

SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy Lori Vagner



EFFECTIVE MONDAY, DECEMBER 6

**CHANGE IN HOA MANAGEMENT
OFFICE HOURS**

Monday – Friday
9:00 am – 5:00 pm

702 248 7742
southshore@fsnevada.com
ssllv.com

(Formerly Monday – Friday from
8:00 am – 5:00 pm)

Thank you
FirstService Residential

TABLE OF CONTENTS

- PRESIDENT’S MESSAGE.....01
- NEWS YOU NEED TO KNOW....07
- POLICIES & PROCEDURES.....08
- UPCOMING EVENTS.....12
- BOARD & COMMITTEES.....14
- NEIGHBORHOOD NOTES.....16
- LINKS BEYOND THE LINKS.....20

PRESIDENT’S LETTER

NOVEMBER 2021

By Vern Jennings

Dear SouthShore community members,

One year ago, as your newly elected president, I outlined four priorities for the coming year.

As we bring this year to a close, I want to share with you progress against those priorities and thank those who helped us achieve the results we have.

Priority 1: Maintain the beauty of this remarkable “urban forest” in the middle of the desert.



Photo courtesy Lori Vagner

In 2021, we spent approximately 48% (\$1.3M) of our operating budget and 59% (\$275K) of our reserve funds budget to maintain and enhance the overall beauty of SouthShore. Among the projects, we:

- Planted over 40 new trees and dozens of drought resistant plants along Grand Mediterra Boulevard and throughout SouthShore.
- Repaired and replaced faulty irrigation that was starving thirsty plants and producing unnecessary water runoff into our streets.
- Painted weather-worn stucco, fencing, fire hydrants, curbs, and building trim, to ensure our structures are as beautiful as our landscape.
- Replaced broken pavers at our community's front entrance to improve the aesthetics, and safety for walkers.
- Worked extensively with Bella Vivente homeowners and Dunn Edwards paint professionals to create a fresh new color palette for the exterior of homes in Bella Vivente.

All these projects required a tremendous amount of planning, coordination, and time from our volunteers and association management. I am grateful to each of them.

Priority 2: Support policies and procedures which promote self-responsibility, minimize unnecessary rules, and maximize safety for all.

In 2021, the #1 safety concern for our residents was excessive speeding throughout SouthShore.

In one month alone, we had 1,857 speeding violations, with 141 at greater than 10 mph above the posted speed limit.

Through a concentrated and coordinated effort to increase awareness, promote self-responsibility, and sanction those who chose to violate our speed limits, speeding incidents declined by 59% and excessive speeding dropped by 80%.

Thank you to all of you who chose to comply with the posted speed limits. It made a noticeable difference.



Photo courtesy Lori Vagner

Priority 3: Reinforce and strengthen SouthShore as the community of choice for all Lake Las Vegas property owners.

I admit, “community of choice” is a subjective term.

In my opinion, a community of choice must feel **safe and secure**, be **fiscally sound**, possess **unique attributes** that distinguish it from others, and provide a collegial environment where family, friends, neighbors, and newcomers feel welcome, respected, and are given an **opportunity to engage with and contribute to their community**.

Safe & Secure

This past year, the board authorized funding for new audio and video technology to enhance perimeter security at our front gate, back gate, and dam access.

Additionally, we are upgrading our QuickPass system to enable License Plate Recognition (LPR), for greater efficiency and security at our front gate entrance.

THE FINEST HOMES *deserve* THE FINEST MARKETING.

Lazer Focused
TO GET TOP DOLLAR FOR YOUR HOME!

PERSONAL ONE ON ONE SERVICE
FROM START TO FINISH

STAGING

REPAIRS

LANDSCAPE

MOVING

CYNTHIA MARTIN



EXCEPTIONAL HOMES

MULTI MILLION DOLLAR PRODUCER

702.768.5799

**NO CALL
GOES UNANSWERED**

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

BROKER/OWNER
B.0053209.LLC

CMartin.Cynthia@gmail.com



Fiscally Sound

Our delinquent accounts receivable is \$18K (remarkable against an annual operating budget of \$3M), and effective January 2022, with the new reserve fund budget in place, reserve fund coverage will be 106%.

We renegotiated our QuickPass service contract, providing an annual savings of \$30K and we secured \$15K in newsletter advertising revenue (pure profit as all content, layout and publishing is handled by volunteers).

We also revised our financial reports to easily and quickly identify costs that fall outside of contracted rates and ensure expenses are appropriately allocated to the operating budget and reserve fund.

We welcomed Carmenera as our newest Special Benefits Area (SBA), with owners starting to pay SBA dues as of July 2021.



Our Landscape Committee converted 10,000 sqft. of ornamental grass to desert landscape, generating a \$3 per square foot rebate (\$30K) from Southern Nevada Water Authority (SNWA), and with great cooperation from the SouthShore Country Club, we enacted an administrative fee for all non-resident club members resulting in an annual \$15K of incremental revenue to our association.

Unique Attributes

In addition to lush landscape, a linear park, beautiful Mediterranean-style homes, and a herd of Bighorn sheep, we secured a 10-year agreement with CenturyLink, enabling each homeowner to subscribe to high-speed internet service with up to 940 megabits per second (mbps) of upload and download bandwidth capacity. This service is planned to be available by end of Q1'2022.

Engaging with the Community

The Social, Marketing, and Newsletter committees provided ample opportunities to get to know our neighbors and our neighborhood.

The **Social Committee** established the “Hello SouthShore!” sub-committee consisting of nine volunteers who, over the course of 2021 reached out to 80 new owners and residents.

The **Marketing Committee** launched our community’s new website, accessible at SSSLV.com. The site highlights SouthShore’s neighborhoods and provides residents with access to a myriad of community information.

The **Newsletter Committee** published six issues of the *SouthShore Bighorn* newsletter, grew advertisers from 6 to 11, and doubled average pages per issue from 13 to 26.

Thanks to a growing number of content contributors, we covered a wide range of topics, such as:

- Summaries of what took place at SouthShore and Lake Las Vegas Master Association board meetings
- Profiles of each SouthShore board member and all volunteer committees
- New restaurants, and up-coming events at Montelago Village
- A four-part series celebrating the SouthShore Country Club's 25th Anniversary
- Legislation affecting SouthShore homeowners
- The recently formed Lake Las Vegas Presidents' Club

And, thanks to Lori Vagner's beautiful photography, we introduced readers to a new banner photo with each issue.



Priority 4: Resuscitate our relationship with the SouthShore Country Club for the benefit of all SouthShore homeowners, members, and non-members alike.

As an extension of building collegial relationships across our community, our board and volunteer committees worked collaboratively with our SouthShore Country Club colleagues to re-establish a strong working relationship in support of SouthShore residents and country club members.

Together, we:

- Established a process for non-SouthShore resident country club members to enter the gates of SouthShore and for the association to receive payment from the club for administering this process.
- Celebrated the country club's 25th anniversary with a four-part series in the *SouthShore Bighorn* newsletter highlighting the club's owners, its food and beverage offerings, health and wellness program, and a variety of games and social events available to members. In parallel, throughout 2021, the club advertised in each issue of the community's newsletter.
- Planned multiple co-sponsored social events with SouthShore Country Club, albeit many were cancelled due to COVID concerns.

The SouthShore Country Club also hosts our association's in-person board meetings and shares in the burden of some common area operating costs, such as maintaining the Wiesman Falls.



As my comments suggest, much was accomplished these past 12 months, and I want to thank all those who contributed to our community's success.

Thank you to our 26 volunteer committee members.* Through the generosity of your time and talent, our community achieved far more than our operating budget would suggest.

Thank you to Jessica Smukal and your team for converting budgets into bids, and policies into results.

Your ability to do all this despite Wi-Fi interruptions, COVID isolation, and incidents of water intrusion, make your achievements even more noteworthy.

Thank you to our business partners and service providers who kept our streets clean, trees trimmed, plants fed, and our gates secure. The quality of your work is on full display every day.

And, to my peer board members – **thank you** for the hours and hours of discussion, deliberation, and collaboration you brought to our work this year.

Our community is better, stronger, and more beautiful than ever, because of the time you took to listen, understand, and recommend the best path forward for the greatest benefit to all.

Thank you and Happy Thanksgiving.

Vern

** Reference page 14 for a list of the board members and committee volunteers*

CHRISTOPHER TODD

INTERIOR DESIGN • FINE GIFTS

2706 North Green Valley Parkway

Henderson, NV 89014

702.473.9119

ctdesignlv.com



NEWS YOU NEED TO KNOW

2022 Assessments & Automated Payments

Effective January 1, 2022, property owner assessments, and the mailing address to pay for those assessments, change. Please take note:

NEW! 2022 quarterly assessments

SouthShore Residential main budget

- Full assessment - \$989 (+\$62 Y/Y)
- Half assessment - \$494.50 (+\$31 Y/Y)

Sub-Association budgets

- Mira Monte - \$1,189 (+ \$198 Y/Y)
- Bella Vivente - \$630 (- \$50 Y/Y)
- Carmenera - \$281.25
- Porta Cielo - \$28.80
- Siena - \$16
- Porto Villagio - \$14
- Marseilles - \$12

NEW! Mailing address for assessment payments

SSRCA
c/o FirstService Residential
P.O. Box 30422
Tampa, Florida 33630-3422

Mailbox Restrictions

With the holiday season upon us and, with it, the temptation to place holiday cards, gifts, and social engagement invitations in mailboxes, the U.S. Postal Service requests we remind all residents:

“It’s against Federal law to put anything in a mailbox on which no postage has been paid, and if caught doing so, a person could be fined up to \$5,000 and an organization \$10,000.”

If you want to spend that kind of money.... please consider donating to your favorite charity!

Holiday Lights

Holiday decorations may be displayed as soon as the day after Thanksgiving (Friday, November 26, 2021) and must be removed 10 calendar days after New Year’s Day (Tuesday, January 11, 2022).

Monument at Calico Ridge

Four miles and seven minutes from SouthShore, LOGIC Commercial Real Estate is leasing 39,500 sqft. of retail space at Monument at Calico Ridge, located at 1461 – 1477 East Lake Mead Parkway, Henderson, Nevada 89011.

At present, five buildings are contemplated, ranging from 4,500 to 12,745 sqft. of space per building. Sub-dividing building space, to as small as 1,500 sqft. of space, also appears to be an option. Current lease rates range from \$2.00 - \$3.00 per sqft.

As described in LOGIC’s marketing materials, “Monument at Calico Ridge is an attractive location with excellent visibility off Lake Mead Parkway. The upscale center offers a European flair, shared outdoor patios, lush landscaping, and is part of the Lake Mead Parkway beautification project.”

For further details, contact:

Areeba Moten, Associate, (S.0194559)
amoten@logicCRE.com / 702 954 4168

Deana Marcello, Executive Vice President (S.0174174)
dmarcello@logicCRE.com / 702 954 4104



POLICIES & PROCEDURES OCTOBER BOARD MEETING

October 23 Board Meeting Highlights *

(Financials as of August 31, 2021)

By Nancy Campbell
Newsletter Committee

President's Remarks (Vern Jennings):

Despite excellent planning and preparations by FirstService Residential and other service providers, the street resurfacing project was cancelled due to unforeseen weather conditions which were impacting the project's end results. The project has been rescheduled to commence late spring/early summer 2022.

The Belle Vivente paint palette refresh project is proceeding as planned, with 28 of 44 homeowner ballots received and Board ratification of vote results scheduled for the November 18 board meeting.

Finance Report (Vicki Hafen Scott):

Balance Sheet. As of August 31, the association has \$4.9M in cash, of which \$2.8M is in the reserve fund, resulting in 87% reserve fund coverage.

With the recast of the reserve fund requirements necessitating a lower reserve amount, effective January 1, 2022, the association will realize 106% reserve fund coverage.

Operating Statement. Year-to-date revenue is \$1.9M, operating expenses are \$1.7M, reserves funding is \$295K, resulting in \$83K negative cashflow.

Full year cashflow is projected to be a negative \$130K, better than the beginning of the year projection of negative \$153K.

Active delinquent accounts receivable is \$33K. Allowing for doubtful collection of approximately \$4K, net active accounts receivable is \$29K.

Committee Reports:

Landscape & View Committee (Valerie Treaster)
Removal of dead trees, planting of seasonal flowers, and refurbishment of mulch, which serves as an insulating barrier against moisture evaporation due to head and wind, continues as scheduled.

In December, historically blooming plants will proceed to go dormant. This is no cause for alarm but rather a natural part of the plant life cycle.

Marketing Committee (Susie Avery)
Due to the volume of video footage desired for the association's newly created marketing website, two days of drone videotaping will be required. The management office will keep residents informed of the schedule.

Newsletter Committee (Valerie Treaster)
We will publish two more issues in 2021, November and December.

Security Committee (Rod Isler)
The Security Committee will invite Sergeant Holman, Henderson Police Department, to the committee's November meeting, for purposes of discussing crime in Lake Las Vegas and whether a Neighborhood Watch Program is relevant to SouthShore.

No committee report from the Policy or Social committees, or the Design Review Board.

Unfinished Business:

High-speed Internet (Vern Jennings)
Final version of CenturyLink's proposed high-speed Wi-Fi provider agreement is expected by the November 18 board meeting.

Although not yet finalized, CenturyLink plans to install up to five Wi-Fi hubs throughout SouthShore. This ensures even disbursement of the Wi-Fi signal across the community.

Action outside of a board meeting:

Board Election (Vern Jennings)

With four seats up for election and only three volunteers having expressed interest in sitting on the board, all three volunteers were elected by acclimation.

Thank you to Rod Isler, Rick Phillips, and Valerie Treaster, for their continued service to SouthShore.

New Business:

FDIC Insurance Coverage (Vicki Scott)

The association is rebalancing its distribution of funds across bank accounts to ensure full FDIC insurance protection at up to \$250K per account.

Removal of dead and dying trees (Valerie Treaster)

The Landscape Committee and Tree Solutions identified 38 dead or dying trees which will be removed at a cost of \$12.4K. This expense is a budgeted line item within the reserve fund.

Replacement of removed trees (Valerie Treaster)

To ensure our community continues to exhibit its signature lush landscape, the Landscape Committee, utilizing the recently updated Southern Nevada Water District plant guide, will submit a proposal to the board for type and location of replacement trees.

Holiday Decorations (Jessica Smukal)

Board approved \$5K for holiday lighting and decorations to be installed at the community’s front entrance.

Homeowners Open Forum

A homeowner requested the board enforce the community’s ‘dark sky’ lighting ordinance which prohibits light trespass onto adjacent lots and streets.

In response, Vern asked each board member to conduct a ‘walk about’ to identify where compliance with this ordinance may be lacking and report as such to FirstService Residential for their action.

**Approved Open Session Board Meeting minutes are available on the community website, or by contacting the management office.*

LLV Airport ShuttleTM

Large Luxury SUV holds up to 7 passengers plus ample room for luggage.
Online College student available when you need it **24/7**.

Text or call for rates. 702-714-0789
Book your next executive airport shuttle!

Budget Ratification Meeting

October 23, 2021

In 2022, quarterly assessments will be \$989.00 for full assessments and \$494.50 for half assessments.

With no opposition voiced and absence of 67% of the membership’s presence in opposition, the proposed 2022 main budget was deemed ratified and effective January 1, 2022.

(Editor’s note: please reference “News You Need to Know” on page x for additional details on sub-division budgets and change in address for payment of assessments).

POLICIES & PROCEDURES NOVEMBER BOARD MEETING

November 18 Board Meeting Highlights *

(Financials as of September 30, 2021)

By Nancy Campbell

Newsletter Committee

President's Remarks (Vern Jennings):

On Thursday, November 4, The Lake Las Vegas Presidents' Club met with John Entsminger, General Manager, Southern Nevada Water Authority (SNWA).

John explained to us the difference between reclaimed water and consumptive water.

In brief, reclaimed water is water we use in our households (e.g., shower, sink, toilets, etc.). This water flows into the sewer system, travels through a wastewater treatment facility, and returns to the Colorado River, via the Las Vegas Wash, which flows into Lake Mead.

Approximately 40% of the water in the Water Authority's service area is used indoors and, of that, 99% is recycled.

Conversely, consumptive water is water that is used outdoors to water grass, plants, and trees, and is at highest risk of waste due to evaporation. This water cannot be captured, treated, or reused and, as such, must be managed very carefully.

John went on to say, "a square foot of grass needs about 73 gallons of water each year to survive, as compared to desert landscape which needs 17 gallons of water each year."

It is these facts, and the persistent drought conditions, which most influence our community's landscape plans and priorities.

Finance Report (Vicki Hafen Scott):

- **Balance Sheet.** As of September 30, the association has \$4.8M in cash, of which \$2.8M is in the main reserve fund, resulting in 87% reserve fund coverage.
- **Operating Statement.** Year-to-date revenue is \$2.1M, operating expenses are \$1.9M, reserve funding was \$332K, resulting in a net negative cashflow of \$99K.
- Active delinquent accounts receivable is at an all-time low of \$18K.

Committee Reports:

Landscape & View Committee (Valerie Treaster)
Continued discussion and debate amongst board members as to where, how, and when to replace recently removed trees.

Marketing Committee

 (Susie Avery)

Content on community website, SLLV.com, will be further enriched by recent drone footage of SouthShore residents living the "Lake Las Vegas" lifestyle.

Policy Committee

 (Vern Jennings)

An erosion policy, among a few others, will be up for discussion at the January or February board meeting.

Security Committee

 (Rod Isler)

At the December 6 Security Committee meeting, Henderson Police Lt. Chris Holmes will discuss security threats and what we can do about them.

No committee reports from Social Committee or Design Review Board.

Unfinished Business:

High-speed Internet. The board unanimously approved a 10-year agreement with CenturyLink, bringing high-speed internet service (940 mbps upload and download speeds) to all sub-divisions within SouthShore.

CenturyLink projects service will be available to most sub-divisions by March 31, 2022, pending availability of equipment and technology, considering semiconductor shortages throughout the supply chain. (Note: as conduit will need to be laid in Bella Vivente, this sub-division's access to service will follow others).

Pricing for the service will be at prevailing market rates at time-of-service contract. Presently those rates are \$65.99 per month for up to 940 mbps, and \$49.95 per month for up to 250 mbps.

This significant achievement is due in great measure to Vern Jennings' negotiation skills, and the rigorous service provider due diligence performed by the all-volunteer High-speed Internet Task Force: Jim Avery, Roberto Bruckstein, Pat Evans, Michael Lampe, Trish Nash, and Heather O'Brien.

Internet conduit for Bella Vivente sub-division. Conduit will need to be laid in the Bella Vivente community to enable CenturyLink to install fiber for high-speed internet service.

CenturyLink agreed to bear the burden of installing the conduit if the association agreed to pay to lift and reinstall pavers covering the conduit.

The board unanimously approved \$36K from the association's transition fund for this purpose.

Dead tree replacement program. \$18,575 from reserve funds were approved to replace up to 39 recently removed trees, pending the Landscape Committee's plan for type, and location, of trees to be planted.

Other actions taken:

- Alex Doka was appointed to the Finance Committee
- The board ratified the Bella Vivente homeowners' vote for the new Bella Vivente paint palette.
- \$3,000 were allocated to hire an irrigation consultant to study and recommend how our community might best leverage the use of lake water to maintain our community's landscape.

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

Four little words with one very big meaning.
Let us show you how we do real estate differently.

live who you are

CORCORAN

GLOBAL LIVING

	<p>Sharla Scharpnick Sales Manager 702.806.4819 sharla.scharpnick@gmail.com BS.0070056</p>	<p>The St. Clair Group Reba St. Clair & Devone Donley CRS, ABR, CLHMS 702.539.0835 TSG@living-vegas.com BS.0144475 & BS.0144467</p>
--	---	--

UPCOMING EVENTS



Thursday, November 25 (11:00 am – 4:00 pm)
Thanksgiving Day Brunch/Lunch

The Westin Lake Las Vegas Resort & Spa (Buffet)

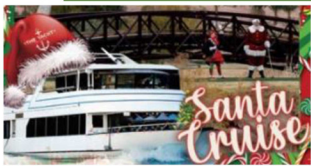
- Adults - \$74++
- Children 10 and under - \$35++
- Call 702 567 6000 to make reservations



Thursday, November 25 (4:00 pm – 8:00 pm)
Thanksgiving Day Dinner

Hilton Lake Las Vegas Resort & Spa (Three-course plated meal)

- Adults - \$49++
- Children 10 and under - \$36++
- Call 702 567 4734 to make reservations



December 11 – 24 (12:00 pm)
Family Friendly Santa Cruise

[Lake Las Vegas Water Sports Family Cruise](#)

Set Sail with Santa this holiday season aboard The La Contessa! The Holiday magic will be felt for all ages as we transform The Yacht into a winter wonderland! Fun for the whole family, games, photo ops, holiday music, hot cocoa, and more!

Check-in begins 30 minutes prior to the event. The yacht returns 90 minutes after we depart.

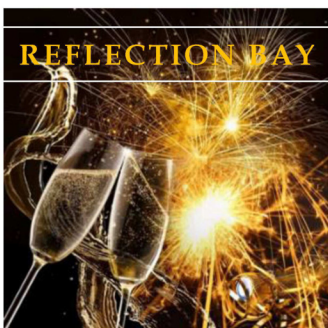


December 10 - 24 (4:00 pm & 7:00 pm departures)
Holiday Cruise

[Lake Las Vegas Water Sports Holiday Cruise](#)

Come celebrate the most wonderful time of the year in the most unique way, while sailing aboard The La Contessa for a relaxing and festive experience! Enjoy live holiday music, festive cocktails, and stunning views!

Check-in and bar service begins 30 minutes prior to the event. The yacht returns 90 minutes after we depart. (Must be at least 21 years of age)



Friday, December 31 (9:00 pm)
Fireworks Display | hosted by Reflection Bay Country Club

Usher in the **Year of the Tiger*** with family, friends, and new neighbors.

* *The Tiger is known as the king of all beasts in China. The zodiac sign Tiger is a symbol of strength, exorcising evils, and braveness.*

UPCOMING EVENTS*

DECEMBER

02 (Thursday)	9:00 am	Finance Committee	Zoom
06 (Monday)	1:00 pm	Security Committee	Zoom
08 (Wednesday)	11:00 am	Design Review Board	SSCC
22 (Wednesday)	11:00 am	Design Review Board	SSCC

JANUARY

06 (Thursday)	9:00 am	Finance Committee	Zoom
10 (Monday)	1:00 pm	Security Committee	Zoom
12 (Wednesday)	11:00 am	Design Review Board	SSCC
17 (Monday)	10:00 am	Landscape Committee	HOA Office
20 (Thursday)	10:00 am	Board Meeting	SSCC
26 (Wednesday)	11:00 am	Design Review Board	SSCC

*** Notes:**

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



Vita Bella Wellness & Aesthetics Is Celebrating its 1 Year Anniversary!

Feel great inside and out and book one of our services!

<p>Wellness Services include:</p> <ul style="list-style-type: none"> • Medically Managed Weight Loss • Vitamin & immune boosting injections • IV hydration/immune boosting therapy • Hormone Replacement Therapy • Infiniti Cell Regenerative infusions • Concierge Women's Health Services* 	<p>Aesthetic Services include:</p> <ul style="list-style-type: none"> • Wrinkle relaxers (Botox, Xeomin, Dysport, Jeaveau) • Dermal Fillers for lips, face, neck or hands • PDO threads (for skin laxity) • Microneedling for skin resurfacing/collagen rejuvenation • Platelet Rich Fibrin(PRF) Facials - aka vampire facials • Platelet Rich Fibrin(PRF) Hair Restoration Therapy • Sclerotherapy (removes spider veins)
---	--

BOOK NOW at
www.vitabellawellnessllv.com
or call (702) 337-3321

Conveniently located in the Lake Las Vegas Sports Club

South Shore Residents enjoy a complimentary Immune Booster injection or B12 injection with any service

Plan ahead for your holiday events!

*We do not accept any insurance plans

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*
- Alex Doka
- Cathy Guibal
- Rick Phillips

Design Review Board

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

Landscape & View

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

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

southshore@fsrnevada.com

702 248 7742

Marketing

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

Newsletter

- Valerie Treaster*
- Nancy Campbell
- Shakila Stahl
- Lori Vagner

Policies

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

Security

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

Social

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

ECO ELECTRIC
8022 S Rainbow Blvd. #166
Las Vegas, NV 89139
74647 C-2 \$75K Limit

702-323-8886

Call today for your
free estimate

GENERAC

BE PREPARED FOR THE NEXT POWER
OUTAGE

ECO ELECTRIC
Giving our clients the power!

WHO'S NUMBER ONE IN REAL ESTATE IN SOUTHSORE?

MY CLIENTS!



TRISH NASH
Lake Las Vegas Resident

For **PROVEN RESULTS** in Buying or Selling
Real Estate - Call **Trish Nash!**

Trish Nash
TEAM



1170 E. Sunset Road, Suite 200
Henderson, NV 89011
trishnash.com | trish@trishnash.com
702.290.9149 mobile
702.331.3948 office

Licence 8.0019541



NEIGHBORHOOD NOTES LAKE LAS VEGAS ROWING CLUB

The jewel in the crown of our award-winning Lake Las Vegas master planned community is our lake and, with it, the strength, beauty, and grace of the Lake Las Vegas Rowing Club (LLVRC). Join me as Jim Andersen, Executive Director, LLVRC, and Ava Zedelmayer, a member of the club's junior team, talk to us about the benefits of learning life's lessons while outdoors and on the water. – Nancy Campbell, Editor in Chief, SouthShore Bighorn

By Jim Andersen

Executive Director and Head Coach
Lake Las Vegas Rowing Club
10 Via Ravello, Henderson, NV 89011
www.LLVRC.org | 415 309 9421 (mobile)

If you're an early riser, good chance you've seen one of the quieter and more elegant uses of our lake – the sleek rowing boats from the Lake Las Vegas Rowing Club.



You may recognize rowing as an Olympic sport and a major sport at most universities, but in the desert? Yes!

In 2014, Nevada State College, Raintree Investment Corp, local rowing alumni, and two SouthShore residents, Ted Buban, of Subway, and the late Laird Noble Sanders, owner of Lake Mead Boat Storage, formed an exploratory committee to bring rowing to Lake Las Vegas.

Needing \$10K in seed money to get the program started, they approached Michael Brown, a former rower and, at that time, President, Barrick Gold USA.

Together, Michael and the committee raised the necessary funds to purchase three used 8-man rowing shells, and then turned their attention to find someone to form and run the rowing program.

(Continued on next page)

By Ava Zedelmayer

Junior Team, Lake Las Vegas Rowing Club

Rowing is the ultimate team sport! With low injury rates, attainable college scholarships, and a close-knit team, this sport is perfect for people who want to be physically and mentally challenged.

Rowing builds physical and mental strength, in addition to critically important life skills such as discipline, teamwork and leadership, and we do this while outdoors and having fun.

Currently, approximately 90 colleges have rowing teams, and many of them offer scholarships for women. Many former members of our team have gone on to row in college, some even starting their own college rowing clubs!

As a new SouthShore resident, a high school freshman, and a member of the Rowing Club, I love it! I've found the unique challenge of balancing technique and strength different from any other sport I've tried. And, as someone new to Nevada, the club has been an excellent way for me to meet new people and make new friends.

We row everything from single person boats to eight person boats, including sweep boats, such as pairs, fours, and eights as well as sculling boats, like singles, doubles, and quads.

Beginner 8th-12th grade boys and girls are always welcome, no experience needed! We also welcome any novice adults to our master's program.

If you or your young athlete is interested in our club, join us Monday through Friday from 3:30-6:00 pm, or Saturdays from 7:00-9:00 am to start your free two-week trial.

Call Jim Andersen at 415 309 9421 to enroll now.

I hope to see you on the water! - Ava

In 2015, on a short vacation to Las Vegas from my home in Oklahoma City, I drove around Lake Las Vegas and stopped in at Reflection Bay Golf Club.

As Director of Junior Rowing at Oklahoma City Boathouse Foundation, I took special note of the three rowing shells that had been delivered to the water's edge the day before. Seeing the beautiful man-made lake just outside the club's floor to ceiling windows, I was intrigued.

I returned home and told friends about the amazing lake I had seen and the possibilities it held.

Several conversations and eleven months later, I accepted Nevada State College's offer to become their Head Rowing Coach.

Shortly thereafter, I started the community-based Lake Las Vegas Rowing Club and, after six of our junior team members enrolled at University of Nevada-Las Vegas, I started the UNLV Rowing Club in September 2018.

Early Success and College Scholarships!

Working with Cody Winterton, President, Lake Las Vegas, Master Association, Pat Parker, President, Raintree, and Bob Taylor, Vice President, Lake Las Vegas Marina, we found a spot to store the boats at Montelago Village.

Ten former college rowers living in the community immediately formed an adult team. Seven students from Pinecrest Academy and another dozen from other schools in the area formed the junior team.



Junior team



Ava Zedelmayer and Jim Andersen

As word spread, the junior team grew to upwards of 50 high school students with many going on to college rowing teams, including Arizona State, Belmont College, University of Colorado, Oregon State, and the University of Wisconsin.

One of our first junior team rowers was also the first to receive a college athletic scholarship and she is currently attending University of Texas, Austin.

College Regattas/Visiting Teams

There are only eight fully buoyed, 2000-meter rowing courses in the United States, and most of them have problems with currents, tides, winds, and weather.

Lake Las Vegas, with its flat water, and little wind, is among the best courses in North America. Add to that our Montelago Village restaurants and stores, and two full featured resorts, and there are few locations across this nation that can compete with Lake Las Vegas' level of service and hospitality.

As peer rowing coaches heard me talk about Lake Las Vegas, they asked if I would consider hosting regattas here.

The University of Washington women's team was the first school to visit and subsequently moved their annual duel against USC to our lake. The men's teams from Oregon State, San Diego State, and UCSB joined them, and our first Lake Las Vegas Collegiate Invitational regatta was held in 2017.

Word continued to spread, and in 2019 we added another weekend of racing for the NCAA women's teams only. In 2021, eight NCAA Women's teams competed on our lake, and we have 12 teams (UC Berkeley, University of Washington, Washington State, USC, UCLA, Oregon State, Stanford, Alabama, Clemson, Penn, SMU, and Iowa) committed to join us for the 2022 LLV Pac-12 Invitational race.

To date, we've had over 20 collegiate teams join us, including teams from University of California, Berkeley; University of Washington; Washington State; University of Southern California (USC); Dartmouth; Cornell; Michigan; Ohio State; University California, Los Angeles (UCLA); Oregon State; Alabama; and Marist College in New York.

With the success of college level regattas, there is interest from adult and high school teams to host regattas at Lake Las Vegas.

Since inception, the Lake Las Vegas Rowing Club has hosted over 100 guest rowers from around the world, and these rowers return home and talk about our community! Some so effectively that the families of three junior rowers moved to Lake Las Vegas, and three members of the adult rowing program purchased property here.

More Equipment and Rowers

In a little over five years, the club has grown from three boats (three 8-person) to 40 shells (eight 8's,

eight 4's, eight 2's, and 16 single shells). We have taught 80 college students, 100 adults, and 140 juniors the sport of rowing. And you can find us on the water in the mornings, seven days a week, and in the afternoons, Monday through Friday.

LLVRC is open to all residents of the greater Las Vegas area. The club puts a special emphasis on the junior team (ages 12-18) as the sport enables them to learn important life lessons, as well as compete to receive scholarships and admittance to some of our nation's most prestigious colleges and universities.

Fundraising for Future Regattas and a Boathouse

We are currently raising funds to purchase buoy lines and equipment to host major seven-lane regattas.

With financial support from Raintree and the Lake Las Vegas Master Association, the Lake Las Vegas "**Village Vision Committee**" will match the first \$25,000 we raise. Our longer-term plan is to build a boathouse for our equipment, including rowing machines, locker rooms, and office space.

Please consider donating at <http://llvrc.org/donate>

If you have other suggestions for how our rowing club can help our Lake Las Vegas community and its residents, please share your ideas with me via email at Jim@llvrc.org.



Sculling at sunset on Lake Las Vegas



South Shore
COUNTRY CLUB LAKE LAS VEGAS



It's time you joined your neighbors!

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

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

LINKS BEYOND THE LINKS

HOMEOWNER ASSOCIATIONS

Lake Las Vegas Master Association

Peg Lozier, General Manager
1600 Lake Las Vegas Parkway
Phone: 702 568 7948
Fax: 702 568 7871
Email: plozier@lakelasvegas.com
lakelasvegas.com/events

SouthShore Residential Community Association

> Jessica Smukal, General Manager
> Dynette Arce, Assistant Manager
> Tili Poe, Administrative Coordinator
220 Grand Mediterra Blvd
Phone: 702 248 7742
Email: SouthShore@FSRnevada.com
Lakelasvegassouthshore.connectresident.com

Mantova Homeowners Association

> Michelle Wolven, on-site Community Manager
25 Via Mantova, Unit 2
Phone: 702 566 0013
Email: michelle.wolven@fsresidential.com

SouthShore Golf Villas Homeowners Association

> Jason Hoorn, Owner & CEO
Taylor Association Management
259 N Pecos Road, Suite 100
Henderson, NV 89074
Phone: 702 736 9450

GOLF, TENNIS & OTHER SPORTS

SouthShore Country Club

100 Strada Di Circolo
Phone: 702 856 8458
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

HOTELS

Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway
Phone: 702 567 4700
hilton.com

- Firenze Lobby Lounge
- Lagoon Pool Bar & Grill
- Medici Bistro & Patio

The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard
Phone: 702 567 6000
marriott.com

DINING

Bellalinda Gelateria Italiana (Gelato and sweets)

40 Costa Di Lago, Suite 130
Phone: (702) 856-3010

Café Du Lac (Traditional French Café)

40 Costa Di Lago
Phone: (702) 580-1277
lecafedulac.com

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) 38207900
mimicocorestaurant.com

Mrs. Coco's Café (French Lunch & Pastries Café)

20 Via Bel Canto, Suite 150
Phone: (702) 369-0373
mrscocolv.com

One5 Lakeside (Asian Grill)

15 Via Bel Canto
Phone: (702) 565-5522
one5lakeside.com

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

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

Seasons Market (Beautifully stocked grocery store)
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

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

Lake Las Vegas Water Sports
15 Costa Di Lago Street
Phone: 702 600 9860
lakelasvegaswatersports.com

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

Don't Replace...RENEW!
Hard surface cleaning & sealing for your home...inside & out.

UNMATCHED WRITTEN WARRANTY

GRANITE • MARBLE • PORCELAIN • TRAVERTINE • PAVERS • STONE • GROUT REPAIR

10% OFF!
YOUR ENTIRE PROJECT
just mention this ad

BEFORE
AFTER

BEFORE
AFTER

CALL TO SCHEDULE
A FREE ESTIMATE
702-780-1440
perma-treat.com

PERMA-TREAT
SEAL IT FOREVER.

With gratitude to our advertisers

(In alphabetical order)

Christopher Todd Interior Design

Corcoran Global Living

Eco Electric

LLV Airport Shuttle

NV Exceptional Homes

PermaTreat

SouthShore Country Club

Trish Nash Team, Signature Gallery of Homes

Vita Bella Wellness