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PRESIDENT'S LETTER

DECEMBER 2022

By Vern Jennings

Dear SouthShore residents,

As 2022 ends, I wish everyone a safe and happy holiday season. Dana, my wife, and I often times express how lucky we feel to live in such a wonderful community.

In my November letter to you, I summarized many of the significant accomplishments achieved this year by our staff, volunteer committees, and the SouthShore Board of Directors. In this letter, I discuss our community's key goals for the coming year:

- 1. Maintain the signature beauty of SouthShore while ensuring compliance with state mandated removal of non-functional grass.** To this end, we are rigorously evaluating what grass areas must be removed and which may be retained. Additionally, we are conducting on-going routine maintenance to remove dead plants and trees, and replant foliage where bare spots emerge. Join us at our Town Hall on Tuesday, January 10 to learn more (see sidebar).
- 2. Enhance SouthShore security.** This includes leveraging our excellent working relationship with the Henderson Police Department and capitalizing on recently acquired security-related technology, such as a License Plate Reader (LPR), motion-activated cameras with point and zoom functionality, and enhanced QuickPass entry and exit reporting capabilities.
- 3. Optimize the use of our association's finances for greatest value to our members.** In addition to capturing state rebates for turf removal, we look to migrate the majority of our common area irrigation system from city water, at an average of \$3.00/gallon, to Lake Las Vegas water at half the cost.

Thank you for your involvement and support in achieving these goals.

Vern

Happy New Year



Cynthia Martin

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170 S. GREEN VALLEY PARKWAY, SUITE 300
HENDERSON, NV 89012

BROKER/OWNER  
B.0053209.LLC

cmartin.cynthia@gmail.com

cynthialakelasvegasrealtor.com



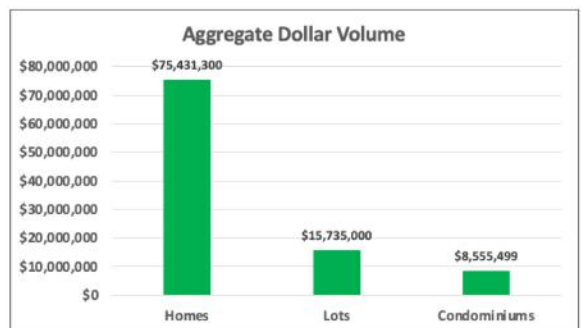
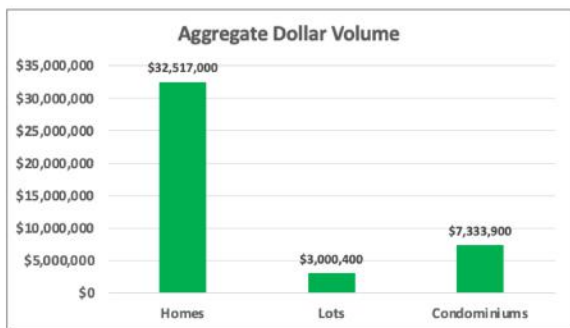
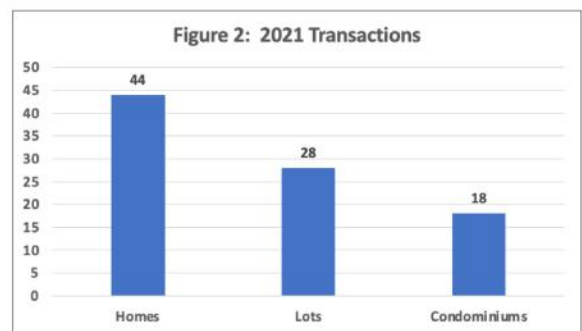
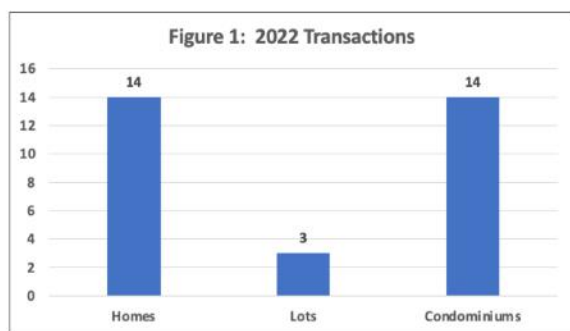
NEWS YOU NEED TO KNOW

SOLD in SouthShore in 2022

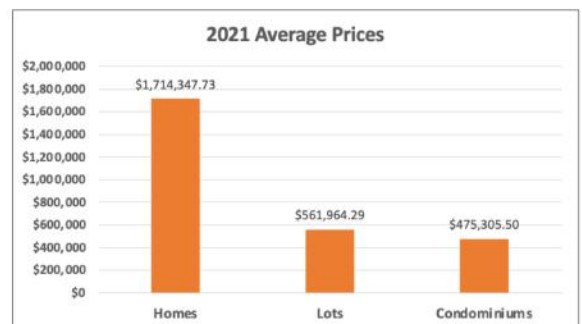
Courtesy of Cynthia Martin
 NV Exceptional Homes, LLC
 Broker/Owner
 B.0053209

Cmartin.cynthia@gmail.com | 702 768 5799

In 2022, there were 31 real estate transactions in Southshore for a total dollar volume of \$43 million. In 2021, SouthShore had 90 transactions for a total dollar value of just under \$100 million. Figures 1 and 2 below, provide a side-by-side compare by property type (e.g., homes, lots, condominiums).



As shown below, year-over-year, the average home price increased by 35%, lots by 78%, and condominiums by 10%. In 2022, 97% of the transactions took place prior to June 30, and the three lots sold were all on the water.



As of December 4, 2022, there are 65 active listings: 15 homes, 2 condominiums, and 48 lots. Inflation, mortgage rates, and supply chain constraints are affecting home sales in all markets. – Cynthia Martin

NEWS YOU NEED TO KNOW

2023 Association Assessments

By Jessica Smukal
General Manager

SouthShore Residential Community Association (SSRCA)
jsmukal@primenv.com | 702 248 7742

Effective January 1, 2023, Association and SBA assessments will be **billed monthly** at the below rates:

Main	Lots	Monthly	Δ Y/Y
Full dues	689	\$339.67	\$10.00
Half dues	99	\$169.83	\$5.00
SBA's			
Bella Vivente	41	\$210.00	N/C
Carmenere	8	\$98.33	\$4.58
Marseilles (full dues)	48	\$4.00	N/C
Marseilles (half dues)	43	\$2.00	N/C
Mira Monte	23	\$426.67	\$30.33
Porto Cielo*	72	\$9.60	N/C
Porto Villagios	36	\$4.67	N/C
Siena*	49	\$5.33	N/C

* Surplus funds in their respective operating accounts negate the need for further dues payments by these property owners in 2023.

To avoid incurring a **monthly \$10.00 late fee**, please be sure to:

- Account for this change from a quarterly to a monthly billing cycle (albeit you are welcome to continue to pay quarterly, in advance).
- Utilize one of the two below payment methods:

Option 1: Pay via U.S. Mail

SouthShore Residential Community Association (SSRCA)
c/o Prime Community Management
PO BOX 96805
Las Vegas, NV 89193

Option 2: Pay online at

<https://OnlinePay.AllianceAssociationBank.com>

You will need:

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



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BS.0144475

Sharla Scharpnick
702.806.4819
sharla.scharpnick@gmail.com
BS.0070056

POLICIES & PROCEDURES

Board Meeting Highlights

By Nancy Campbell
Editor-in-Chief, Newsletter Committee

On December 1, SouthShore held its last board meeting for the year. Below summarizes highlights from that meeting. Greater detail on all board meetings, including minutes, supporting materials, and a recording of the meeting, is available by contacting SouthShore management southshore@primenv.com.

Finances

Due to the change from FirstService Residential to Prime Community Management, the association's most current financial report is dated July 31, 2022. The intent is to review and approve August – November 2022 financial reports at the next board meeting.

That said, **two items for homeowners to be aware of** effective January 1, 2023:

- **Association and SBA dues will be billed monthly.** Members may continue to pay quarterly, in advance, as has been our practice, but have the option to pay monthly in advance going forward. In December, payment coupon booklets will be mailed to each dues paying member on record.
- **Late fees will accrue at \$10.00/month** for any payment not received by the 30th of the month due.

Landscape

Classic Landscape and Tree Solutions continue to monitor and remove, if necessary, sick, or dead trees and plants. Additionally, slopes throughout the common area are being reviewed for incremental planting if needed.

Security

Chad Romero, Site Supervisor, Markman Security, thanked homeowners for using the QuickPass App to authorize visitors and vendors for entry into SouthShore. He did request, "when using the App to authorize vendors, please provide the vendor's company name first, followed by an individual name (if known). This will further streamline the gate entry process."

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

Design Review Board

Year-to-date, the Design Review Board (DRB) has reviewed and/or approved six new home builds, and 54 renovations or remodels. As any modification to the exterior of one's home requires DRB approval, please click [here](#) to access the requisite form. Additionally, access to SouthShore residential design guidelines may be found [here](#).

CenturyLink

Presently, seven of SouthShore's 15 sub-communities are online and have CenturyLink's high-speed internet service available. As each community comes online, SouthShore's management office is sending an email notice to all residents within that community.

You may also check on availability of high-speed service for your home by visiting CenturyLink directly at <https://shop.centurylinkquote.com/#/>.

Turf Removal Project

On Tuesday, January 10 (5:00 pm – 6:30 pm PT), at The Lake Club, a Town Hall meeting will take place to inform all SouthShore residents of the current status and future plans for ensuring SouthShore complies with Nevada State's mandate to remove all non-functional turf from any property that is not zoned exclusively for a single-family residence by December 31, 2026.

A cash bar will be open starting 4:00 pm. Please mark your calendars and plan to attend.

Other items of interest

- With the road renovation project now complete, refreshed "stop bars" will be painted adjacent to all stop signs throughout our community.
- The annual pruning of palm trees in Bella Vivente and Mira Monte has been approved.
- The 2023 Board of Directors will meet on:
 1. January 19
 2. March 18
 3. May 18
 4. July 20
 5. September 14
 6. October 21
 7. November 16



Firearm Safety

By Alejandro (Alex) Alcantara
Neighborhood Resource Officer
Henderson Police

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

neighborhoodwatch@cityofhenderson.com

The first gun I owned was a [Sig Sauer P226](#). She was a beauty: clean lines, gun metal finish, and a solid piece of German engineering.

Shortly after the purchase, I obtained my concealed weapons permit. It entailed taking a 16-hour class, spread over the weekend, and it taught me about proper gun ownership and state laws on when and not when to use a firearm.

After the first day, I thought hard about returning the second day because I learned owning and using a gun properly is a huge responsibility. But, I did return and completed the class.

Fast forward a year to when I started my career as a probation officer and went through my first firearms class to become qualified to "carry on duty". This was another eye-opening experience.

I was no ace at the gun range, and I was shooting targets at close range with no time limit. During this course, I learned about proper trigger pull, sight alignment, sight picture, stances, timed reloads, drawing from a holster, and the list goes on. The training reinforced becoming a responsible and confident gun owner and user.

As a police officer, I often hear crime victims say, "I am going to get a gun." Purchasing a firearm may bring a sense of security, but "getting one" and "using one properly" are two very different things.

Owning a firearm is not about just aiming and shooting. There is tremendous liability involved, even for a law-abiding citizen.

If you are considering getting a firearm, you must understand and abide by four cardinal rules of gun ownership:

1. **ALWAYS** assume a firearm is loaded, even if you know it is not
2. **ALWAYS** point a firearm in a safe direction
3. **ALWAYS** keep your finger off the trigger until ready to shoot
4. **ALWAYS** be sure of your target and what's behind it

If followed to the letter, these rules guarantee your safety and those of others.

Additionally, make sure to purchase the proper firearm for your intended use. Consider:

- **Revolvers** (i.e., the wheel gun) rarely, if ever jam, and are very accurate, but they are limited to five or six shots.
- **Semi-automatics** (i.e., magazine insertion) hold more ammunition but can jam if not handled appropriately such as a loose grip.

Whichever firearm you choose, test the firearm, the grip, and the force of its recoil, before you purchase it. There is absolutely no shame if one has never fired a gun, but before purchasing one, take a basic shooting class to learn the fundamentals.

Finally, firearms are one of the most stolen items in a burglary. Always lock it up in a proper gun safe, and it is recommended your safe be bolted to the floor. Under no circumstance, leave a firearm in a vehicle. It is easier to break into a car than a home.

Remember to keep your firearm accessible to you; not children, grandchildren, or contractors working in and around your home. Gun ownership is a huge responsibility. Make sure you are willing to accept it and behave accordingly.

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

UPCOMING EVENTS

DECEMBER

14 (Wednesday)	11:00 am	Design Review Board	SSCC
19 (Monday)	9:00 am	Landscape Committee	HOA Office
23 (Friday)	All Day	HOA office closed	HOA Office
26 (Monday)	All Day	HOA office closed	HOA Office
28 (Wednesday)	11:00 am	Design Review Board	SSCC

JANUARY


02 (Monday)	All Day	HOA office closed	HOA Office
05 (Thursday)	9:00 am	Finance Committee	Zoom
	1:00 pm	Security Committee	Zoom
10 (Tuesday)	5:00 pm	Town Hall Meeting	The Lake Club
11 (Wednesday)	11:00 am	Design Review Board	SSCC
16 (Monday)	9:00 am	Landscape Committee	HOA Office
19 (Thursday)	10:00 am	Board of Directors Meeting	SSCC + Zoom
25 (Wednesday)	11:00 am	Design Review Board	SSCC

* Footnote: SSCC (SouthShore Country Club)

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**CenturyLink is upgrading the network
at SouthShore**

 **CenturyLink**

CenturyLink technology (including Fiber), services, features, and offers are not available everywhere and may vary by multi-dwelling unit property. Residential customers only. All products and services listed are governed by tariffs, terms of service, or terms and conditions posted at centurylink.com/eula. Restrictions apply. © 2022 CenturyLink. All Rights Reserved.

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
- Sam Schmidt, Director

VOLUNTEER COMMITTEES

Administrative

- Vern Jennings*
- Rod Isler

Design Review Board

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

Finance

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

Landscape & View

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

Marketing

- Alex Gennett

Newsletter

- Nancy Campbell
- Lori Vagner

Policies

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

Security

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

Social

- Myrna Frame
- Heidi Locatell



Apricot Lane
BOUTIQUE
Henderson

LOCALLY WOMAN OWNED & OPERATED
NEW ARRIVALS DAILY
MOTHER & DAUGHTER BOUTIQUE

APRICOT LANE HENDERSON

THE VILLAGE AT LAKE LAS VEGAS 25 VIA BEL CANTO, SUITE 100

NEIGHBORHOOD NOTES NEW IN THE VILLAGE AT LAKE LAS VEGAS

Apricot Lane: a women's clothing boutique

By Ava Zedelmayer
Newsletter Committee

With the holiday gift giving season upon us, and roads and department stores increasingly crowded, consider finding the perfect present for a dear friend or family member, right here in Lake Las Vegas.

On December 8, Lake Las Vegas residents, Barbara and Mike Kennedy, opened Apricot Lane, a women's clothing boutique offering fashion jewelry, hats and handbags, and classically styled clothing with just the right amount of fun and flair.

After 25 years as a senior executive and CEO in the healthcare industry, Barbara was ready for a career change; one that would bring her closer to her childhood dream of owning her own clothing store.

Pivoting her attention from the public company boardroom to a privately owned business, Barbara and Mike evaluated many options. Apricot Lane, with a proven franchise model, 75 stores nationwide, and a commitment to support and empower women, including those who have survived human trafficking, drew them in.

Barbara saw how she could bring the client-care and leadership skills she developed in her healthcare career to serve clients locally and women globally.

She admits, "the change has had its challenges, including building and running a new business with a small team, and learning how to engage customers via a variety of social media channels." With a smile she adds, "However, I couldn't be happier pursuing my dream, and with it, this new venture and career."

Barbara looks forward to providing her customers with "a curated selection of fun clothing options in a variety of colors and fabrics, offered in a relaxed and calm shopping environment, wrapped in exceptional customer service."

Hours:

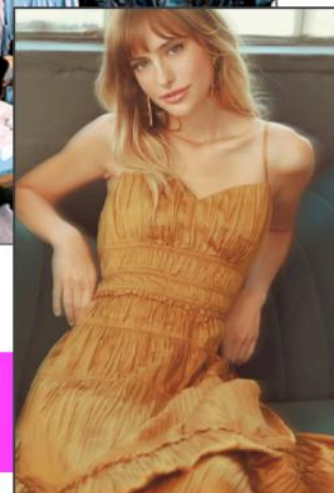
- Tuesday: 10:00 am – 6:00 pm
- Wednesday – Saturday: 10:00 am – 7:00 pm
- Sunday: 11:00 am – 5:00 pm
- (Closed Monday)

Apricot Lane
25 Via Bel Canto, Suite 100
Henderson, NV 89011

Phone: 702 856 0181

Email: henderson@apricotlaneusa.com

Website: <http://apricotlaneboutique.com/store/henderson/#store-location-section>



NEIGHBORHOOD NOTES LAKE LAS VEGAS MASTER ASSOCIATION

(Editor's note: Following a recent Lake Las Vegas Presidents' Club meeting, Vern reached out to Cody Winterton, President, Lake Las Vegas Master Association, requesting greater insight as to the reason for the \$20/month increase in Master Association dues. On November 21, Cody provided the below response.)

"The Master Association dues are increasing to cover new water and conservation related expenses facing Lake Las Vegas.

"With the rapid decline in Lake Mead, the water pump system that has delivered water to Lake Las Vegas (LLV) for the past 33 years is no longer functional because Lake Mead water levels have dropped below the pump's intake valve.*

"The Master Association is working closely with the City of Henderson and Southern Nevada Water Authority (SNWA) to secure an alternative source of water to avoid further interruption in water service to LLV.

"While there is an alternate source, there is significant cost (over \$20 million) required to cover all water related issues facing LLV, including the connection to the new water delivery system.

"As part of the negotiations to secure the new source of water, the city has offered to pay a significant portion of such costs, and it is contemplated SNWA will finance much of the costs to LLV, allowing LLV to make interest-free payments over time.

"Earlier this year the city increased its water rates to LLV, resulting in additional cost. These costs represent most of the increase in the dues.

"Part of the negotiations with the city has involved city requirements to adopt water conservation plans, including modifications to current water delivery systems and compliance with new state laws mandating the removal of non-functional turf and replacing it with drought tolerant landscaping.

"The removal of non-functional turf and the related cost to re-landscape is resulting in additional costs, not only to LLV, but most other homeowner associations in southern Nevada. A portion of the dues increase will be used to pay for the water conservation programs that LLV is required by law to implement.



Photo courtesy Lori Vagner

"It is believed this increase will cover all anticipated costs associated with these water-related issues, and fund necessary maintenance of any required improvements. Of course, until the projects are complete, the actual costs will not be finally determined.

"The agreement with the city, previously described, is currently under negotiation and has not been finalized, so it is pre-mature to publish specific terms of the agreement to homeowners. However, because the range of such costs can be reasonably projected, and the master association will begin incurring many of such costs within the next few weeks, it is necessary to make the Master Association budget adjustments now for the 2023 year.

"It is anticipated that the agreement with the city will be finalized near the end of the year and be adopted and implemented in the first quarter of 2023."

Sincerely,

Cody Winterton

* Editor's note: for additional information on the Lake Mead pumping station, please reference:

- SouthShore newsletter [April 2022](#) "Water Consumption Reduction" (page 10)
- Southern Nevada Water Authority (SNWA) "[Low Lake level pumping station](#)"
- Southern Nevada Water Authority (SNWA) "[Intake No. 3](#)"

LINKS BEYOND THE LINKS

HOMEOWNER ASSOCIATIONS

Lake Las Vegas Master Association

(Taylor Association Management)

1600 Lake Las Vegas Parkway

Phone: 702 568 7948

> Peg Lozier, General Manager

> Terry Devlin, Compliance Administrator

> Julie Williams, Administrative Assistant

Email: plozier@lakelasvegas.com

Lake Las Vegas Website

lakelasvegas.com/events

Lake Las Vegas - Community Patrol

702 249 5086

Lake Las Vegas - Lake Patrol

702 682 6932

Lake Las Vegas - Marina

661 204 9198

SouthShore Residential Community Association

(Prime Community Management)

220 Grand Mediterra Blvd

Phone: 702 248 7742

> Jessica Smukal, General Manager

> Joseph Singletary, Assistant Manager

> Victor Favela, Administrative Coordinator

Email: southshore@primenv.com

Email: southshorenewsletter@yahoo.com

Website: ssl.lv.com

Mantova Homeowners Association

(First Service Residential)

25 Via Mantova, Unit 2

Phone: 702 566 0013

> Michelle Wolven, Community Manager

Email: michelle.wolven@fsresidential.com

SouthShore Golf Villas Homeowners Association

(Nicklin Community Management Services)

375 N Stephanie St, Suite 911

Henderson, NV 89014

Phone: 702 851 7660 x2211

> Amanda Miles, Community Manager

Email: amiles@nicklincm.com

GOLF, TENNIS & OTHER SPORTS

SouthShore Country Club

100 Strada Di Circolo

Phone: 702 856 8400

www.southshoreccllv.com

The Lake Club

210 Grand Mediterra Boulevard

Phone: 702 856 8431

www.southshoreccllv.com

Reflection Bay Golf Club

75 Montelago Boulevard

Phone: 702 740 4653

www.reflectionbaygolf.com

Lake Las Vegas Sports Club

101 Via Vin Santo

Phone: 702 568 1963

llvsport@lakelasvegas.com

Lake Las Vegas Water Sports

15 Costa Di Lago Street

Phone: 702 600 9860

lakelasvegaswatersports.com

HOTELS

Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway

Phone: 702 567 4700

hilton.com

The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard

Phone: 702 567 6000

marriott.com

FOOD & DINING

Bayside Grill (Soup, salad, sandwiches, entrees)

75 Montelago Boulevard

Phone: 702 740 4653

(located inside Reflection Bay Golf Club)

Bellalinda Gelateria Italiana (Gelato and sweets)
40 Costa Di Lago, Suite 130
Phone: 702 856 3010
Luna Rossa (Authentic Italian)
10 Via Bel Canto
Phone: 702 568 9921
lunarossallv.com

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

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

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

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

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

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

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

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

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

OTHER SERVICES

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

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

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

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

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

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

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

COMING SOON

Da Remo (Café-style Italian food)
40 Costa Di Lago (former Café du Lac location)

INTERESTED IN ADVERTISING?

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

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

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

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