

# SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

NOVEMBER 2020

## TABLE OF CONTENTS

- PRESIDENT'S MESSAGE.....01
- NEWS YOU NEED TO KNOW....03
- POLICIES & OPERATIONS.....04
- EVENTS & DUE DATES.....06
- BOARD & COMMITTEES .....07
- COMMUNITY CORNER.....08
- NEIGHBORHOOD NOTES.....13
- LINKS BEYOND THE LINKS.....16

## PRESIDENT'S MESSAGE

by Vern Jennings

As Thanksgiving approaches, there is much for which I am thankful.

- Thank you to our Board and Committee volunteers for your service to our community.
- Thank you to all of you who voted in SouthShore's recent election and invested the time and energy to understand the issues and the candidates.
- And for those of you who voted for me, thank you for your trust and confidence.

As your president, I want to:

- Maintain the beauty of this remarkable "urban forest" in the middle of the desert.
- Resuscitate our relationship with the SouthShore Country Club for the benefit of all SouthShore homeowners; members and non-members alike.
- Reinforce and strengthen SouthShore as the community of choice for all Lake Las Vegas property owners.
- Support policies and procedures which minimize rules unnecessarily impacting residents while maximizing safety and self-responsibility for all.

In support of this effort, I ask our Board and you to:

- Align around the common goal of enhancing and preserving the quality of life for all who live in SouthShore.
- Share in the labor and heavy lifting necessary to get us there.
- Be open minded and independent of thought; communicating with courtesy toward all

As a united community, we are capable of achieving all of the above and I look forward to working with you to that end.



### Contact our newsletter team

southshorenewsletter@yahoo.com

### Dates to remember

(see page 3 for details)

#### **November 26**

SouthShore Turkey Trot

#### **November 30**

All vehicles of SouthShore residents must be registered

#### **January 11**

Transponders of unregistered vehicles will be deactivated

“

*I was very pleased with Cynthia Martin as my REALTOR, she went above and beyond her calls of duty and made everything go very smooth for both buyer and seller. I highly recommend Cynthia Martin whether your buying or selling in the Lake Las Vegas area.*

- Tony Davis  
Long time South Shore resident.

”

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# NEWS YOU NEED TO KNOW

## **Dates to Remember**

**Saturday, October 17:** New SouthShore Access/Egress Policy went into effect

- All resident owned and/or leased vehicles (cars, SUVs, pick-up trucks, motorcycles, golf carts, etc.) must be registered biennially (once every two years) with SouthShore management
- On or before **Monday, November 30, 2020**, all vehicle registrations must be received in the management office
- On **Monday, January 11, 2021**, transponders associated with any unregistered vehicle will be deactivated

**Thursday, November 19:** SouthShore Board of Directors will host two meetings

- **9:30 am:** 2021 main budget and SBA budget ratification; unless 67% of all units' owners reject proposed budgets, proposed budgets will be ratified and become effective January 1, 2021. New main budget quarter assessment for full dues paying members will be \$927.00, a year-over-year increase of 9%, and the first main budget increase since 2007.
- **10:00 am:** Open Meeting, including ratification of Standing Committee charters and members, Bighorn Sheep Project discussion, new automated access system (AAS) update, vacant board seat discussion, transponder registration and administrative fee, amendment to DRB guidelines, and future board meetings format

**Thursday, November 26:** Thanksgiving Day

- **8:00 am:** Turkey Trot, hosted by SouthShore Country Club for all SouthShore residents and Club members
- Round-trip walk/run from the Lake Club to SouthShore front gate and back again
- By Monday, November 23 (5pm PT), RSVP to Trisha Hill at [thill@southshorecllv.com](mailto:thill@southshorecllv.com) or via phone at 702.856.8431 to ensure sufficient complimentary coffee, juice, water and pastries are available for all
- All two and four-legged walkers welcome; COVID-19 safety protocols will be enforced, your compliance is appreciated

**Saturday, December 12 (7:00 pm – 9:30 pm):** Antonio Carnota's "Red Piano Concert"

- Venue: Allure Gardens, 1134 South Rainbow Boulevard, Las Vegas, NV 89129
- Tickets: \$25 per person; \$40 after December 10.
  - Via phone: 626.747.1811
  - Via email: [tonycarnota@hotmail.com](mailto:tonycarnota@hotmail.com)
  - Via Eventbrite: <https://www.eventbrite.com/e/antonio-carnota-las-vegas-red-piano-concert-tickets-129062989877>
- Antonio is a charismatic and accomplished Spanish composer, songwriter, singer and classically trained pianist. He is well known to many of us for his Lake Las Vegas Village performances from a repertoire of over 5000 Spanish and international songs.

## ***This and That***

### **Recent Annual Election of Board of Directors**

- Ballots received: 412; thank you to all who participated!
- Ballots verified: 386 (23 disqualified because they were not placed in the provided and prescribed "secret ballot" envelope; 3 disqualified because it could not be verified they came from a homeowner of record)
- Votes cast: 1076
- Board members elected (in alphabetical order: Susie Avery, Vern Jennings, and Vicki Hafen Scott

### **Lions and tigers and bears, oh my!**

Lake Las Vegas provides for varied and magnificent wildlife in and around our community. That said, feeding the wildlife is neither helpful nor healthy for them. It:

- Disrupts their natural diet
- Destroys the animal ecosystem
- Trains them to be dependent on humans, producing bad results for them and us, and...
- In some cases it is illegal (e.g. feeding a coyote)

Questions? Contact Nevada Department of Wildlife at 775.688.1331

# POLICIES & OPERATIONS

## **October 17, 2020 Board Meeting highlights \***

by Nancy Campbell  
Newsletter Committee

**President's opening remarks:** Marjorie Miller summarized the Board's accomplishments over the past year and thanked the Board of Directors for their individual and collective contributions.

Marjorie highlighted five initiatives undertaken to reduce operating expenses while maintaining and/or improving service quality. Four entailed requesting proposals from multiple potential service providers (e.g., security services, management company services, audit services, entry/exit gate technology and management services), and one focused on converting the Association's source of irrigation water from the City of Henderson to lake water.

Marjorie also spoke to several significant projects undertaken by the Board:

- Reconciling and validating appropriate use of transponders throughout the community
- Installing cameras to incent drivers to comply with posted speed limits
- Revising three Association policies: Ingress/Egress Policy, Parking Policy, and Landscape and View Policy

Marjorie made particular note to thank Valerie Treaster, Garey Heumphreus, and the entire Landscape Committee for the City of Henderson designating Grand Mediterra Boulevard a linear park.

In response to a homeowner inquiry, Marjorie addressed three factors contributing significantly to this year's legal fees:

- A protracted legal issue with a SouthShore homeowner
- Issues with SouthShore Country Club associated with entry into the private gated community of SouthShore
- The legal labor required to issue above mentioned RFPs, and devise and implement policy changes

## **Classic Landscape Report** (Garey Heumphreus):

Dead Mexican Palm fronds have been cut and removed, a complete irrigation check identified seven malfunctioning valves and issues with four main lines; subsequently, all repaired or replaced.

Work has begun on the golf course slopes and lot tops, and preparation for installing new trees and plants throughout community. New seasonal flowers are being installed throughout the community and WeatherTracker service from Classic Landscape continues to pay dividends as it enables Classic Landscape to turn water valves off remotely, reducing water waste and unnecessary expense.

**Security Committee** (Henri Cuddihy): Working with Landscape Committee to address automobile and/or golf cart view obstruction due to overgrown landscape. Also, in discussions with Securitas regarding 'smart' cameras for the back gate, enabling automated monitoring and, when needed, reporting of security alerts to Securitas.

**Design Review Board:** No report.

## **Landscape Committee** (Valerie Treaster):

Valerie thanked her Committee members and service providers (Classic Landscape, Tree Solutions), and provided an expansive view of the Committee's work over the past 12 months:

A landscape facelift running from SouthShore's front gate to the tennis courts at the end of Grand Mediterra.

- Freshly painted monument signs at the entrance of each community facing Grand Mediterra
- Retrofitting and/or replacing valves and irrigation lines throughout SouthShore
- Fresh seasonal flowers at the entrance of Capri for the first time in known history
- New trash receptacles placed strategically every quarter mile along Grand Mediterra Boulevard; including phone number to report water leaks.



**Association's 2021 Budget** (Henri Cuddihy): Henri led a detailed discussion of the Association's projected budget deficit entering 2021 (\$370K).

He outlined pros, cons and trade-offs of three budget proposals prepared by the Finance Committee to enable a balanced budget by year-end 2022:

- **Option 1:** A staged homeowners yearly dues increase of \$300 for 2021, and \$212 for 2022
- **Option 2:** A staged homeowners yearly dues increase of \$443 for 2021, and \$69 for 2022
- **Option 3:** No homeowners dues increase in 2021, cover \$370K deficit by under-funding Reserves (this option does not provide a clear path to a balanced budget in 2022).

After much discussion, Board voted four in favor and three opposed to Option 1. Option 1 goes into effect January 1, 2021.

*\* Approved Open Session Board Meeting Minutes available on Community website*

Additionally, she discussed the use of technology to further improve landscape care while maintaining costs:

**WeatherWatcher:** Provides ability to regulate water valves remotely, improving water management

**Tree Plotter:** Provides an accurate tree inventory for the entire SouthShore community. At present, 2400 trees have been catalogued, anticipating 7000 when project is complete.

**Newsletter** (Nancy Campbell): Nancy discussed article and advertising submission due dates (7<sup>th</sup> of each month in which newsletter is published), recognized increasing engagement by homeowners and advertisers, and asked all homeowners who have yet to do so, to sign up for electronic delivery of the newsletter.

**Marketing Committee** (Rick Phillips): Rick commented Committee is in a holding pattern until the Board approves \$25,000 requested marketing budget, to be used for:

- Website - \$10K
- Website administration/maintenance - \$4.5K
- Social Media campaign - \$4K
- Testimonial videos - \$4K
- Logo and videos of SouthShore - \$2.5K



# EVENTS & DUE DATES

## Recurring

> Mondays	N/A: Trash Collection Day	SouthShore
> Every Other Monday	N/A: Bulk Trash	SouthShore

## November

> Featured Event	Order Scott Commings' Thanksgiving Feast	702.945.2158
> Thursday, November 19	9:30 am: Budget Ratification Meeting	Zoom Video
	10:00 am: SSRCA Board Meeting	Zoom Video
> Saturday, November 21	6:00 pm: Lake Las Vegas Holiday Tree Lighting	The Village
> Thursday, November 26	8:00 am: SouthShore Turkey Trot	Lake Club
> Monday, November 30	By 5:00 pm: All SouthShore resident vehicle registrations due	Management

## December

> Saturday, December 12	6:00 pm: Snowflake Festival / Rudolph's Neon Light Parade	The Village
	7:00 pm: Antonio Carnota "Red Piano Concert"	Allure Gardens
> Thursday, December 17	No SSRCA Board Meeting	N/A

## January 2021

> Monday, January 11	By 8:00 am: Unregistered vehicle transponders will be deactivated	Management
> Thursday, January 21	10:00 am SSRCA Board Meeting	Zoom Video

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# BOARD & COMMITTEE VOLUNTEERS



(Chairs 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
- (Open), Director

**Note:** Balance of 2020 -2021 Committee members will be confirmed at Board of Directors Meeting on Thursday, November 19.

## Standing Committees (SSRCA)

### Administrative

- Vern Jennings\*
- Rick Phillips

### Finance & Budgets

- Vicki Hafen Scott\*

### Landscape & View

- Valerie Treaster\*
- Susie Avery

### Marketing

- Susie Avery\*

### Policies

- Vern Jennings\*
- Vicki Hafen Scott

### Security

- Rick Phillips\*
- Rod Isler

### Social Committee

- Susie Avery\*

## Board Assignments

### Newsletter

- Valerie Treaster\*
- Nancy Campbell
- Lori Vagner

### Interstate 11

- Vern Jennings\*
- Paul Trapp
- Francoise Markus

## Standing Committee (LLVMA)

### Design Review Board

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

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# COMMUNITY CORNER 2020 - 2021 BOARD OF DIRECTORS

by Nancy Campbell  
Newsletter Committee

Following our Association's annual Board of Directors election on October 17, I asked each member of our newly seated board to share with me a bit about their background, how they came to SouthShore, their priorities as a member of our Board, and, for the fun of it, I asked each of them to answer any two of the 35 questions from the [Proust Questionnaire](#). Please join me for this conversation and learn how lucky we are that these six individuals have volunteered their time and talents for the benefit of all of us.

*P.S. Be sure to read to the article's end, as there is a quiz and a prize!*



**Vern Jennings (2020 – 2022)**  
**President**

Born and raised in Reno, Vern went on to graduate from University of Nevada at Reno. In 1978, starting as a parking attendant, he began his romance with Dana, his now wife, and his 32-year career with Harrah's Entertainment Company.

Over time, Vern served in a number of leadership positions, including human resources, resort operations and business development. Prior to SouthShore, Vern, Dana, and their three children lived in St. Louis, Missouri.

In 2002, Vern and Dana purchased land in SouthShore and two years later moved into their new home. When asked about SouthShore, Vern says, "the people of SouthShore are the most kind, generous, and friendly we have ever lived around."

As Board President, Vern seeks to:

- Improve our Association's relationship with the SouthShore Country Club
- Build greater awareness of and exposure to SouthShore, for those looking to relocate to Las Vegas

Vern asks all homeowners to serve on one or more of the Association's committees and communicate their thoughts and ideas to the Board.



**Rod Isler (2019 – 2021)**  
**Vice President**

Son of a career Army officer, Rod lived all over the world. In 1968, drafted into the Army out of college, Rod entered as a private, eventually attended Officer Candidate School at Ft. Benning, Georgia, and was commissioned in military intelligence, serving our country in various command and intelligence positions, including senior intelligence officer in Korea and later in Bosnia-Herzegovina. He later served at the National Security Agency and the Central Intelligence Agency.

In 2002, Rod retired as a Major General (two star).

Subsequently, Rod joined General Dynamics becoming vice president and general manager of the Integrated Intelligence, Surveillance and Reconnaissance (ISR) Systems Division.

Upon permanently retiring in 2018, Rod and Kyuhee, his wife, moved to Henderson, Nevada for its warmer weather and to live closer to Connie, their daughter. Rod says "SouthShore is a warm, welcoming and wonderful community for my entire family." Elected to the SouthShore Board in 2019, Rod is focused on:

- Staying the course financially
- Maintaining good community relations, especially with the SouthShore Country Club
- Continuing our community's road improvements and landscape beautification initiative





**Vicki Hafen Scott (2020 – 2022)**  
**Treasurer**

Vicki grew up on a farm in Pahrump, Nevada into a 3<sup>rd</sup> generation southern Nevada family. She obtained a bachelor’s degree and, subsequently, master’s degree in Education Administration, from UNLV. Vicki started her career as a high school teacher, went on to own a financial services firm, and presently provides asset and operational management services for small companies.

After living in San Diego for 20 years and northern Nevada for 10 years, in 1997, Vicki and Richard, her husband, purchased land and moved to SouthShore in 1998.

Vicki previously served on SouthShore’s Board of Directors in 2001, 2008 – 2011, and 2013 – 2019. Vicki says, “I love SouthShore and the Lake Las Vegas community. I love the small-town atmosphere and friendly, helpful residents.”

Vicki volunteered to serve our community again because, “I felt my business background and prior board experience would be beneficial in promoting a great SouthShore experience for all owners.”

During her term, Vicki will work to:

- Keep the Association’s costs as low as possible, while maintaining the high quality of life all enjoy in SouthShore
- Promote a friendly approach to dealing with property owners and enforcing the Association’s rules and regulations
- See more social events and help new owners get acquainted with their neighbors and our community
- Hold more homeowner forums to enable a free and fluid dialogue around community issues and solutions

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**Rick Phillips (2019 – 2021)**  
**Secretary**

Rick grew up in Southampton, Pennsylvania, 30 miles northeast of Philadelphia, with a BS from Wilkes University, Wilkes-Barre, Pennsylvania, and an MBA from Wake Forest University, Winston-Salem, North Carolina.

Rick started his career as a manufacturing engineer, working in several international manufacturing companies, eventually becoming President/CEO of Ensinger Industries (Germany), and Plastifab Industries (Canada) which he sold in 2017.

Rick and Jane, his wife of 47 years, moved to Lake Las Vegas in 2008; building a new home here in 2017.

Rick says, “We love the location and people here. It is easy to make friends as everyone comes from somewhere else.”

Rick volunteered to serve the SouthShore community because, “I want to do something for this community which we enjoy and that has been good to us.”

Rick believes better communication from and within the Board is vital to reducing divisive behavior in our community. He asks all homeowners to invest the needed time to hear and understand each other’s perception and points-of-view.



**The Marvels of SouthShore**

Photography courtesy of Lori Vagner (2020)



**Susie Avery (2020 – 2022)**  
**Director**

Susie grew up in San Diego, California; the youngest of five children. The first in her family to earn a college degree, Susie worked full-time while earning her bachelor’s in Business Management from San Diego State University, and her master’s in Organizational Management from University of Phoenix, San Diego Campus.

From 1982 – 2007, Susie worked for San Diego Gas & Electric in various sales and marketing management roles. Subsequently, Susie was Vice President, Marketing, SCORE San Diego.

Susie’s up-bringing inspires her to work in service to those facing life challenges. She has volunteered for the Red Cross, SCORE, and San Diego Center for Children, where Jim, her husband, and she helped raise over \$2M for the Center.

In 2013, Susie and Jim purchased land in SouthShore, started construction in 2015, and moved to SouthShore permanently February 2017. Susie says, “SouthShore is reminiscent of Jim’s ancestral home, Positano, Italy.”

In her role on the Board, Susie wants to:

- Bring back our sense of community and instill an atmosphere of inclusion
- Create awareness and promote SouthShore’s lake-resort lifestyle
- Improve our partnership with the broader Lake Las Vegas community to ensure activities and amenities outside SouthShore complement the high standards of SouthShore’s residents
- Encourage all SouthShore residents to work together in a spirit of respect, appreciation and trust, all in service to SouthShore



**Valerie Treaster (2019 – 2021)**  
**Director**

As a consistent top salesperson in Southern California for several big-name athletic shoe companies, including Adidas, Puma, and LA Gear, Valerie also found time to adopt three rescue dogs, and raise funds for the medical care, feeding, and adoption of hundreds of homeless dogs.

Combining her love for dogs with her passion for volunteerism, Valerie helped form, and later serve as Chairman of, the Pet Project Foundation; a merger of Friends of San Clemente Animals (FOSCA) with Animal Rescue Foundation (ARF) of Dana Point.

Additionally, Valerie and a group of like-minded volunteers visited Camp Pendleton, a Marine base 30 miles south of San Clemente, to care for the dogs of U.S. Marines serving overseas.

In 2000, Valerie and her husband visited Lake Las Vegas for the grand opening of the Hyatt (now Westin). Seeing the site, they promptly bought land and shortly thereafter a home in SouthShore.

Serving the 2<sup>nd</sup> year of her 2<sup>nd</sup> term on the Board, Valerie continues to protect SouthShore’s beautiful urban forest and its two-mile linear park; Grand Mediterra Boulevard.

In this term, she wants to:

- Manage and maintain SouthShore lush landscape
- Increase security at the front and back gate
- Elevate community engagement by and for members through our SouthShore Bighorn newsletter

Valerie’s call to action for all homeowners, “Find a community committee of interest and join!”

## The Proust Questionnaire: “Who said what?”

(Submit your answers to [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com). First person with all correct answers receives a \$50.00 gift certificate to Seasons Grocery. (SouthShore Residential Community Association Board of Directors, management, newsletter staff, and their families are not eligible to participate).

Match EACH of the below six ‘question/answer’ sets to a given Board Member on the right > > >

**A 1. What is the quality you like most in a man?**

Integrity

**2. What or who is the love of your life?**

My spouse

**B 1. What talent would you most like to have?**

To sing

**2. What is your most treasured possession?**

My mind

**C 1. On what occasion do you lie?**

I try hard o never lie but, on occasion, I had to, given the type of work with which I was involved

**2. What or who is the greatest love of your life?**

My family

**D 1. What is your idea of perfect happiness?**

Showring love on my pets

**2. What is your motto?**

“Karma is the most patient gangster ever”

**E 1. What is your current state of mind?**

I love my current state of mind; the older I get the easier everything becomes

**2. What do you consider your greatest achievement?**

My ability to Focus, organize and do many things that at fruition produce significant results

**F 1. What or who is the love of your life?**

My spouse

**2. When and where were you happiest?**

Now, here

### SouthShore Board Member

(in alphabetical order by last name)

1. Susie Avery

2. Vicki Hafen Scott

3. Rod Isler

4. Vern Jennings

5. Rick Phillips

6. Valerie Treaster

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# NEIGHBORHOOD NOTES

by Nancy Campbell  
Newsletter Committee

On February 8, 2020, after three years of planning and preparation, Danielle and Sean Jones opened **A Moment in Time Events** at 30 Via Brianza Street, The Village Lake Las Vegas.

Adjacent to Sonrisa Grill, its 2300 square feet of open indoor meeting space, complemented by its fenced Italian cobblestone courtyard, supports events from 30 to 300.

Venue amenities include round banquet tables, intimate cocktail height tables, chairs, lighting, audio/visual equipment, portable bar, and a food prep kitchen with refrigerator, microwave, and ample counterspace.

Daniele's 10 years in the hospitality industry, including Hilton Hotels, and as a destination wedding coordinator, are readily apparent as she guides her clients through the differentiating details of a good vs. great event.

Danielle advises, "First, focus on how you want your guests to feel, then layer in all the ways you can engage their senses to create that emotion, including sight, sound, touch, taste and smell."

A Moment in Time Events has hosted events for brides, bachelors, Bar Mitzvahs, and business meetings. Reactions and reviews include:

- "Danielle has a great eye for every detail."
- "Sean and Danielle knocked it out of the ballpark"
- "Omg!! It's everything you could imagine your event would be; elegant, chic, rustic, picturesque. A perfect place to gather, gorgeous venue, inside and out."

To secure space for your next event, contact Danielle Jones, Owner, A Moment in Time Events at 702.328.4457.



Photos courtesy A Moment in Time Events

# NEIGHBORHOOD NOTES

## **Lake Las Vegas Master Association (LLVMA) 4<sup>th</sup> Quarter Open Session**

by Nancy Campbell  
Newsletter Committee

*On Wednesday, October 7, Lake Las Vegas Master Association held its 4<sup>th</sup> Quarter Open Session Meeting. Highlights include\*:*

### **Parcel 27 Lift Station**

Cody Winterton, President, Board of Directors discussed the negotiated agreement between the City of Henderson and the Master Association for the City to take over operations, maintenance, and eventual ownership of the Parcel 27 lift station. The Parcel 27 lift station is Lake Las Vegas' largest lift station, serving the Hilton, the Village, SouthShore, and undeveloped land south of SouthShore.

This agreement moves responsibility and liability for wastewater collection and management from LLVMA to the City. Key terms of this agreement include the City rebuilding the lift station at an estimated cost of \$4 to \$5 million and waiving any up-front payment obligation from LLVMA for the transfer of service. In exchange, LLVMA agrees to pay a City "sewer tax" equal to our current monthly expense to self-maintain the lift station (\$2,355/month) for 25 years, for a total financial obligation of \$565,200. *(Note: The above mentioned 'sewer tax' is incremental to the sewer tax currently paid to the City for existing services).*

### **Village Vision Committee (VVC)**

Cody discussed the eight Town Halls he hosted in late August/early September to understand and address issues recently expressed on nextdoor.com related to the Village. Two-hundred-fifty residents attended these face-to-face meetings, expressed their ideas and

concerns, and came to understand the latitude and limitations for action by the Master Association.

To continue this dialog and coalesce ideas for action, Cody requested and received Board approval to convene a Village Vision Committee (VVC).

The Committee is charged with representing the perspective of all stakeholders (e.g., residents, restaurants, retail stores, and both hotels) in recommending to the LLVMA Board of Directors best actions for the Village. It is envisioned the VVC will meet 4 – 5 times over the next 3 – 4 months and will host open sessions to enable interested parties to have their voices heard and points-of-view understood.

As of this writing, 20 homeowners have volunteered to serve on the Village Vision Committee.

### **Homeowners' Open Forum**

#### ***Leash Laws***

A request for incremental signage and continued enforcement of the City of Henderson Leash Law, which states, "It shall be unlawful for any person having charge, custody or control of any animal to permit the same to be at large or trespass on the private premises of another, or to be on any public highway, street, alley, court, public ground, or unfenced lot. All animals must be confined to the owners' property or **shall be on a leash when on any public property**, any highway, street, alley, court, park, public ground, fenced lot or wash."

*(Note: If you see dogs actively running loose, contact Henderson Police Department, non-emergency, at 702-267-5000. If you are reporting the animal loose after the fact, please file an on-line complaint or contact Henderson Animal Care and Control at 702-267-4970 to have an Animal Control Officer respond).*

### **Foot Traffic**

Bella Fiore homeowners expressed concern about the increased foot traffic wandering through their community as a result of the Alta Fiore development.

Cody commented, Lake Las Vegas by design intends to enable the free flow of foot traffic along its winding pathways throughout the community and, as such, these paths are, and will remain, designated 'legal easements' to ensure their availability and access by all.

### **Green Grass Project**

A homeowner questioned whether The Master Association was complying with its open space beautification and maintenance obligations as agreed to in the Green Grass Project; approved by Henderson City Council, September 17, 2013.

Cody affirmed LLVMA was in compliance and, as part of the Green Grass Project, had outlined to the City of Henderson what areas of land would and would not be overseeded during winter months.

Cody went on to explain the purpose for overseeding and the operational and cost benefits of not overseeding in winter months.

*(Note: The Green Grass Project background: Following the devastating 2008 recession, The Falls and Reflection Bay golf courses, totaling 375 acres, were abandoned, leaving a visual scar throughout the Lake Las Vegas community.*

*Subsequently, John Paulson and Raintree Investment Corporation purchased 875 acres on the north shore of Lake Las Vegas and the two abandoned golf courses.*

*As part of this purchase, John Paulson and Raintree committed to nurse back to health 150 acres of grass, clean-up and care for 100 acres of neglected trees and bushes, restore Reflection Bay as a public championship level golf course, and convey 50 acres at The Falls to the Lake Las Vegas Master Association, at no cost, for the permanent use of homeowners.)*

*\* For a copy of the Lake Las Vegas Master Association meeting minutes, please contact Peg Lozier, General Manager, Lake Las Vegas Master Association at 702.568.7948 or via email at [plozier@lakelasvegas.com](mailto:plozier@lakelasvegas.com)*



Photos courtesy of Lori Vagner

# LINKS BEYOND THE LINKS

## SouthShore Management

SouthShore Residential Community Association  
220 Grand Mediterra Blvd  
Henderson NV 89011  
Phone: (702) 248-7742  
Fax: (702) 878-7743  
[SouthShore@FSRnevada.com](mailto:SouthShore@FSRnevada.com)

Marlina Short, General Manager  
Daniel Massella, Assistant Community Manager

## SouthShore Community Website

[Lakelasvegassouthshore.connectresident.com](http://Lakelasvegassouthshore.connectresident.com)

## Lake Las Vegas Master Association

1600 Lake Las Vegas Parkway  
Henderson, NV 89011  
Phone: (702) 568-7948  
Fax: (702) 568-7871  
Peg Lozier, General Manager  
[plozier@lakelasvegas.com](mailto:plozier@lakelasvegas.com)  
<http://www.lakelasvegas.com/events>

## SouthShore Country Club

100 Strada Di Circolo, Henderson, NV 89011  
Phone: 702-856-8458  
<http://www.southshoreccllv.com/>

## Lake Las Vegas Sports Club

101 Via Vin Santo, Henderson, NV 89011  
Phone: (702) 568-1963  
<http://llvsport@lakelasvegas.com>

## A Moment in Time Events

30 Via Brianza Street  
Phone: 702-328-4457  
<https://amomentintimellv.com/>

## The Village at Lake Las Vegas

20 Costa Di Lago, Henderson, NV 89011  
Phone: 702- 330-7925  
[lakelasvegas.com/lifestyle/the-village](http://lakelasvegas.com/lifestyle/the-village)

## Seasons Grocery

20 Costa Di Lago #120, Henderson, NV 89011  
Phone: (702) 898-0145  
[seasons@lakelasvegas.com](mailto:seasons@lakelasvegas.com)

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