

SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy Lori Vagner



Water Street Plaza

Friday, September 30
5:00 pm – 10:00 pm

Saturday, October 1
9:00 am – 7:00 pm

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PRESIDENT'S MESSAGE

By Vern Jennings

SEPTEMBER 2022

Dear SouthShore community,

On Saturday, October 22, at 10:00 am, our community will convene at the SouthShore Country Club for our annual meeting and election of homeowners to the board of directors.

Those interested in running for the board of directors were asked to submit their board nomination form to the HOA office on or before 5:00 pm PT on Friday, September 23.

At the close of business, the management office was in receipt of three board nominations for three open board seats. Nomination forms were received from Sam Schmidt, Vicki Hafen-Scott, and me.

As such, with no opposition, on October 22, all three of us will be voted into office via the acclamation process. Following that action, SouthShore's five-member board of directors will consist of:

1. Vicki Hafen-Scott
2. Rod Isler
3. Vern Jennings
4. Rick Phillips
5. Sam Schmidt

I am enthusiastic to have Sam join our board and grateful for the continuing commitment by Vicki, Rod, and Rick, to serve our community.

Finally, thank you to Susie Avery for her contribution to our community these past two years. In addition to serving on the board, and chairing the marketing, social, and newsletter committees, Susie has been a great source of sound counsel to me.

With gratitude, Vern



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NEWS YOU NEED TO KNOW

Covenants, Conditions & Restrictions (CC&Rs)

By Jessica Smukal

General Manager

SouthShore Residential Community Association

jsmukal@primenv.com

702 248 7742

The article with greatest readership in our June newsletter was in the News You Need to Know section, on page 5, informing homeowners of a noticeable increase in three types of CC&R violations:

- Speeding
- Parking
- Unauthorized exterior modification to property

Subsequently, many of you asked for additional information regarding number of violations we have by type, and penalty fees associated with those violations.

To that end, Figure 1 depicts the current top five violations ranked by volume, and their relative percentage to the whole.

Figure 1

Top 5 CC&R violations (as of July 31, 2022)

Violation of CCR&Rs related to:	Volume	%
1 Speeding	238	62%
2 Landscape maintenance	92	24%
3 Property maintenance & repair	19	5%
4 Parking	17	4%
5 Association policies	15	4%
	381	100%

Two violation types, speeding and poor landscape maintenance, account for 86% of the top five violations. Sadly, speeding, the highest volume violation, is also the most dangerous.

Figure 2 (*above to the right*) depicts fines for vehicular-related violations. The scale of the fines reflects the significance of the danger and potential damage to property, life, and limb.

Figure 2

Vehicular-related fines

Vehicular-related fines	1st	2nd	3rd
Excess speed in 20 mph zone (Sub-communities)			
21 - 27 mph	Notice	Notice	\$50
28 - 33 mph	\$100	\$250+	\$250 &*
34+ mph	\$250	\$500+	\$500 &*
Excess speed in 30 mph zone (Grand Mediterra Boulevard)			
31 - 40 mph	Notice	Notice	\$50
41 - 50 mph	\$100	\$250+	\$250 &*
51+ mph	\$250	\$500+	\$500 &*
Failure to stop			
	Notice	\$100	\$200
Passing on Grand Mediterra			
	\$500	\$500 &*	\$500 &*
Parking in 'no parking' area			
	Notice	\$25	\$50

* & Deactivation of transponder up to 30 days

Figure 3 shows fines for the second most frequent violation: poor landscape maintenance.

Figure 3

Landscape-related fines

Poor landscape maintenance fines	1st	2nd	3rd
Violation	\$100	\$100	\$100

Being a member of a homeowners' association has many benefits, key among them is a communal and contractual commitment to maintain the community's safety, security, and aesthetic.

Complying with the association's CC&Rs is our demonstration of that commitment. To those of you who honor that commitment, "thank you."

As always, my team and I welcome your questions and the opportunity to assist all property owners in understanding and complying with SouthShore's governing documents.

- Jessica

Thank you!

By Vicki Scott
Chair, Finance Committee

Thanks to financial support from Raintree Investment Corporation, the SouthShore Country Club, and 26 SouthShore homeowners, the previously unkempt landscape, from the intersection of Lake Las Vegas Parkway and Grand Mediterra Boulevard to the entrance of SouthShore, was recently cleared and replaced with beautiful flowering desert landscape.

As this land is not owned by the SouthShore Residential Community Association (SSRCA), this project was only made possible through donations from generous members of our community.

On behalf of all SouthShore residents, thank-you!



QuickPass Training

On Tuesday, July 12, Amaris Jaurique, Account Manager, QuickPass, provided SouthShore residents with a 20-minute QuickPass tutorial.

You may access a recording of the Zoom video by clicking [here](#). This in turn, will direct you to the BOX.com application where the video recording is housed.

You will need to “download” the recording onto your computer’s hard drive and launch the recording from there (*Editor’s note: the class instruction begins approximately five minutes into the recording*).

Should you need assistance or have questions, contact HOA management at 702 248 7742.



Photos courtesy Lori Vagner

Community Resource Guide

In the “For Residents” section of SouthShore’s website (ssllv.com), you will find a Resource Guide of helpful information for SouthShore residents, such as:

- Emergency contacts (e.g., police, fire)
- Hospitals in Henderson
- Urgent Care Clinics
- Department of Motor Vehicles
- Utility companies (e.g., electric, gas, sewer)
- Cable, satellite, and internet service providers
- Nearest post office
- Voter registration

The Village at Lake Las Vegas

Click [here](#) to see a directory of retail service providers located near and around The Village at Lake Las Vegas, including two hotels, 14 food and dining options, and 12 additional services such as hair salon, bike rental, and event planning.

POLICIES & PROCEDURES

Board Meeting Highlights

By Nancy Campbell

Editor-in-Chief, Newsletter Committee

Two board meetings have occurred since our June newsletter, one on July 21 and the second on September 22. There was no August board meeting.

Across the two meetings, three topics dominated the discussions:

1. Considerations for complying with the state mandated removal of non-functional grass by January 1, 2027, while mitigating undue expense to the association and maintaining the signature beauty of SouthShore.
2. Decisions made and actions taken to address homeowners' expressed concerns about security in SouthShore.
3. Planning for the association's 2023 main operating budget and operating budgets for each of the seven Special Benefit Associations: Bella Vivente, Carmenere, Marseilles, Mira Monte, Porta Ceilo, Porto Villagio, and Siena.

Greater details on each board meeting (e.g., agendas, supporting materials, meeting minutes, and a recording of each meeting) are available by request to southshore@primenv.com.

Compliance with state mandated turf removal

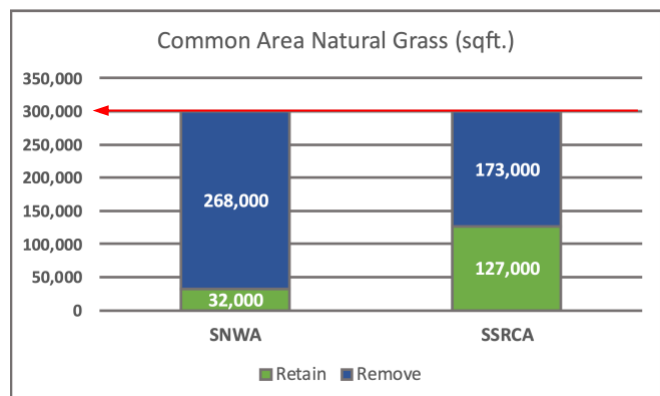
The Southshore Residential Community Association (SSRCA) has approximately 300,000 sqft. of common area natural grass.

Upon initial review, the Southern Nevada Water Authority (SNWA) "Non-functional Turf Advisory Committee" recommended 268,000 sqft. of the natural grass be removed to comply with the state law. That equates to 89% of the community's total natural grass.

In turn, SouthShore's Landscape Committee reviewed the turf removal guidelines and SNWA's recommendations and concluded only 173,000 sqft. of grass needs to be removed (see Figure 1).

Figure 1

SSRCA vs. SNWA grass removal assessment



SouthShore's findings and the associated rationale have been communicated in writing to the SNWA advisory committee for their consideration and further discussion.

Once SNWA and SouthShore reconcile the variance in their respective findings, the board will host a meeting with all homeowners to discuss our community's best next action.

Security in SouthShore

At the July board meeting, Rod Isler, Chair, Security Committee, addressed claims of multiple burglaries in SouthShore. He stated, "On July 4th there was one robbery, one attempted break-in, and reports of one suspicious person in a resident's backyard." Rod went on to say, "Subsequently, Henderson Police located many of the stolen items and those items have been returned to their owner."

On August 18, SouthShore and the SouthShore Country Club co-hosted a two-hour crime prevention event at the Lake Club. Over 163 homeowners attended and heard Officer Alex Alcantara discuss what homeowners can do to reduce crime in their home and neighborhood ([click here for presentation](#)). Henderson Police Sergeant Holman and Captain Moore also attended.

Terry Devlin, Design & Compliance Administrator, Lake Las Vegas Master Association, answered questions related to the master association's guidelines for installing security-related exterior lights, cameras, and alarms.

Effective September 16, Marksman Security replaced Securitas as our association’s security service provider (see Marksman profile on page 11).

Marksman’s services include:

- A front gate security guard 24 x 7
- A roving security guard 24 x 7
- An additional roving security guard focused on the back gate and Barcelona community, 7 days a week from 9:00 pm – 5:00 am
- A back gate security guard, 6 days a week (Monday – Saturday) during construction hours

Finally, **homeowners living within interior-gated communities are asked to provide visitors and vendors with their respective gate code so as not to over burden front gate security staff** with requests for entry into interior-gated communities, for which they have no way of confirming the request’s legitimacy.

2023 Operating Budgets

The SouthShore Budget Committee created pro forma 2023 operating budgets for SouthShore and each of its seven Special Benefits Associations. Copies are available by request to southshore@primenv.com.

To ensure a balanced budget, the main SouthShore budget will need approximately \$90,000 more in revenue in 2023 over 2022. This is due to increased insurance, water, and security costs, a greater contribution to the reserve fund, and a temporary increase in management fees.

Closing this shortfall can be achieved in one of two ways, either a one-time \$120 supplemental assessment or a monthly \$10 increase in dues.

As the board weighs the pros and cons of either option, homeowner input is welcomed and appreciated by emailing southshore@primenv.com or calling 702 248 7742.

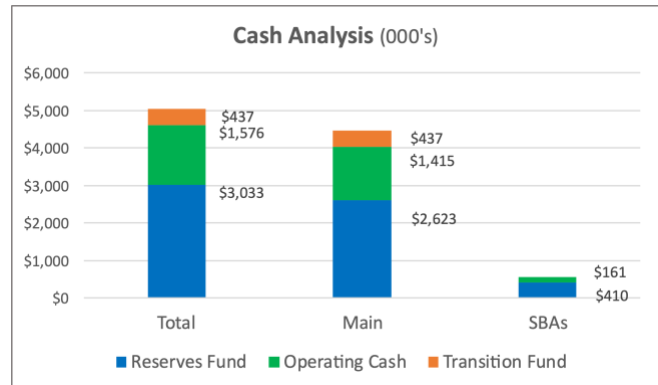
The board will make a final decision at the Saturday, October 22 board meeting and request community ratification shortly thereafter.

Committee Reports

Budget, Finance & Reserve. As of July 31, 2022, the association has a total of \$5M in cash, with \$437K in the transition fund, \$1.6M operating cash, and \$3M in reserve (see Figure 2). At \$3M, reserve fund coverage is a healthy 95%.

Figure 2

SouthShore cash accounts



Year-to-date revenue is \$1.8M. With operating expenses of \$1.4M and funding the reserve account with \$261K, the association has net positive income of \$81K.

Net delinquent accounts receivable is \$166K, which is to be expected during the first month of a new assessment quarter.

In 2023, the Lake Las Vegas Master Association is moving to a monthly dues billing cycle instead of the historical quarterly cycle. SouthShore will most likely follow suit.

Landscape & View. The severe drought (.071 inches of rain year-to-date as compared to .95 inches last year) significantly stressed the health of our community’s trees, making them more susceptible to insects and disease. The oppressive heat also hurt the grass and flower beds. In some severe cases, Classic Landscape hand-watered the grass to provide it with some relief. New planting will be delayed until cooler weather arrives.

Routine maintenance continues uninterrupted with the removal of fallen pine needles, clearing of slopes, and cutting away dead foliage and tree branches.

Recent rains helped but did cause significant ground erosion that needed shoring up and repair.

Marketing. Please reference Marketing Committee Update on pages 8 – 9.

Social. Please see Signature Events on page 17.

No material updates from the Policy Committee and Design Review Board.

Other items discussed

High-speed Internet Service. CenturyLink projects high-speed internet service will be available in Mira Monte, Bella Vivente, and Porto Villagio by month end, with Barcelona, Porta Cielo, and Siena following shortly thereafter.

The association awaits guidance from CenturyLink as to how our members may contract for this high-speed service. Once known, homeowners will be informed.

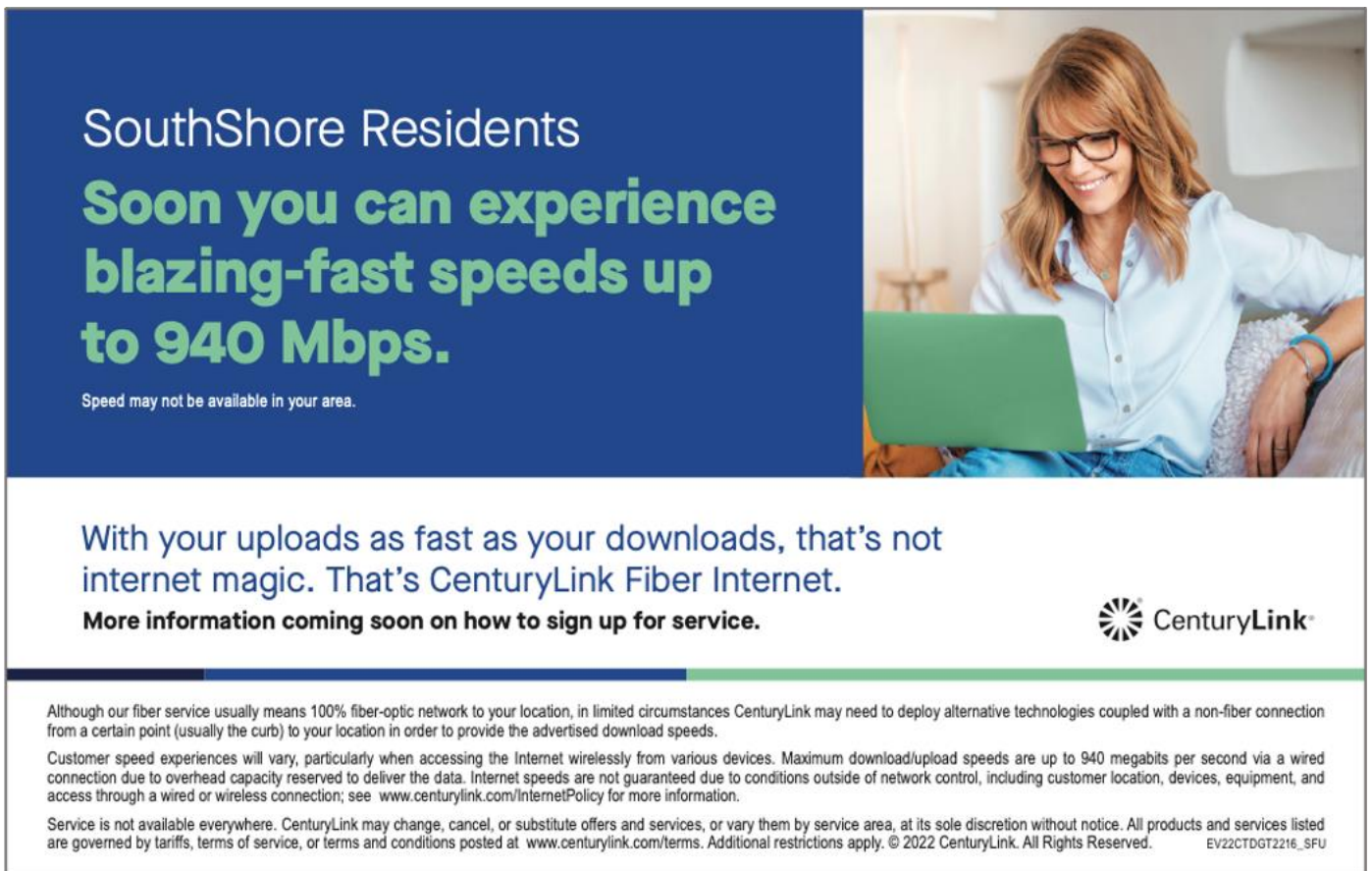
Irrigation Water Conservation Project. Presently, the association spends \$400K annually on irrigation water, most of which comes from the City of Henderson at a cost of \$3.00 per gallon. The balance is drawn from Lake Las Vegas at \$1.50 per gallon.

The board is looking at ways of drawing a greater percentage of its irrigation water from the lake.

This could be achieved in partnership with the SouthShore Country Club or independently through the association’s own means. Prior to taking any definitive action, the board is assessing:


1. How much landscape will require water
2. What is the needed volume of water to sufficiently irrigate the identified landscape
3. Where will the landscape needing irrigation be located
4. What are the one-time and recurring costs associated with increasing irrigation by lake water vs. city water, and how do these costs compare to other alternatives

Needless to say, much of this depends on the final plan for removal of common area turf throughout SouthShore.



SouthShore Residents
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COMMUNITY CORNER MARKETING COMMITTEE

Marketing Committee Update

By Susie Avery
Chair, Marketing Committee

SouthShore’s marketing committee has been busy this past year pursuing various avenues to increase awareness of our beautiful community and deliver our message to potential home and property buyers seeking a luxury lifestyle.

Our latest activities include:



SouthShore Lake Las Vegas Website

If you have not done so already, visit [sslv.com](https://www.sslv.com).

The website includes information for current residents and potential buyers.

- It highlights our SouthShore neighborhoods, and surrounding areas of interest including The Village at Lake Las Vegas, Lake Mead National Recreation Area, and Water Street, Henderson’s newest trending hot spot.
- The “For Residents” page includes two sections: “Resident Connect” and “Applications and Forms”.

Access your account by clicking on “Login to SouthShore HOA”. Through this secure, separate website, you can view your property-specific assessment information and HOA-associated documents.

For immediate access to the most requested documents, click on “Applications and Forms”. Here you find forms related to open houses, vacation checks, transponders for automobiles, common-area landscape, design review board approval, and volunteering for a committee.

As the website is a “work in progress”, we encourage you to visit the website often and provide us with feedback via an email to marketing@sslv.com.



Social Media

To increase visibility and traffic to our website, we created social media accounts on Facebook and Instagram. On both platforms, simply search for “SouthShore at Lake Las Vegas”.

By “Liking” and “Following” us on social media, you can be a part of our outreach. If your neighborhood is having a block party, let us know! We can come out and take pictures or you can share your own pictures of the event.

We invite you to share news and pictures of your SouthShore activities by sending an email to fun@sslv.com; we’ll take it from there. Posting on our website and social media helps to promote SouthShore and entice people to move here.



Promotional Video

SouthShore’s promotional video premiered at our community’s 25th Anniversary party on May 25, 2022. You can view the video on our website.

Multiple versions of varying lengths are being used in social media and other marketing efforts.

Soon, the video will be on display in the SouthShore Golf Shop, and we are working to have it also placed in kiosks at the Hilton and Westin hotels.



Marketing Survey

In July, we distributed an online survey to current SouthShore residents. The survey's purpose was to better understand what influenced property owners to purchase in SouthShore and help us target other potential buyers by knowing where they moved from and how they came to know about SouthShore.

We received 121 responses to the survey.

- Of those residents who moved into SouthShore during 2019 or after, 22% found SouthShore through an online search, while 19% learned of SouthShore from friends, family, or acquaintances.
- 37% of respondents moved from California, 16% from the Washington/Oregon area, 16% from the Midwest, and 5% from the Las Vegas area.
- Primary reasons for moving to SouthShore are “views” and the “people”.
- Of note are responses to our website and social media presence. Over 87% of respondents are aware of our website. Fifty-nine percent (59%) have visited the website. Fifty percent (50%) said they would follow us on social media. The top three preferred social media platforms are Facebook (42%), Nextdoor.com (25%), and Instagram (21%).

With these survey results, the marketing committee has identified three follow-on actions:

1. Increase visibility through social media and our website
2. Continue to target the west
3. Partner with real estate agents to promote SouthShore to local and non-local residents



SouthShore Bighorn Newsletter

Ninety-eight (98%) of our respondents are aware of our newsletter. Nearly 70% of respondents say the entire newsletter is valuable. Sections within the newsletter receiving high scores include:

- **Upcoming Events**, which highlights special events taking place in Lake Las Vegas, and lists SouthShore's board and volunteer committee meetings
- **Policies & Procedures**, which summarizes decisions made during open board meetings. It also highlights new or changes to association policies.
- **Neighborhood Notes**, which covers stories beyond the gates of SouthShore such as new businesses opening in The Village at Lake Las Vegas and master association board meetings.



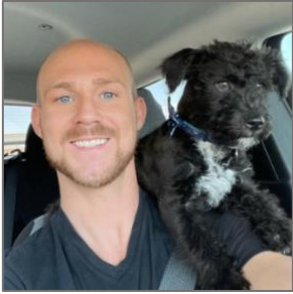
And the winner is....

Those who responded to the marketing survey and provided their email address, were entered into a drawing for a \$100 Luna Rossa Restaurant gift certificate. We are pleased to announce Jay Schimmel of Mantova, won the drawing. Congratulations Jay!

In closing, thank you to my marketing committee colleagues: Doug Darsow, Erika Doka, and Alex Gennett, and all those who responded to our marketing survey. - Susie Avery

Editorial note: If you are interested in joining the SouthShore Marketing Committee, please email marketing@ssllv.com or complete the online Committee Volunteer form found at ssllv.com.

COMMUNITY CORNER JOSEPH SINGLETARY JOINS SOUTHSHORE



Joseph Singletary
Assistant General Manager
SSRCA
jsingletary@primenv.com

In July 2009, I moved from Clarendon, North Carolina, to Las Vegas and subsequently graduated from Oregon State University in 2018 with a degree in Natural Resources and Conservation; an apt degree for someone living in Southern Nevada.

November 2021, I joined Prime Community Management and effective August 2022, assumed the responsibilities of Assistant General Manager at SouthShore. In this role, I focus on retaining your property values, supporting the community's volunteer committees (reference page 19), and assisting Jessica Smukal, your general manager.

I have been in the HOA industry since 2016 and am working towards my Association Management Specialist (AMS) and Certified Manager of Community Associations (CMCA) certifications. I value education and service and aim to operate with integrity and transparency in all things I do.

Administrative Note

In support of ensuring all SouthShore residents who wish to receive emails from Prime Community Management, our new management company, do in fact receive those emails, please be sure to add Prime to your email system's "safe sender list".

The easiest way to accomplish this is to create an email contact for each of the following email addresses: southshore@primenv.com, jsmukal@primenv.com, jsingletary@primenv.com, and vfavela@primenv.com.

In the absence of taking the above action, your email system may automatically reject emails from the above email addresses and/or deposit them into your "spam" or "junk" email folder.

Prime Management's email system can confirm successful delivery of emails sent, but it cannot confirm successful receipt. That is controlled by the recipient's email system.

If you have questions or want to confirm your preferred email address is on file, contact the HOA office at 702 248 7742 or via email at southshore@primenv.com.

To protect property values and avoid unnecessary fines or expense to the association, I believe in enforcing the community's governing documents and CC&Rs (covenants, conditions, and restrictions), and supporting all association members in their efforts to protect and maintain their quality of life in SouthShore.

In my free time I camp, off-road bike, play softball, and spend time with friends and "Anchor" my puppy (shown in accompanying photo).

Please stop by the HOA office and introduce yourself, and/or email me if I may assist you.

As Humphrey Bogart, playing Rick Blaine, says to Claude Rains, playing Captain Louis Renault, at the end of the 1942 black and white classic, Casablanca:

"...I think this is the beginning of a beautiful friendship." (See [YouTube clip here](#)).

Better words were never spoken. - Joseph

COMMUNITY CORNER MARKSMAN SECURITY CORPORATION

Editor's note: Effective September 16, Marksman Security Corporation replaces Securitas as SouthShore's security services provider.

Below, we introduce you to Marksman, the company; Chad Romero, Site Supervisor for SouthShore; and the broader team supporting SouthShore.

Marksman Security Corporation is a privately owned American company, founded in Fort Lauderdale, Florida, in 2003, by Mark Radi, a South Florida based entrepreneur and former law enforcement officer.

Mr. Radi was introduced to security infrastructures at a very young age, living abroad with his family at U.S. embassies in turbulent areas such as Pakistan and Egypt while his father served as a diplomat.

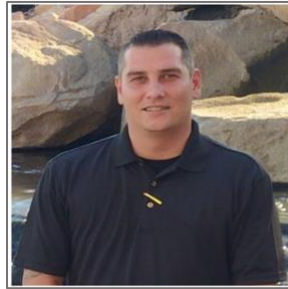
Mr. Radi developed Marksman to provide customized security and safety solutions to commercial and residential property owners, and to businesses serving the nation's supply chain (manufacturers, distributors, and transportation companies).

Currently, the company has 7,000 employees and operates in 32 regional markets over 22 states.

Marksman Security attributes its success to three core values:

1. Integrity
2. Consistency
3. Long-lasting relationships with clients and employees

Those values come to life through an uncompromising commitment to excellence and utmost dedication to employees and the clients they serve.



Chad Romero

Site Supervisor
Marksman Security

c.romero@marksmansecurity.com

marksmansecurity.com

Chad Romero is SouthShore's Site Supervisor.

Chad was born and raised in Henderson, Nevada, where he attended Foothill High School.

Chad has worked in residential and commercial security since 2014 and joined Marksman in 2020.

Progressively promoted into supervisory positions, Chad is familiar with overall management and operations of security services to upscale communities like SouthShore.

Throughout the company, Chad is known for being detail oriented and purpose driven. He brings these skills to bear for benefit of building a high performing team in service to SouthShore.

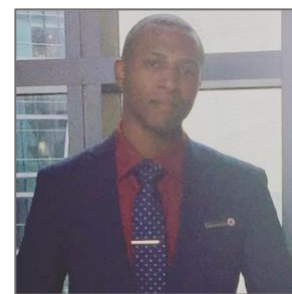
Supporting Chad and SouthShore, is a broad bench of talent, including Eddy Estrada, Operations Manager, Dwayne Mcleod, Director of Operations, and Bryant Clarke, Vice President, Marksman Western Region.



Eddy Estrada
Operations Manager



Dwayne Mcleod
Director, Operations



Bryant Clarke
Vice President

COMMUNITY CORNER RESIDENT SPOTLIGHT

Doing Good Deeds

By Nancy Campbell
Editor-in-Chief
SouthShore Newsletter

Dian Hodge has lived in SouthShore since 2000 and, although retired, volunteers full-time as President and Chairman of **The Giving Store**, a non-profit thrift boutique, located in the Henderson Walmart shopping center.



Founded in 2011, with Dian as president since 2019, The Giving Store is known throughout Henderson as the preferred place to donate new and used clothing, fashion accessories, toys, tools, electronics, books, furniture, and household goods.

With a staff of six and receipt of hundreds of items in an average month, The Giving Store donates a portion of its proceeds to S.A.F.E. House, a shelter for victims and their children, of domestic violence. Since opening, The Giving Store has donated over \$150,000 in cash and other goods to S.A.F.E. House.

Given the broad selection of high-quality items, The Giving Store also provides a wonderful opportunity to purchase gifts for friends and family, and household treasures for oneself. In fact, in August 2022, The Giving Store was voted Best Clothing & Gift Store in Henderson by popular vote on nextdoor.com.

Whether you want to buy, browse, or donate, do a good deed, and visit The Giving Store.



The Giving Store

274 East Lake Mead Parkway
Henderson, NV 89015
702 565 4483

Email: thegivingstore@gmail.com

Website: www.thegivingstorenv.com

Hours: Tuesday – Saturday (9:00 am – 4:00 pm)*

** Donations are accepted Tuesday through Saturday from 9:00 am – 3:00 pm. Due to limited space, large items, such as furniture, need to be reviewed prior to acceptance for delivery. Please email photo of proposed donation to thegivingstore@gmail.com.*



Photos courtesy Nancy Campbell



Preventable Crime

By Alejandro (Alex) Alcantara
Neighborhood Resource Officer
Henderson Police
Monday – Thursday | 7:00AM – 5:00PM
702 267 5100
neighborhoodwatch@cityofhenderson.com

When my wife and I moved to Henderson, we purchased a small home that, over the years, has needed upgrading. No upgrade made us happier than replacing our kitchen counter tops and redesigning the two-tier bar into one-tier.

Since completing the project, we usually sit and eat at our bar and use the kitchen table as storage for mail, books, clothing, work bags, and other personal items. I am sure kitchen table designers and manufacturers would attest, “this is not the intended purpose of a kitchen table!”

Do you know another area in a house that is not used for its intended purpose? Garages.

These days, people collect so much “stuff” that when there is no more room in their home, they place it in the garage and then they leave their car outside.

Using the garage as storage and placing a car outside is just as wrong as using the kitchen table to collect stuff.

One of the most common and preventable crimes in the City of Henderson is larceny from a vehicle.

Only too often, officers are called because cars have been broken into and items such as wallets, purses, computers, cell phones, and firearms (yes, you read that right, firearms), have been stolen.

What can you do to prevent theft from your car?

1. Keep your car in your garage. If no one can touch your car, no one can steal from it.
2. Make room in the garage for your car. Invest in shelves hanging from the ceiling and/or install a storage system that connects to the walls (e.g. [Monkey Bar Storage Solutions](#)). This allows “stuff” to be put overhead and off to the sides so you can fit your car in the garage.
3. Sell “stuff” you don’t want or need. In addition to giving you room for your car, with less stuff, you won’t attract bugs, which in turn attract mice, which in turn attract snakes. Remember, we live in a desert!
4. If a car must remain outside, never leave anything of value in sight and don’t hide anything underneath the seats. Just because nothing is in view does not mean a car will not be broken into.
5. Always take your garage door opener inside. Don’t give a criminal the opportunity to rob your home after they’ve robbed your car.
6. Never leave a firearm in your car. Imagine the consequences of your firearm in the hands of a crook or criminal, frightening.
7. Lock your car doors. Don’t increase the opportunity for crime by making it easy for a criminal.

The best way to prevent items being stolen from your car, whether by forced entry or not, is to put the car in the garage.

And, while you are at it...don’t forget to clean off the kitchen table. In both cases, use them for what they are intended.

Until next time, be safe and watch out for one another.

- Officer Alex Alcantara

NEIGHBORHOOD NOTES LAKE LAS VEGAS ROWING CLUB

Big Wins at Rowing National Championships

By Ava Zedelmayer
Contributing Reporter

The end of the spring rowing season brought great achievements for members of our Lake Las Vegas Rowing Club (LLVRC).

In May, Ben Dush (18) and Ella Gusick (16), two junior rowers, competed in single sculling boats at the Southwest Regional Junior Rowing Championship in Sacramento, California. They placed 3rd and 4th respectively, and qualified for the 2022 Youth National Championship taking place in Sarasota, Florida, in June.

The Youth National Championship is one of the biggest regattas in the rowing world, attracting more than 3,500 high school rowers from 210 programs across the country to compete in 43 events.

At the Nationals, Gusick placed 6th in the nation for her division, and Dush placed 16th. This is the first time in LLVRC's history that one team member, much less two, competed at the national level.

With summer ending, many of the club's high school seniors are continuing their rowing career into college. In fact, Dush was recruited to row for the U.S. Coast Guard Academy, and Ruth Brooks was recruited to join Sacramento State's women's rowing team, where she will be a freshman this fall.

A Rowing Primer (all credit due [Wikipedia](#))

Rowing is the sport of racing boats using oars. It differs from paddling sports in that rowing oars are attached to the boat using oarlocks.

Rowing is divided into two disciplines: sculling and sweep rowing. In sculling, each rower holds two oars—one in each hand, while in sweep rowing each rower holds one oar with both hands.

There are several boat classes in which athletes may compete, including single sculls, occupied by one person, to shells with eight rowers and a coxswain, called eights.

There are a wide variety of courses and formats of racing. Most elite level racing is conducted on calm water courses 2 kilometers long with several lanes marked using buoys.

In addition to exciting results for LLVRC's junior team, the adult team had some amazing wins.

In August, Marjorie Belsky and Kristie Stofler, raced in the Masters National Championship, also in Sarasota, Florida. Belsky and Stofler raced double sculls, and Stofler raced a single scull as well. Belsky placed fourth in her doubles category, and Stofler placed second in singles, and fourth in doubles.

Rowing is a sport for all ages. It is an ideal way to exercise, meet new people, and develop new skills. It is particularly helpful for high schoolers looking to differentiate themselves as they apply to colleges and vie for scholarships.

LLVRC accepts 6th – 12th graders for its junior team, and anyone 19 or older for its adult program. In both cases, no experience required, and all are welcome.

Join the fun by contacting LLVRC Executive Director and Head Coach, Jim Andersen:

- Phone: 415 309 9421 (mobile)
- Email: jim@llvrc.org
- Website: www.llvrc.org



Ben Dush



Ella Gusick

Collaborating Across Communities

By Nancy Campbell
Editor-in-Chief
SouthShore Newsletter

On Thursday, August 4, thirteen members of the Presidents Club of Lake Las Vegas met with Captain Kirk Moore, Henderson Police Department, and Cody Winterton, President, LLV Master Association.

Two topics of broad-based interest were discussed:

1. Crime prevention measures being led by Henderson Police, the LLV Master Association, and individual homeowner associations
2. The master association's plans for complying with state mandated water conservation efforts

Security and crime prevention

Effective Monday, August 8, Captain Moore assumed responsibility for the police department's East Area Command, which includes LLV. Captain Moore is looking to add patrol cars, and bicycle and dirt bike units to increase coverage in dirt and desert areas commonly found behind homes in LLV.

Captain Moore asked that homeowners familiarize themselves with the many crime prevention programs sponsored by the Henderson Police Department, including Neighborhood Watch, CAPTURE Community Video Surveillance, and Crime Prevention Through Environmental Design (CPTED).

Cody commented on recent burglaries of commercial businesses and private homes in LLV. In response, the master association hired additional security guards to patrol the community during the hours of 11:00 pm – 6:00 am. These guards have successfully helped the Henderson Police Department apprehend three burglary suspects and serve as a deterrent to people who do not belong in the community after normal hours. The master association is also looking at placing cameras in strategic locations to augment security guard patrols.

The August 18 SouthShore Country Club sponsored "Crime Prevention in Lake Las Vegas" event was also discussed. The event's presentation is available for online viewing and download by clicking [here](#).

Water Conservation

Cody addressed Southern Nevada Water Authority's (SNWA) valley-wide review of functional and non-functional grass. He commented, "the rules for compliance are black and white. That said, the master association is seeking to protect expanses of green grass by creating functional grass areas, including a golf chipping area and shade covered picnic area."

To learn about "water smart" plants, tress, and landscapes, visit the SNWA website at <https://www.snwa.com/landscapes/designs-and-plans/index.html>

In closing, Pat Winters, President, The Outlook, offered up a list of "10 Home Security Tips" he created after talking with the Henderson Police Department about a Neighborhood Watch Program.

10 Home Security Tips

 courtesy Pat Winters

1. Place in-home lights on timers to go on and off at varying times of the day and night. Criminals watch for light patterns in homes.
2. Install motion detector lights around your home, while ensuring compliance with your association's CC&Rs and Design Review Board guidelines.
3. Install an alarm system with an external speaker that can be heard by neighbors. It wards off criminals and alerts neighbors of a potential criminal threat.
4. Install cameras and enroll in Henderson Police Department's CAPTURE Video Surveillance program.
5. Put one-inch diameter conduit pipes in the rail of all sliding windows and doors.
6. Put a lock on your outside fuse panel(s).
7. When using a home alarm company, have them notify Lake Las Vegas Patrol at 702-249-5086 upon alarm activation in your home. Although Lake Las Vegas Patrol do not carry guns, they can provide eyes on the scene and serve as a deterrent to further criminal action.
8. Place alarm company signs around your home.
9. Provide neighbors with your mobile number and set-up a neighborhood emergency group text utilizing WhatsApp or an equivalent communication platform.
10. Enroll in a Neighborhood Watch program and take advantage a Henderson Police Department Crime Prevention Through Environmental Design review for your home and community.

BUYING OR SELLING IN SOUTHSHORE? *Discover what it's like to be put first!*

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Trish Nash
TEAM



1170 E. Sunset Road #200
Henderson, NV 89011



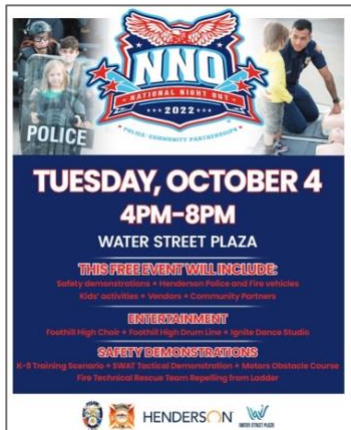
Trish@TrishNash.com
(702) 331-3948

TRISH NASH
Lake Las Vegas Resident

LICENSE B.0019541



SIGNATURE EVENTS



Tuesday, October 4 (4:00 pm – 8:00 pm)
National Night Out
240 South Water Street, Water Street Plaza

Henderson Police Department’s annual and **free** event builds neighborhood camaraderie and promotes first responder partnerships. Henderson Police will demonstrate K-9 and SWAT tactics, while Henderson Fire will show how to repel down a fire ladder. Police and fire vehicles will also be on display.

- Entertainment includes Foothill High School’s drumline and choir, and performances by students attending Ignite Dance Center.
- Food and beverages will be available for purchase.



Friday, October 7 and Saturday, October 8
Audi Henderson Lake Las Vegas Classic
Reflection Bay Golf Club

Two-day festival starts on Friday, October 7 at 7:30 am with an all-day double shotgun scramble golf tournament and culminates with the food and wine festival on Saturday, October 8, from 5:30 pm – 10:30 pm.

Purchase tickets at www.lakelasvegasclassic.com



Saturday, October 29 (6:00 pm – 10:00 pm)
Masquerade Ball
SouthShore Country Club

- SouthShore Country Club members: **\$65 + tax and gratuity** (RSVP via website, mobile app, or call 702 856 8422)
- Non-member SouthShore residents: **\$75 + tax and gratuity** (RSVP by calling 702 856 8422)



Monday, October 31 (7:00 pm – 9:00 pm)
Ghostly Golf Cart Parade & Decorating Contest
SouthShore Lake Club, Parking Lot

Join friends and neighbors for a frighteningly good time.

Decorating contest categories include spookiest, most creative, and most elaborate. Winner in each category receives a \$100 prize.

Following the parade, enjoy complimentary Halloween treats (dessert and other light refreshments) at the Lake Club. SouthShore Country Club’s beverage cart will also be available for those wishing to purchase other beverages.

UPCOMING EVENTS

OCTOBER

03 (Monday)	9:00 am	Finance Committee	Zoom
	1:00 pm	Security Committee	HOA Office
12 (Wednesday)	11:00 am	Design Review Board	SouthShore Country Club (SSCC)
17 (Monday)	9:00 am	Landscape Committee	HOA Office
	11:30 am	Social Committee	Lake Club
	2:00 pm	Marketing Committee	Lake Club
22 (Saturday)	10:00 am	Board & Annual Meeting + Election results	SSCC + Zoom
26 (Wednesday)	11:00 am	Design Review Board	SSCC
27 (Thursday)	10:00 am	Board of Directors “organizational meeting”	SSCC + Zoom

NOVEMBER

07 (Monday)	9:00 am	Finance Committee	Zoom
	1:00 pm	Security Committee	HOA Office
09 (Wednesday)	11:00 am	Design Review Board	SSCC
17 (Thursday)	10:00 am	Board of Directors Meeting	SSCC + Zoom
21 (Monday)	9:00 am	Landscape Committee	HOA Office
23 (Wednesday)	11:00 am	Design Review Board	SSCC

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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

VOLUNTEER COMMITTEES

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

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

Marketing

- Susie Avery*
- Doug Darsow
- Eric Doka
- Alex Gennett

Newsletter

- Susie Avery*
- 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

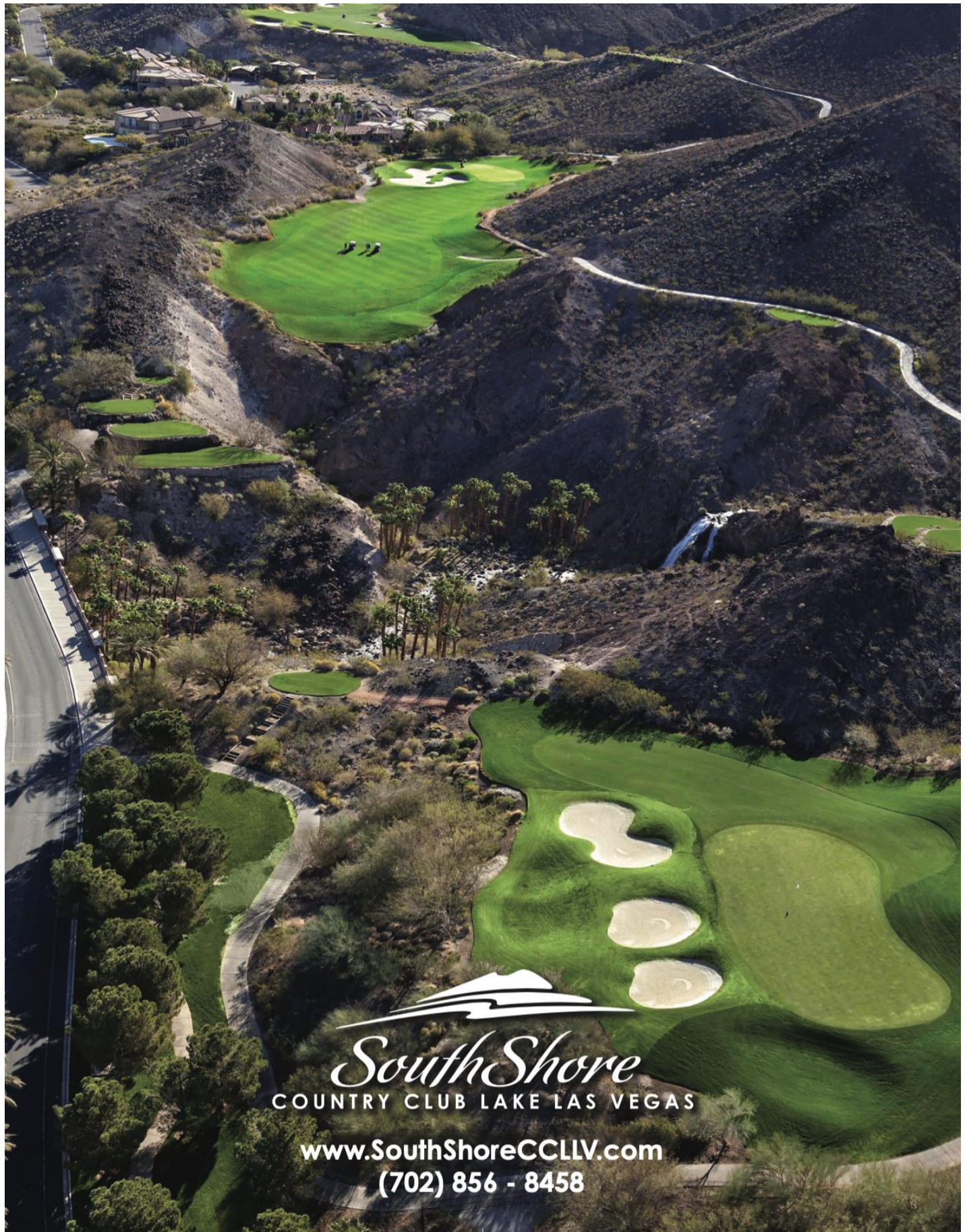
Social

- Susie Avery*
- Doug Darsow
- Myrna Frame
- Cathy Guibal
- Heidi Locatell

Much of the great work accomplished in our community is achieved through the generously provided time and talent of our volunteers. Please consider contributing to our community by joining one or more of these committees.

You may do so by contacting HOA management at southshore@primenv.com or 702 248 7742. You may also directly access the committee volunteer form via our community's website:

[https://southshorelakesvegas.com/wp-content/uploads/residents/Committee%20Volunteer%20Form\(Rev.9.2022\).pdf](https://southshorelakesvegas.com/wp-content/uploads/residents/Committee%20Volunteer%20Form(Rev.9.2022).pdf)




South Shore
COUNTRY CLUB LAKE LAS VEGAS

www.SouthShoreCCLLV.com

(702) 856 - 8458

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: sslv.com

Mantova Homeowners Association

(First Service Residential)

25 Via Mantova, Unit 2

Phone: 702 566 0013

> Michelle Wolven, Community Manager

Email: michelle.wolven@fsresidential.com

SouthShore Golf Villas Homeowners Association

(Nicklin Community Management Services)

375 N Stephanie St, Suite 911

Henderson, NV 89014

Phone: 702 851 7660 x2211

> Amanda Miles, Community Manager

Email: amiles@nicklincm.com

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

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: 702 382 7900
mimicocorestaurant.com

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

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

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

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.