car at 40 mph has a 90% fatality rate; at 20 mph the fatality rate decreases to 10%.

As you can see in the graph below, a small reduction in speed has a dramatic effect on whether those involved live or die.



Radar speed signs are a proven traffic calming solution to raise the speed awareness of oncoming drivers. Studies repeatedly show that when alerted by a radar sign, speeders WILL slow down up to 80% of the time. Typical average speed reductions are 10-20%, and overall compliance with the posted speed limit will increase by 30-60%.

Source: <https://www.radarsign.com/>



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POLICIES & PROCEDURES AUGUST BOARD MEETING

August 20 Board Meeting Highlights *

(Financials as of June 30, 2021)

By Nancy Campbell

Newsletter Committee

President's Remarks (Vern Jennings):

- During a recent meeting of The Presidents Club of Lake Las Vegas (conceived and created by Jack Niland, president, Tremesso Homeowners Association), Police Chief Thedrick Andres discussed the National Neighborhood Watch Program (NWP) and offered to speak at a SouthShore Residential Community Town Hall, if helpful to our community.

Security Committee to consider both suggestions (please read the "Presidents Club of Lake Las Vegas" article on page 22 for more information).

- Although not originally scheduled, August Board Meeting was made necessary so Board could discuss proposals for, and funding of, SouthShore road repairs, and installation of new security cameras throughout the property.
- SouthShore Country Club and Concert Golf Partners, a potential buyer of the country club, are currently in mutual due diligence.

In speaking with Concert Golf Partners, they affirmed their intention to retain the Lake Club, and will aggressively seek to expand Country Club membership.

Concert Golf owns 21 clubs, 15 of which sit within gated communities (to learn more about Concert Golf visit concertgolfpartners.com).

Finance Report (Vicki Hafen Scott):

- **Balance Sheet.** As of June 30, the association has \$5M in cash, of which \$2.7M is in the Reserve Fund, resulting in 91% reserve fund coverage.
- **Operating Statement.** Year-to-date revenue is \$1.4M, operating expenses are \$1.2M, Reserve funding was \$222K, resulting in a net negative cashflow of \$17K.
- Active delinquent accounts receivable is \$19K.

Committee Reports:

Landscape & View Committee (Jay Stauss, President Classic Landscape, in Valerie Treaster's absence). Recent broken water timers caused flooding in Miramonte and disruption to the watering schedule along Grand Mediterra Boulevard.

Classic Landscapes contacted an electrician to repair the broken water timers.

It is worth noting, Southern Nevada Water Administration (SNWA) understands the need and does allow occasional off-cycle watering due to on-site maintenance and repairs.

Marketing Committee (Susie Avery). A 4 ½" x 11" flyer promoting SouthShore's website and our "Luxurious Lakeside Living", has been placed at Seasons, the SouthShore Country Club, and various real estate offices.

Ultimately, Real Estate section of SouthShore website will enable linking directly to the Multiple Listing Service (MLS) database.

Policy Committee (Vern Jennings). The association's Open House Policy is due for updating, having been in existence and unchanged since 2010.

In advance of any decision related to the policy, a few real estate agents are reviewing the policy to confirm if and how it might be amended to best enable realtors to market the homes in SouthShore.

Security Committee (Rick Phillips). Under "New Business", the committee is requesting \$45K in Reserve funds for the installation of new cameras at the front gate, back gate, and the dam.

I-11 Committee (Paul Trapp). Nevada Department of Transportation ceased pursuing the Eastern Corridor option as a means of expanding Interstate 11 from Arizona through to Reno, Nevada (please read "The Purple Heart Highway" article on page 21, for further information).

No material updates from the Social and Newsletter Committees, or the Design Review Board.

Actions Taken Outside of a Board Meeting:

The Board formalized its approval of the “Hello SouthShore!” sub-committee members, and Trish Nash’s request for an August 28, 2021 “SouthShore Showcase Land Sales Event”.

Unfinished Business:

- Substantial discussion regarding the Design Review Board’s recommendations related to the process of updating the Bella Vivente community paint palette.

Board agreed, Bella Vivente homeowner vote should be held in October when majority of its owners are in Southshore for the season and able to review paint palette colors in person.

- Board approved up to \$3K in legal fees to review a potential contract with Century Link for high-speed internet service within SouthShore.

** Approved Open Session Board Meeting minutes available on the community website*

New Business:

The Board discussed and approved a myriad of initiatives, including:

- A Mira Monte homeowners association 4th quarter dues increase from \$700 to \$991, to avoid a significant operating fund shortfall.
- SouthShore street repairs by American Pavement Preservation (\$25,000) to commence in late September, followed by street seal coat in October. Only Holbrook Asphalt bid on the seal coat portion of the project (\$317K).
- The renewal of the TrafficLogix contract (\$3,700/year), Cyber Insurance Policy (\$1,297/year), and Employee Practices Insurance Policy (\$1,089/year). TrafficLogix provides the community’s traffic speed sign and associated speed monitoring analytics.
- The Board agreed to establish a Task Force to review all current insurance policies, to verify the community is receiving the greatest value for its financial investment.

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“Live who you are!”

POLICIES & PROCEDURES SEPTEMBER BOARD MEETING

September 16 Board Meeting Highlights *

(Financials as of July 31, 2021)

By Nancy Campbell
Newsletter Committee

President's Remarks (Vern Jennings):

- The idea of starting a SouthShore Neighborhood Watch Program (NWP) has been referred to the Security Committee for review and consideration.

Finance Report (Vicki Hafen Scott):

- **Balance Sheet.** As of July 31, the association has \$5.2M in cash, of which \$2.8M is in the Reserve Fund, resulting in 88% reserve fund coverage.
- **Operating Statement.** Year-to-date revenue is \$1.7M, operating expenses are \$1.5M, Reserve funding was \$258K, resulting in a net negative cashflow of \$49K.
- Active delinquent accounts receivable is \$78K.

Committee Reports:

Landscape & View Committee (Valerie Treaster). To maintain the needed upkeep of landscape in SouthShore, our service providers, Classic Landscapes and Tree Solutions, work from a pre-determined schedule, with one week a month allocated to requests received from individual homeowners. At times, the volume of homeowner requests can be quite high (e.g., 15 requests this week alone).

Newsletter Committee (Valerie Treaster). In 2021, we will publish three remaining issues (September, November, December) and September's issue will include three new advertisers.

Social Committee (Susie Avery). Due to continuing COVID concerns, plans for a November 15 social event have been cancelled.

No committee reports from the Marketing, Policy, Security, and Design Review Board.

Unfinished Business:

High-speed Internet. The self-appointed High-speed Internet Task Force continues to negotiate with CenturyLink and Cox Communications on how to bring high-speed internet into all homes in SouthShore. The committee expects to bring a proposal to the Board at the October 23 meeting.

New Business:

Review & Adopt 2022 Budgets. Designed to support a 'no deficit' budget in 2022, the Finance Committee proposed a \$62/per quarter increase to full-lot homeowner dues, and a \$31/per quarter increase to empty lot dues. This equates to quarterly dues of \$989 for full lots and \$494.50 for empty lots.

The 2022 budget proposal was unanimously approved, and will be ratified at the October 23 Board Meeting, for implementation January 1, 2022.

In 2022, the \$483K "Projects/Transition Fund" is earmarked for contingency legal costs (\$50K), internet conduit build out (\$50K), a portion of the water conversion project (\$127K), and to cover 2021 operations negative cashflow (\$258K).

2022 Reserve funds are allocated to landscape, roof repairs, replacement of cameras, and maintenance and repair of storm drains.

SouthShore street maintenance and repair. American Pavement Solutions will commence repairing streets on September 25, followed by Holbrook Asphalt seal coating, scheduled to begin October 11.

Funds to resurface SouthShore's streets will come out of the 2021 Reserve Fund.

Funding proposals for the Phase 1 irrigation retrofit project, landscape conversion project, and gate preventative maintenance, by EBY Iron Designs, were all approved.

* *Approved Open Session Board Meeting minutes available on the community website*

UPCOMING EVENTS



Wednesday, October 13 (11:00 am)
Lake Las Vegas Master Association 4th Quarter Board Meeting
Zoom

Meeting ID: 856 9940 8609
Passcode: 285019



Saturday, October 23 (10:00 am)
SouthShore Residential Community Members Annual Meeting & Election
SouthShore Country Club



Monday, November 8 (8:30 am – 4:00 pm)
Marine Corps Law Enforcement Foundation
15th Annual Las Vegas Charity Golf Tournament
SouthShore Country Club

For further information, contact Mike Tobey at 702 493 7265, via email at mrttees39@gmail.com, or Vern Jennings at 702 218 0106, via email at vjennings2010@aol.com



THE VILLAGE

Saturday, October 2 (7:00 pm – 10:00 pm)
Rob Garrett, Tribute to Neil Diamond

Saturday, October 9 (7:00 pm – 10:00 pm)
ZZ Twist, “The best non-tribute to ZZ Top”

Saturday, October 16 (7:00 pm – 10:00 pm)
The Kendra Daniels Band – Full Variety

Saturday, October 23 (7:00 pm – 10:00 pm)
In-a-Fect (sizzling harmonies from pop, rock, R&B classics, and hip-hop)

Saturday, October 30 (7:00 pm – 10:00 pm)
Seth Turner, Stone Cold Country

UPCOMING EVENTS*

OCTOBER

04 (Monday)	1:00 pm	Security Committee	HOA Office
07 (Thursday)	9:00 am	Finance Committee	Zoom
13 (Wednesday)	11:00 am	LLVMA 4th Quarter Board Meeting Meeting ID: 856 9940 8609 Passcode: 285019	Zoom
13 (Wednesday)	11:00 am	Design Review Board	SSCC
18 (Monday)	10:00 am	Landscape Committee	HOA Office
23 (Saturday)	10:00 am	2022 – 2023 Budget Ratification Meeting	SSCC
		Board Meeting	SSCC
		Annual Members Meeting & Election	SSCC
27 (Wednesday)	11:00 am	Design Review Board	SSCC
28 (Thursday)	10:00 am	Board Meeting & Assignment of Officers	SSCC

NOVEMBER

01 (Monday)	1:00 pm	Security Committee	HOA Office
04 (Thursday)	9:00 am	Finance Committee	Zoom
10 (Wednesday)	11:00 am	Design Review Board	SSCC
15 (Monday)	10:00 am	Landscape Committee	HOA Office
18 (Thursday)	10:00 am	Board Meeting	SSCC

* Notes:

- Marketing and Social Committee meetings on an 'as needed' basis
- SSCC (SouthShore Country Club)

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
- Valerie Treaster, Director

COMMITTEES & OTHER ASSIGNMENTS

Administrative

- Vern Jennings*
- Rick Phillips

Budget, Finance & Reserve

- Vicki Hafen Scott*
- Gray Davis
- Cathy Guibal
- Rick Phillips

Design Review Board

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

Interstate 11

- Vern Jennings*
- Paul Trapp

Landscape & View

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

Marketing

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

Newsletter

- Valerie Treaster*
- Nancy Campbell
- Lori Vagner

Policies

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

Security

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

Social

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




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

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702.331.3948 office

COMMUNITY CORNER SOCIAL COMMITTEE

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

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

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

Social Committee

By Susie Avery

Members

Susie Avery (chair)

Cathy Guibal

Warren Murphy

Heidi Roy-Locatell

Purpose

At the direction of the SouthShore Residential Community Association (SSRCA) Board, the Social Committee will:

- Strengthen our sense of Community for existing and new residents
- Welcome new residents to SouthShore
- Plan, coordinate and manage all community-sanctioned events

Overview

Hello SouthShore!

One of the Social Committee's initiatives is to welcome new SouthShore residents to our community. Since November 2020, we have had nearly 100 new residents move into SouthShore.

Our Hello SouthShore! ambassadors introduce new residents to all that SouthShore, and Lake Las Vegas have to offer.

Ambassadors contact new neighbors, provide them with a "Welcome Package", and make themselves available to answer general questions about SouthShore and our surrounding community.

The Welcome Package contains household items frequently needed when one first moves into a new home (e.g., batteries, extension cord, cleaning supplies, and glue). Additionally, we offer a wealth of information relevant to new residents.

Welcome Letter. General information related to:

- The SouthShore community, such as assessments, and board and committee members and meetings
- Vehicle access, trash collection, traffic guidelines, general policies
- Important phone numbers (e.g., police and fire)

Summary of Common Policies. Brief description of some of our more common policies

Community Resources. A list of local resources including emergency services, utilities, and household services, such as gardeners, pool maintenance, and hair salons.

Relocation Guide. Provided by Ticor Title, this guide offers information related to moving, and pertaining to the Las Vegas area.

While we developed the Welcome Package specifically for new residents, we are discovering existing residents appreciate this information as well.

You may access these documents by visiting our community's website and scrolling down to "Hello SouthShore!"

<https://southshorelakelasvegas.com/community-members-area/>

Community Events

COVID-19 policies and precautions limited our ability to convene in face-to-face events throughout 2021.

That said, we welcome your creative ideas and involvement in support of building a sense of belonging across our community.

If you are interested in joining our committee, or contributing ideas and content to our Welcome Package, please contact us at Social@ssllv.com.

COMMUNITY CORNER SOUTHSHORE COUNTRY CLUB

Editor's note: This is Part 4 in a four-part series, in recognition and celebration of SouthShore Country Club's 25th Anniversary. Contact Southshorenewsletter@yahoo.com, if interested in Part 1, "The Owners: For the love of golf, for the love of Lake Las Vegas", Part 2, "Creating a Country Club", and Part 3 "Longevity = Lifespan + Health Span".

SouthShore Country Club "Where playing games is encouraged"

By Nancy Campbell and Kathy Freberg

Merriam-Webster: **game**, *noun*. "A physical or mental competition conducted according to rules with the participants in direct opposition to each other."

Oxford Dictionary: **game**, *noun*. "An activity that you do to have fun, often one that has rules and that you can win or lose."

Game pioneer Richard Bartle explains, people who play games experiment with four main motivations¹:

- **Achievement:** The need to advance in the game, interest in the rules and system of the game
- **Immersion:** Desire to escape from real life, need to engross oneself in fun
- **Competition:** Want to compete with others, desire to defeat others
- **Cooperation:** Need to form human connections, want to help others learn the game, desire to be part of a group or work as a team

And all games possess five common elements²:

- **Space:** The "look and feel" of the game because of its design and use of space
- **Components:** The piece parts of the game, whether it be a dice, tile, club, or cards
- **Mechanics:** The actions in the game (e.g., "pass go and collect \$200")
- **Goals:** What outcome players are seeking to achieve (e.g., world dominance)
- **Rules:** Governing principles of how the game is played

Games that survive the test of time are challenging enough to keep our interest and forgiving enough that we don't get too frustrated and quit. Now, join us for a tour of the games we play at SouthShore Country Club.

Mah Jongg. A tile-based game developed in China the 19th century.

Commonly played by four players, the game is played with a set of 144 tiles based on Chinese characters and symbols. Each player receives 13 tiles. In turn, players draw and discard tiles until they complete a legal hand using the 14th drawn tile to form melds and/or pairs.

While many variations of Mah Jongg exist, most variations have some basic rules in common including how a piece is drawn and discarded, how a piece is robbed from another player, the use of suits (numbered tiles), and the order of play.



Some other little-known facts about Mah Jongg:

- From 1949 – 1985, Mah Jongg was outlawed by the People's Republic of China as gambling.
- Tiffany & Co. sells a blue-boxed Mah Jongg set for \$15,000. At that price, consider buying two!
- October 21 - 23, 2021, the "SouthShore Mah" ladies are competing in the 3-day Mah Jongg World Championship tournament at the Paris Hotel, Las Vegas. Grand Prize is \$5,000, just a little bit more than the most money won in a single game of Mah Jongg at SouthShore Country Club, \$25.00, all in quarters, by Holly Glazman.

¹David Mullich, "Why Do People Play Games?" May 23, 2016

²Gamestar Mechanic 5 Elements of Game Design

Farkle. Known as the game of “guts and luck”, is a dice game. Its origins as a folk game are unknown, but the game dates to at least 1982, when it was trademarked with the US Patent and Trademark Office by Moosehead Enterprises.

Farkle is played by two or more players, with each player in succession having a turn at throwing six dice. Each player's turn results in a score, and the scores for each player accumulate to some winning total (usually 10,000).

At the beginning of each turn, the player throws all the dice at once. After each throw, one or more scoring dice must be set aside.

The player may then either end their turn and bank the score accumulated so far or continue to throw the remaining dice.

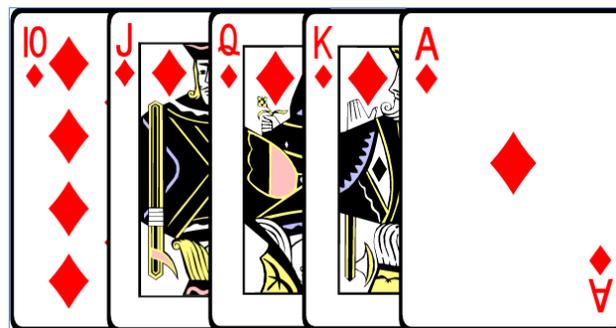
If none of the dice score in any given throw, the player has "farkled" and all points for that turn are lost.

Once a player has achieved a winning point total, each other player has one last turn to score enough points to surpass that high score.



Some other little-known facts about Farkle:

- “Farklers” need only 6 dice, and paper and pen, to play the game. Neolithic “bone dice” from Scotland (3100 – 2400 BC), terracotta dice from the grave sites in Sindh, Pakistan (1500 – 1900 BC), and two-sided throw sticks from Egypt (3000 BC to 2nd century AD), also work.
- The probability of throwing the best dice in a single throw (6 of one kind) is 1 in 7,776.
- Each week, SouthShore Country Club hosts Friday Farkle night. Club members, watch out for Evelyn Witt’s teenage sons, Carson, and Mason, who win the majority of Friday Farkle games.



First reader to correctly identify the above Texas Hold ‘Em hand by sending email to southshorenewsletter@yahoo.com wins a \$25.00 SouthShore Country Club beverage gift card

Texas Hold ‘Em. The game that “takes a minute to learn but a lifetime to master”, according to Mike Sexton, poker commentator, is one of the most popular variants of the card game of poker.

Two cards, known as hole cards, are dealt face down to each player, and then five community cards are dealt face up in three stages. The stages consist of a series of three cards (“the flop”), later an additional single card (“the turn” or “fourth street”), and a final card (“the river” or “fifth street”).

Each player seeks the best five card poker hand from any combination of the seven cards. Players have betting options to check, call, raise, or fold.

In Texas hold ‘em individuals compete for an amount of money or chips, called “the pot”, contributed by the players themselves.

Some other little-known facts about Texas Hold ‘Em:

- The state of Texas legislature officially recognizes the town of Robstown, Texas as the birthplace of Texas Hold ‘Em (does the fact that the town is named, “robs-town” concern anyone?)
- The largest World Series of Poker price pool totaled over \$82M, with the 1st place winner in this 2006 event taking home \$12M in winnings.
- The “Dead Man’s Hand” (consisting of a Black Ace and a Black 8), was held by Wild Bill Hickok, when he was murdered in 1876.
- SouthShore Club member, Laurie Rogerson, says she joined the Club “for the golf, but stays for the poker.”

Golf. A club-and-ball sport in which players use various clubs to hit balls into a series of holes on a course in as few strokes as possible.

The game is played on a course with an arranged progression of 18 holes. Each hole on the course must contain a teeing ground to start from, and a putting green containing the actual hole or cup. There are other standard forms of terrain in between, such as the fairway, sand traps, and various hazards.

Golf is played for the lowest number of strokes by an individual, known as stroke play, or the lowest score on the most individual holes in a complete round by an individual or team, known as match play.

The modern game of golf originated in 15th century Scotland. The 18-hole round was created at the Old Course at St Andrews in 1764.

Four hundred plus years later and half-way around the world, SouthShore golf members play the same game, but in the setting of the Nevada desert mountains overlooking a 320-acre lake.

SouthShore has something for every level of golfer regardless of his or her motivation to achieve, immerse, compete, or socialize, including multiple weekly men and ladies' groups, as well as couples golf, tournament play, or just casual golf with friends.

Some other little-known facts about golf:

- Mary Queen of Scots is considered the “Mother of Golf” and may have played just days after the murder of her husband, Lord Darnley.
- Astronaut Alan Shepard hit two golf balls on the moon. Legend has it he needed three swings to hit the first shot.
- Beloved club member Bobby Taylor shot his age at least five times playing SouthShore.

When the rest of the world tells you to “stop playing games”, come to SouthShore Country Club, where playing games is not only allowed but encouraged.

Closing fact: Since this past January, 41 SouthShore Residential Community homeowners have joined the SouthShore Country Club. We look forward to playing games with all of you!

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

NEIGHBORHOOD NOTES THE SPEAKEASY LOUNGE & RESTAURANT

The Speakeasy Lounge & Restaurant

By Shakila Stahl and Nancy Campbell

There is nothing prohibitive about **The Speakeasy**, an elegant and inviting 1920's-style bar, restaurant, and cigar lounge, located at 10 Via Brianza Street, directly across from The Pub, in The Village at Lake Las Vegas.

Opened May 2021, it occupies 6,440 square feet of space across two floors adjoined by a gracious imperial staircase, accented with period appropriate furnishings, and a grand piano. The Speakeasy offers gambling, craft cocktails, a continental cuisine, and over 20 varieties of cigars from the world's top cigar factories in Nicaragua and the Dominican Republic.

Upon entering its black and gold canopy-clad double-doors, one is struck by the soothing elegance of its amber decorated interior, reminiscent of single malt scotch or charred oak distilled bourbon.

Gracious and relaxed seating areas, for groups from two to twelve, populate the lower level (be sure to visit the 'hidden room'). A generously sized old-fashioned bar with individual seating, and 15 countertop embedded gaming machines provide a traditional Las Vegas gaming experience.

Upstairs, a second full-service bar, cigar lounge, and two outdoor balconies, expand the space to accommodate additional seating and private parties.

Joseph Serrano, general manager, The Pub, and operating manager, The Speakeasy, envisioned the prohibition-period lounge as the perfect complement to other dining options available in The Village.

Joseph and his team created a food and beverage menu suited to the speakeasy theme:

- Craft cocktails such as the Boulevardier, Manhattan, and Hemingway Daiquiri
- Appetizers ranging from escargot, and baked brie, to Australian Wagyu beef sliders
- Salad and entrée options include a Waldorf salad, wedge salad, vegetarian flatbread, a roast beef dip sandwich on a hoagie roll, and the Speakeasy beef Wellington.

The Speakeasy is open Sunday - Thursday, from 11:00 am – midnight, and Friday - Saturday, from 11:00 am – 2:00 am. Call 702-564-0110 to make a reservation or stop in the next time you visit The Village at Lake Las Vegas.



NEIGHBORHOOD NOTES THE PURPLE HEART HIGHWAY

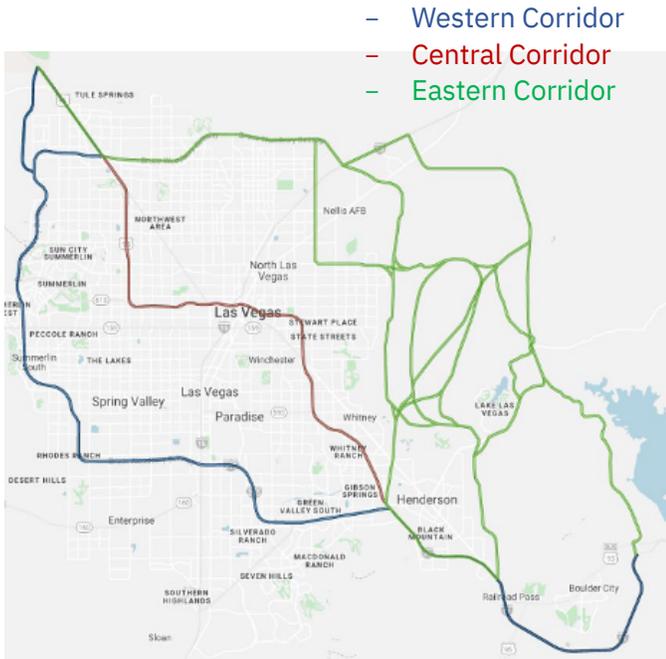
The Purple Heart Highway*

By Paul Trapp

I-11 Committee

On August 17, 2021, the Nevada Department of Transportation (NDOT) abandoned extending Interstate 11 (I-11), from Arizona through the Las Vegas metropolitan area on into Reno, Nevada, via an Eastern Corridor option, which would have brought substantial commercial traffic and related noise within a mile of Lake Las Vegas.

The Central Corridor and Western Corridor options advance for further study, with a final recommendation scheduled for May 2022.



The extension of I-11 stems from the North America Free Trade Agreement (NAFTA), which went into effect January 1, 1994. A provision within NAFTA (subsumed into the United States-Mexico-Canada Agreement, effective July 1, 2020) established the CANAMEX Corridor, for improvements to freeways and other transportation infrastructure between Canada and Mexico, through the United States.

The CANAMEX Corridor is defined by the numbered highway designations along its length, including Interstate 11, which presently runs from the Arizona border to Henderson.

July 2020, NDOT launched a 30-day “online” public meeting to obtain comment on three corridor options under consideration for I-11’s extension.

Sixteen ads were placed, via social media and local newspapers, to advertise the public meeting.

Throughout the 30 days, there were 1,300 on-line meeting visitors, 95 Telephone Townhall attendees, and NDOT received 437 comments and 188 completed on-line surveys.

Four key factors dissuaded NDOT from further considering the Eastern Corridor:

- **Environmental:** Impact to sensitive environmental resources, including those located within Bureau of Land Management (BLM) areas designated of “Critical Environmental Concern”.
- **Access, Mobility, and Connectivity:** Longest of the three corridor alternatives, and anticipated to carry less than 10 percent of the traffic compared to the alternate Central and Western Corridors.
- **Financial Feasibility:** Forty-five percent of the Eastern Corridor would require realignment of roads across mountains and treacherous terrain, increasing its expense to \$2.42 billion, 6x that of the Central Corridor at \$406 million, and 8x that of the Western Corridor at \$320 million.
- **Public Support:** The Eastern Corridor garnered the most oppositional community comments, in number and content, during the outreach period.

Specifically, 79% of all comments received were related to the eastern option, and 80% of those comments were in opposition.

Construction for the I-11 extension is scheduled for 2028. However, with the U.S. Senate recently voting 69 – 30 in favor of the new \$1 trillion Infrastructure Bill, funding timelines for construction may be compressed and move forward.

* Nevada Legislature designated the entire route of I-11 in Nevada “the Purple Heart Highway”, effective July 1, 2019.

NEIGHBORHOOD NOTES THE PRESIDENTS CLUB OF LAKE LAS VEGAS

The Presidents Club of Lake Las Vegas

By Nancy Campbell
Editor-in-Chief
SouthShore Newsletter

In the Spring of 2021, Jack Niland, Senior Project Manager, NV Energy, and President, Tremezzo Homeowners Association, saw a need and decided to fill it. He formed the Presidents Club of Lake Las Vegas (PCLLV).

Recently, over a cup of coffee at The Hilton Lake Las Vegas, I asked Jack about PCLLV: its mission, its membership, and its meetings.

NC: Jack, tell me a bit about yourself and how you came up with the idea for PCLLV.

JN: Having served in the U.S. Navy on a nuclear-powered submarine, I know the value of service and importance of teamwork. I carry those values with me in all I do, personally and professionally.

When I became president of the Tremezzo community and learned there are 42 communities within Lake Las Vegas, of which 31 have a board of directors and a president, it seemed logical to leverage our collective experience in service to our individual communities (Lake Las Vegas has 11 Special Benefit Areas, which have their own budgets, gates, and private roads, but no board of directors).

NC: What is the mission of the PCLLV, who are its members, and can you share with me any detail on your meetings?

JN: First and foremost, PCLLV is a non-affiliated, independent organization that does not operate as an instrument of the declarant, master association, or any sub-association. Our mission is to exchange knowledge across our communities to provide the highest quality of life at the greatest value to residents and homeowners alike.

We come together, either online or in person, to promote “best practices” amongst ourselves, and with the benefit of guest speakers on various topics.

Our membership is open to any president of a homeowner-controlled Lake Las Vegas sub-association. Presently, we have 11 active members and hope others will join us.

NC: How frequently do you meet and what have been some of the topics discussed?

JN: I try to bring us together every month. In May, Dr. Steve Weber, Project Engineer, GCW Engineering, educated us about the history, maintenance, and management of Lake Las Vegas.

Interestingly, the concept for a lake in the desert started in 1964 with J. Carlton Adair, an actor and businessman, who spent 20 years planning the project but ran out of funds before construction ever started.



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In 1987, Ronald Boeddeker acquired 2,000 acres from the US Government, when Adair went bankrupt. In 1991, construction on the earthen dam was completed, and 3 billion gallons of water were diverted from nearby Lake Mead to fill the reservoir.

The reservoir was built on top of the Las Vegas Wash, which continues to flow under the reservoir in two 7-foot in diameter pipes.

The lake undergoes a rigorous water quality monitoring program:

- Once a month, we sample the raw water supplied from Lake Mead and the Las Vegas Wash
- Twice a month, we sample the lake water
- And, during sizable storm events, we sample the lake water every 30 minutes

In June, Police Chief Thedrick Andres, Captain Hollie Chadwick, and Sergeant Chris Holman, Henderson Police Department (HPD), talked with us about security and safety in Lake Las Vegas, highlighting the low level of crime in this community in comparison to others.

NC: What are some highlights from that presentation?

JN: For the 90-day period of April 1 – June 30, the HPD received less than 6 calls a day from citizens.

Most of the calls were accidental 911 calls, followed by 29 “animal complaint” calls, 10 “theft from vehicle”, 5 “vehicle accident”, 4 “robbery alarm (albeit zero confirmed robberies), 2 target practice shootings in the Vegas wash area, 2 stolen vehicles, 2 grand larcenies, 1 stolen license plate, and one drowning in the lake.

I was particularly interested to learn about the HPD’s CAPTURE Community Video Surveillance Program.

Homeowners with home surveillance systems can serve as a tremendous resources of video footage that may help solve a crime that took place in their community.

HPD would like to see more homeowners join the program (see sidebar article for registration details).

CAPTURE Community Video Surveillance Program

What is it?

- CAPTURE connects HPD officers with citizens who may have surveillance video in the event of a crime.

How does CAPTURE work?

- Register your surveillance system at: <https://www.cityofhenderson.com/government/departments/police/community-programs/capture-community-video-surveillance-program>
- After registering your camera(s), you will receive a CAPTURE reflection sticker for your home to show your participation in the program.
- If a crime occurs in your neighborhood, you may be contacted by HPD. Police personnel will ask you to examine the time frame in question for potential leads in the investigation.

Additional interesting facts from Sergeant Holman:

- Any resident may request a free home security inspection by calling the HPD at 702-267-5100
- A filterable ‘pin map’ showing all crimes in the City of Henderson is available at: <http://maps.cityofhenderson.com/public/police/crimesearch.html>
- HPD has its own youtube.com channel, where one can watch its popular, “Talk Shop with a Cop” video series: <https://www.youtube.com/c/HendersonPoliceDepartment>

In August, Ted Boyack, of Boyack Orme Anthony & McKeiver, spoke to us on the topic of “How to manage your HOA attorney”. Ted commented:

- View your HOA attorney as possible insurance against future legal action, by having them routinely assist with all matters, making future legal action more defensible
- Boards can and should negotiate attorney fees for virtual meetings, just as they should for in-person meetings

- It is okay, and good fiduciary management, to get a second quote for legal work and compare it to your current attorney's quote

On September 28, Shawn White, Fire Chief, Henderson Fire Department, will speak to us about fire safety measures, and I hope to have Southern Nevada Water Authority join us in November.

NC: Given there are 31 board managed sub-associations, and you presently have 11 presidents actively involved with The Club, how can those other presidents contact you to join The Club?

JN: They may reach me directly at jack@usavmedia.com.

NC: Jack, what have I neglected to ask you that we should have discussed at this point?

JN: I encourage all residents to find some way to contribute to our Lake Las Vegas community with their time, talent, and attention. As we say in the Navy, "a rising tide lifts all boats!"

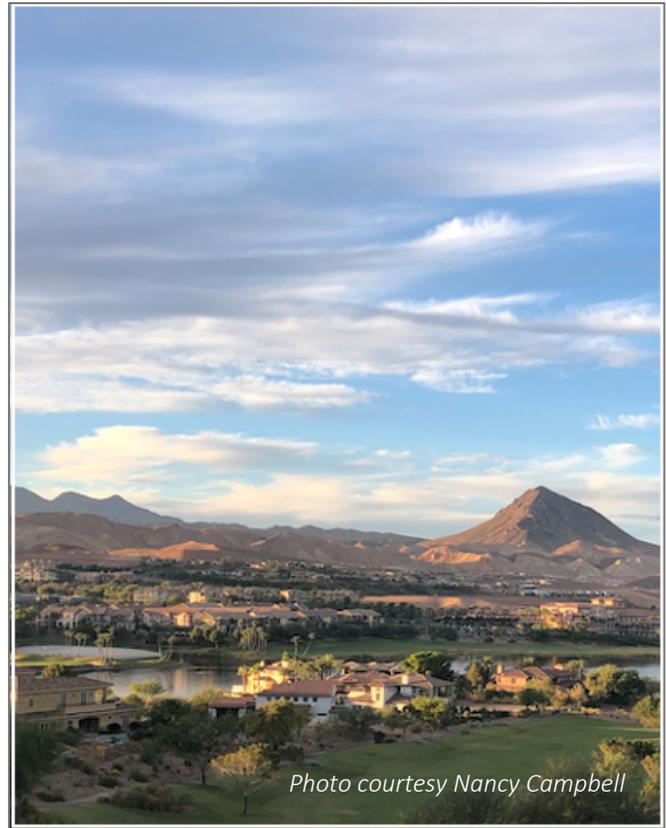


Photo courtesy Nancy Campbell

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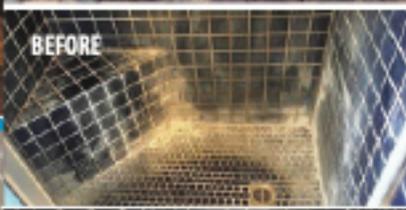
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