

# SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy Lori Vagner



**2022 NFL DRAFT**  
April 28 – April 30

[ Next to Caesars Forum ]

**7 rounds | 262 prospects | 32 teams**

**Thursday, April 28, 5:00 pm**  
**Round 1**

**Friday, April 29, 4:00 pm**  
**Rounds 2 – 3**

**Saturday, April 30, 9:00 am**  
**Rounds 4 – 7**



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## PRESIDENT'S MESSAGE

APRIL 2022

By Vern Jennings

Dear SouthShore residents,

A year ago, SouthShore entered into a partnership agreement with QuickPass to:

- Improve SouthShore's perimeter security
- Automate labor-intensive processes related to visitor ingress and egress
- Reduce risk of human error in visitor management

After many months and extensive hours of volunteer service by members of our community's Security Committee (Eric Doka, Kathy Freberg, Rick Phillips, and Bruce Thacher), we are deploying a rich suite of new and enhanced security features, including:

### License Plate Recognition (LPR)

License plate recognition reads a visitor's license plate, stores the data in our QuickPass security system, and associates the license plate with the authorizing resident.

This provides for an automated closed-loop process of associating visitors with their authorizing host.

Additional planned LPR features include the ability to:

- Verify a given transponder is being used in conjunction with an authorized vehicle
- Create a property 'exit report' to ensure all vehicles authorized for one-day entry leave the property by end of day

## Perimeter Security Cameras

High resolution pan-tilt-zoom (PTZ) cameras are now installed at the dam and back gate.

These motion sensitive cameras enable security to zoom-in on perimeter activity and potential security threats.

An intercom system enables front gate security to speak with back gate visitors during hours when there is no back gate personnel coverage.

## Driver's License Scanner

- Automates the capture of a visitor's driver's license, reducing time and risk of human error in recording driver's license details.

## Non-resident SouthShore Country Club member accounts

Ensures SouthShore security has complete and easy access to non-resident club member information for purposes of authorizing entry and administering traffic violations, if needed.

This feature also automates the process by which non-resident club members authorize their guests to enter SouthShore's gates in order to meet their host at the country club.

Previously, non-resident club members had to call front gate security and verbally authorize guest entry. This was a time-consuming manual process for both front gate security and non-resident club members.

## QuickPass account holder prompt to confirm profile

Enables periodic and automated reminders to account holders requesting they review their QuickPass user profile and make updates as needed.

This feature helps ensure key contact information is current and simplifies the process of reviewing and approving use of issued gate entry transponders.

Thank you, again, Erik Doka, Kathy Freberg, Rick Phillips, and Bruce Thacher for your service to our community, and "thank you" to residents using QuickPass to improve security and reduce our overall operating costs.

- Vern



# 2022 ART FESTIVAL OF HENDERSON

240 WATER STREET  
HENDERSON, NEVADA  
89015

**Saturday, May 7**  
(9:00 am – 4:00 pm)

**Sunday, May 8**  
(9:00 am – 4:00 pm)

Cynthia Martin

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# NEWS YOU NEED TO KNOW

## Sold in SouthShore | Q1'2022

By Cynthia Martin

NV Exceptional Homes

[Cmartin.cynthia@gmail.com](mailto:Cmartin.cynthia@gmail.com) | 702.768.5799

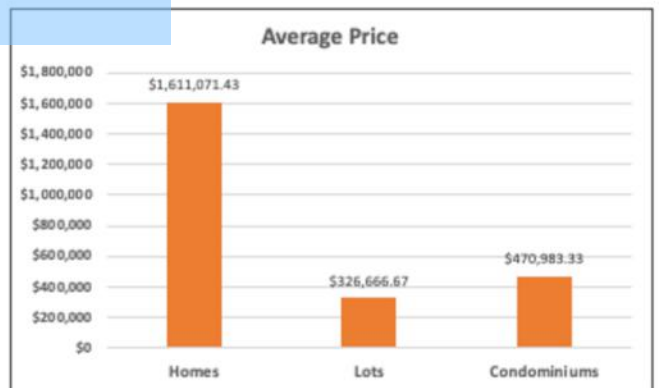
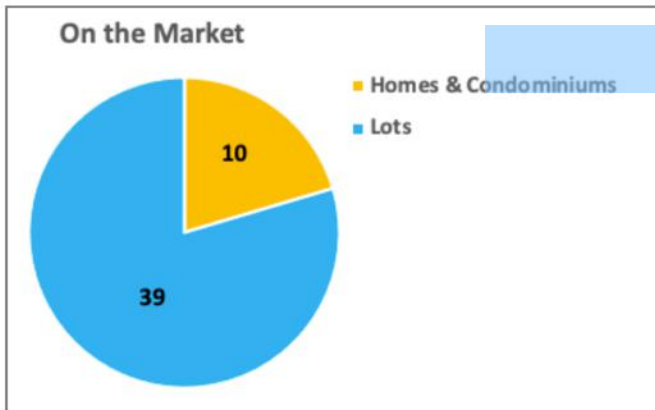
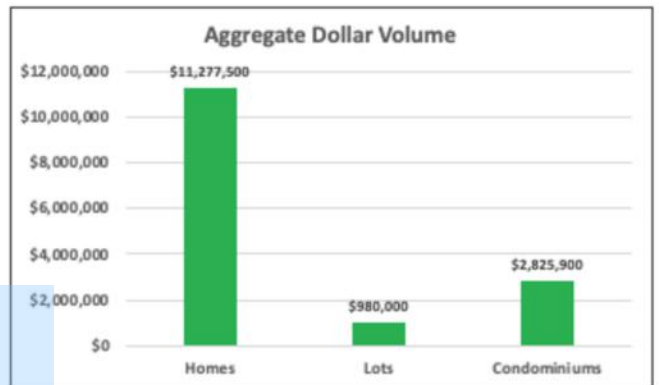
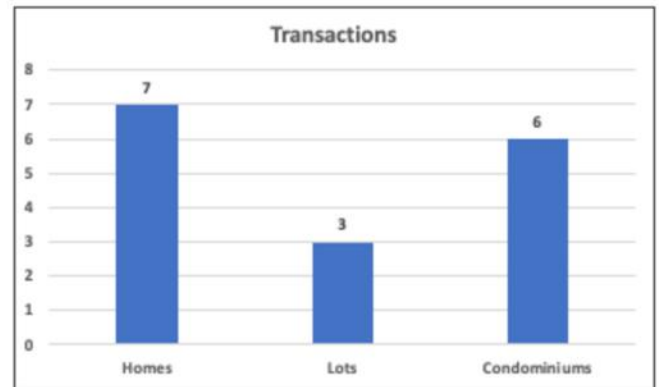
In Q1'2022, there were 16 real estate transactions within the gates of SouthShore, for a total value of just over \$15 million dollars.

Of the 16 transactions, seven were homes, six were condominiums, and three were lots.

Of the \$15M, homes accounted for \$11.3M, condominiums \$2.8M, and lots \$1M.

Average selling price for houses was \$1.6M, condominiums was \$471K, and lots was \$327K.

Presently, 10 homes/condos and 39 lots are on the market, of which 7 homes/condos and 1 lot are under contract.



## Sweep! (And I am not talking NCAA basketball)

By Jessica Smukal

General Manager, SSRCA

Twice a month, on Fridays, Sweepz clears accumulated debris from our SouthShore streets.

To better enable their work and ensure we realize the greatest benefit from our investment, please arrange for vendors and visitors to refrain from parking curbside on Fridays. Sweepz schedule:

- May 13 and 27
- June 10 and 24
- July 8 and 22
- August 12 and 26

## CenturyLink high-speed internet service

CenturyLink projects a delay in delivering high-speed internet service to our community from late April to early June.

This delay is due to supply chain issues affecting availability of key components.

We will continue to keep you informed as the facts allow.

# POLICIES & PROCEDURES MARCH BOARD MEETING

## March 17 Board Meeting Highlights

By Nancy Campbell  
Newsletter Committee

## Financial Report (Vicki Hafen-Scott) (Financials as of January 31, 2022)

**Balance Sheet.** Association has \$5.2M in cash, with \$3.1M is in the main reserve fund, equating to 106% reserve fund coverage.

**Operating Statement.** Revenue is \$250K, operating expenses are \$170K, and \$37K was transferred to reserves, resulting in year-to-date income of \$43K.

**Accounts Receivable.** Total accounts receivable is \$127K, less allowance for doubtful collections of \$7K, resulting in \$120K net accounts receivable.

This level of accounts receivable is to be expected during the first month of a given billing quarter.

## Committee Reports

### Landscape & View (Jay Stauss, President, Classic Landscape)

- Until May 1, we are watering landscape 3x/week (Mondays, Wednesdays, and Fridays)
- Retrofit of irrigation throughout all communities is complete. By mid-April, we will complete retrofit along Grand Mediterra Boulevard.
- Landscape is being fertilized and, where needed, pesticide spray is being applied.

### Marketing (Susie Avery)

- SouthShore website ([ssllv.com](http://ssllv.com)), under the category "Luxury Homes" now provides a link to SouthShore properties [available for sale](#).
- Residents interested in contributing content (e.g., pictures, videos) to the community website, may send their content to [fun@ssllv.com](mailto:fun@ssllv.com).

- Video promoting SouthShore is 99% complete; awaiting drone footage showing lush greenery of SouthShore as viewed from North Shore.
- Within 45 days, SouthShore residents' survey will be electronically distributed to all residents with an email on record with management office.

### Social (Susie Avery)

On Thursday, May 19 (5:00 pm – 8:00 pm), SSRCA will hold a 25th Anniversary Party at the Lake Club for all SouthShore residents and their families.

- Price per guest is \$31.59 (\$25.00, plus tax and gratuity). The event is underwritten by SSRCA and the SouthShore Country Club.
- By May 12, RSVP by emailing [social@ssllv.com](mailto:social@ssllv.com) or calling 702 248 7742.

### Newsletter (Nancy Campbell)

Next newsletter will be published last week of April. Please submit content, questions, or comments to [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com).

### Security (Rod Isler)

The 18 security related items identified in recent security assessment have been addressed.

By mid-April, installation of new perimeter security cameras will be complete.

## Unfinished Business

### Policies (Vern Jennings)

Board unanimously approved one new and three amended policies:

- Erosion (new)
- Volunteer Committee Formation (amended)
- Open House (amended)
- Community Access (amended)

### CenturyLink Internet Service (Vern Jennings)

Good progress continues in laying conduit and fiber cable throughout Bella Vivente. Much credit due to Bella Vivente residents for their patience and cooperation throughout the process.

Four concrete pads, to support the Fiber Distribution Hub (FDH) cabinets, have been placed along Grand Mediterra Boulevard.

CenturyLink is working with suppliers to secure the final components needed to complete this project.

CenturyLink will contact homeowners once high-speed service is available for contract.

### QuickPass Update (Vern Jennings)

Driver's License Scanner (DLS) and License Plate Reader (LPR) technology is installed.

Security staff is receiving training on new functionality and how best to deploy it going forward.

New "pan-tilt-zoom" (PTZ) cameras to be installed.

### Irrigation Water Conservation Project (Vicki Scott)

Project is focused on two dimensions of the same problem:

1. How to reduce water consumption?
2. How to reduce \$/per gallon of water consumed?

Annually, SouthShore consumes 400-acre feet of water and spends \$400K on water (see sidebar).

Given persistent drought conditions, increasing legislative pressure to reduce water consumption, and the expected increase in cost for water sourced from the City of Henderson, we are working with Lake Las Vegas Master Association to see how we might draw more of our water from the lake at a cost of \$1.50 per gallon vs. from the City of Henderson at \$3.00 per gallon.

Additionally, we are working with the SouthShore Country Club, who already draws their irrigation water from Lake Las Vegas, to see how we might augment their existing infrastructure to increase our access to lake water.

With the assistance of an irrigation consultant engineer, we are investigating:

1. How much water do we need, where do we need it, and what times of the day/week do we need it?
2. What infrastructure (pipes, valves, etc.) is required to support our needs?
3. Under what terms, and at what cost, may we acquire the needed lake water in partnership with SouthShore Country Club?

Given complexity of this issue, there will be many more updates before any final decisions are made.

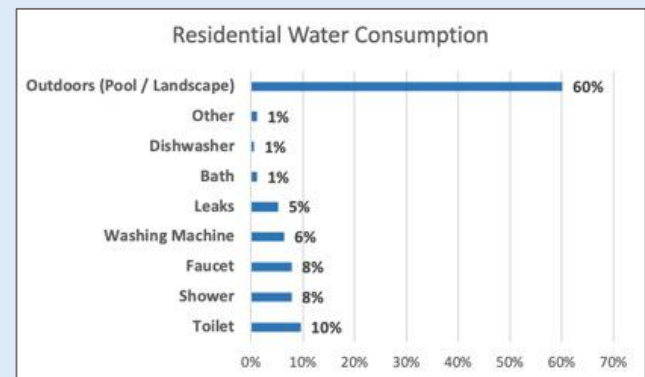
### WHAT IS AN ACRE-FOOT?

In the water world, water is commonly measured in acre-feet. But what is an acre-foot?

One acre-foot equals about 326,000 gallons, or enough water to cover an acre of land, about the size of a football field, one foot deep.

An average household uses between one-half and one acre-foot of water per year for indoor and outdoor use.

Source: <https://www.watereducation.org/general-information/whats-acre-foot>



### RESIDENTIAL WATER CONSUMPTION

In the Southwest, a household's outdoor water use can be as high as 60 percent of total consumption.

Source: <https://19january2017snapshot.epa.gov/www3/watersense/pubs/outdoor.html>

## New Business

- Board approved Vern Jennings and Vicki Scott to serve on Lake Las Vegas Master Association “Lake Las Vegas Water Resource Committee”
- Sheryl Alexander and Reba St. Clair appointed to Landscape Committee
- With Valerie Treaster’s resignation, Susie Avery appointed Chair, Newsletter Committee
- Board approved \$19K for palm tree trimming in Bella Vivente and Mira Monte
- Board approved up to \$20K for repair or removal of six water damaged stone monuments located throughout Porto Villagios



Photo courtesy Lori Vagner

*Editor’s note: approved Open Session Board Meeting minutes and a recording of the meeting are available upon request to HOA management.*

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# POLICIES & PROCEDURES APRIL BOARD MEETING

## April 16 Board Meeting Highlights

By Nancy Campbell  
Newsletter Committee

### Homeowners' Open Forum

In reaction to “**New Business**” agenda **Item 6**, “Approval to send a letter to the Bella Vivente and Mira Monte communities soliciting responses from owners who desire to participate in the available Southern Nevada Water Authority (SNWA) turf removal rebate program”, and **Item 7**, “Approval to develop an owner water use credit against assessments for owners in special benefits associations that remove their turf”, some residents expressed concern the board is misrepresenting the terms of the SNWA rebate program and singling out these two communities for turf removal.

Vern stated the board believes it has a particular obligation to “inform and educate” these communities as it is the HOA’s responsibility to maintain the front yards within these communities, in contrast to communities where homeowners are responsible for maintaining their own front yards.

Homeowners continued to press the point and asked the board to focus on issues of import to all SouthShore residents (e.g., security, speeding, compliance with CC&Rs) rather than items unique to just a few communities within SouthShore.

Board acknowledged owners’ expressed concerns.

### President’s Remarks (Vern Jennings)

During Dynette Arce’s absence, Tili Poe is acting Assistant Manager, and Brenna Pease is acting Administrative Coordinator. Jessica Smukal continues as SSRCA General Manager.

Effective May 1 – September 30, construction personnel may enter SouthShore seven days a week, including holidays, from 6:00 am – 6:00 pm. (In compliance with Nevada Assembly Bill 249, “An Act Related to Construction”, and City of Henderson Ordinance 8.84.030, “Specific Prohibitions”).

## Financial Report (Vicki Hafen-Scott) (Financials as of February 28, 2022)

**Balance Sheet.** Association has \$5.1M in cash, with \$3.1M is in the main reserve fund, equating to 115% reserve fund coverage. This percentage will drop to 101% upon completion of the \$320K road preservation project taking place in June.

**Operating Statement.** Year-to-date revenue is \$520K, operating expenses are \$330K, reserve funding is \$74K, resulting in a net positive \$116K.

**Accounts Receivable.** Total accounts receivable is \$69K, less allowance for doubtful collections of \$8K, resulting in \$61K net accounts receivable.

### Committee Reports

**Landscape & View** (Jay Stauss, President, Classic Landscape)

- Fertilizing turf, removing weeds, and applying herbicide as needed
- For spring, planted geraniums throughout community. In approximately 5 weeks, these plants will be replaced with flowers that can withstand the summer’s heat
- By April 30, the lateral line irrigation retrofit will be complete along Grand Mediterra Boulevard

Classic Landscape is adhering to the SNWA approved watering schedule:

- **May 1 – August 31:** every day except Sunday, and outside the hours of 11:00 am – 7:00 pm
- **September 1 – October 31:** Three times a week, during assigned days of the week
- **November 1 – February 28:** One day a week, during assigned day of the week
- **March 1 – April 30:** Three times a week, during assigned days of the week



### Marketing (Susie Avery)

SouthShore Google Ad campaign commenced April 1 and is targeting home buyers in California, Chicago, New York, Connecticut, New Jersey, and Canada.

On May 1, a drone will fly over SouthShore capturing final footage for community video, scheduled to premiere at SSRCA Anniversary Party on May 19.

### Social (Susie Avery)

SSRCA 25<sup>th</sup> Anniversary Party takes place May 19 (5:00 pm – 8:00 pm) and includes heavy appetizers, specialty cocktails, and a DJ playing recorded music.

### Security (Rod Isler)

On an annual basis, SouthShore main gate security receives 12,000 calls from visitors requesting assistance in entering gated sub-communities.

Rod Isler, Susie Avery, and a representative from each gated sub-community, will form a task force to study and recommend how to reduce this call burden on the main gate security staff.

On May 2, Security Committee will meet with Henderson Police to discuss crime activity in Lake Las Vegas and threat prevention in SouthShore.

Board discussed the relative value of the Botts' dots (non-reflective raised pavement markers that provide tactile and auditory feedback to drivers) installed alongside crosswalks in SouthShore.

### Design Review Board (Vern Jennings)

Thirty-one construction projects (e.g., landscape, renovation, and new construction) are currently underway throughout community.

### Unfinished Business

#### Lake Water Irrigation Conversion Project (Vicki Scott)

Board approved spending up to \$10.5K to analyze if and how SouthShore might draw more of its irrigation water from Lake Las Vegas and leverage the country club's existing irrigation infrastructure to do so.

Early estimates show SSRCA uses as much water for its landscape as SSCC uses for its golf course.

### QuickPass Update (Vern Jennings)

Pan-tilt-zoom (PTZ) cameras and accompanying intercoms have been installed at the dam and SouthShore's back gate.

### CenturyLink Internet Service (Vern Jennings)

Conduit has been laid in Bella Vivente, Fiber Distribution Hub (FDH) cabinets have been installed along Grand Mediterra Boulevard, and fiber cable is being pulled throughout community. Next, CenturyLink will upgrade the community's main network hub, located in Porto Villagios.

### New Business

#### HOA Management Services (Vern Jennings)

Board opened three bids for management services (FirstService Residential, Olympia Management Services, and Prime Management Services).

Board will evaluate each proposal with a particular focus on each bidder's process for financial reporting; assessing and collecting on CC&R violations; and the functionality of their respective HOA management websites.

Board plans to review its findings at May's meeting and enter contract negotiations with selected service provider shortly thereafter.

#### Lot top plants and trees (Vicki Scott)

To reduce water usage, board instructed management to cease watering lot top plants, apart from trees, which will be reviewed on a case-by-case basis. Management will communicate with affected owners regarding this new procedure.

#### SouthShore street repaving (Vicki Scott)

Previously deferred street paving project is rescheduled for June 6 – 11.

#### SNWA Turf Removal Rebate (All)

Board will make all property owners aware of SNWA "[Water Smart Landscape Rebate](#)" program. Owners wishing to take advantage of the program should apply online at [snwa.com](http://snwa.com) and secure Design Review Board (DRB) approval prior to taking action.

# NEIGHBORHOOD NOTES

## Lake Las Vegas Master Association (LLVMA) 2<sup>nd</sup> Quarter Open Session

By Nancy Campbell  
Newsletter Committee

*Following is a summary of Wednesday, April 13,  
LLVMA 2<sup>nd</sup> Quarter Open Session Meeting.*

### Financial Report (Peg Lozier) (Financials as of February 28, 2022)

**Balance Sheet.** Master Association has \$386.1K cash in operating account and \$387.5K in reserve account. Reserve study recommends a reserve account balance of \$14M by year-end 2022.

**Operating Statement.** Year-to-date revenue is \$55.9K. Operating expense is \$440K, resulting in a net negative operating balance of \$383.7K.

**Accounts Receivable.** Accounts receivable for homeowners and builders totaled \$752.5K.

*(Editor's note: Compliant with state law, Raintree, Lake Las Vegas' declarant, pays any shortfall in the operating and reserve accounts).*

### Open Business Items

Board unanimously approved two mid-term board appointments:

- Lake Las Vegas resident Ryan Worthington, to replace Bristol Ellington, Chief Operating Officer, City of Henderson
- Greg Gooding, General Manager, Westin, to replace Jeff Woods, former general manager of the Westin

### New Business

#### Dish and Antenna Installation Policy

To give all residents the most options for internet and streaming media services, board approved change in policy allowing homeowners an unlimited number of antenna and satellite dishes on their homes. Out of respect to neighbors, homeowners are asked to place the equipment in the least conspicuous place possible while ensuring sufficient signal strength.

### Annual Board of Directors Election

Annual board meeting will take place on Wednesday, July 13, with one board seat up for election.

Key due dates in support of election:

- May 13: Candidate nomination forms mailed to homeowners
- June 10: Nomination forms received by LLVMA no later than 5:00 pm
- June 17: Ballots mailed to homeowners
- July 8: Ballots received by LLVMA no later than 5:00 pm
- July 13: Ballots opened and counted at annual meeting

Pat Parker, President, Raintree Development, and Master Association board member will serve as Election Chair. Cathy Kennedy, Lake Las Vegas resident, will form committee to count ballots.

### Improvement Update

#### Water Consumption Reduction

In compliance with Nevada state law to remove non-functional grass by December 31, 2026, Southern Nevada Water Authority (SNWA) is auditing all communities in the Las Vegas Valley to identify opportunities to reduce water consumption.

Lake Mead Reservoir is at an all-time low due to insufficient water from its source, the Colorado River, and increased demand throughout its service territory: Arizona, California, Nevada, and Mexico.

*(Editor's note: As of March 16, 2022, Lake Mead held 31.01% of full capacity, dropping below the reservoir's previous all-time low recorded in July 2016.*

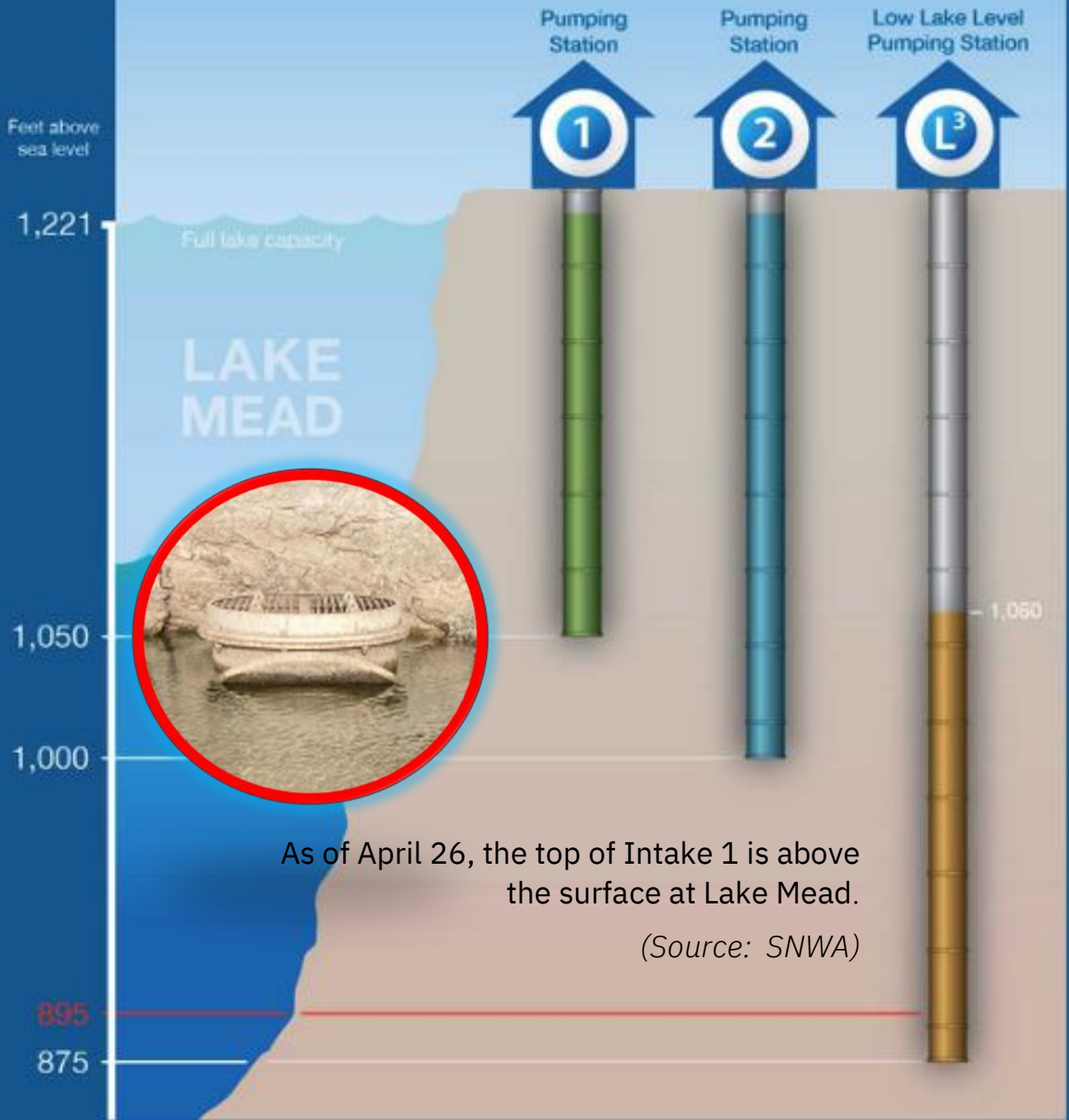
*A lake level below 1,075 feet elevation, will result in a projected 4.44% curtailment in downstream water delivery.*

*On April 26, Lake Mead dropped below 1,056 feet, less than a week after hitting 1,057 feet, and Southern California water officials declared a water shortage emergency - the first time that has ever happened. Source: SNWA)*



SOUTHERN NEVADA WATER AUTHORITY®

## LAKE MEAD PUMPING STATIONS



As of April 26, the top of Intake 1 is above the surface at Lake Mead.

(Source: SNWA)



Pumping Station 1  
Operating range



Pumping Station 2  
Operating range



L3 Pumping Station  
Operating range

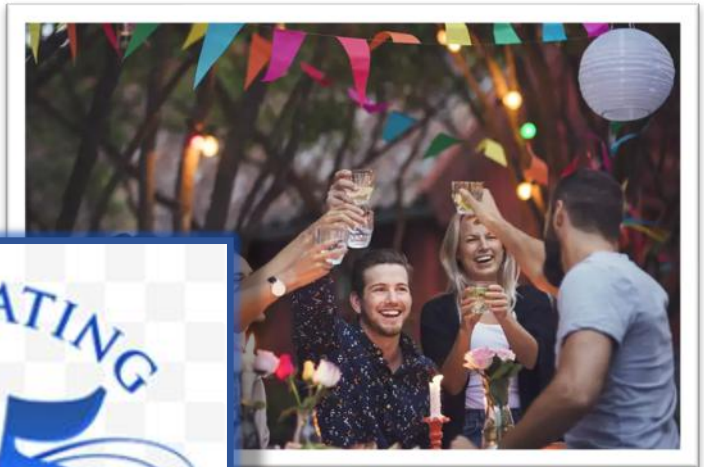
# SOUTHSHORE SIGNATURE EVENT

## SOUTHSHORE 25 YEAR ANNIVERSARY PARTY

By Susie Avery

Chair, Social Committee

- Thursday, May 19 (5:00 pm – 8:00 pm)
  - Poolside, at the Lake Club
  - Casual, tropical-themed event
  - Gourmet food
  - Specialty drinks (no host cash bar)
  - DJ and dancing
  - Open to all SouthShore residents and their immediate family members
  - Premiering SouthShore video showcasing the many benefits of living in SouthShore
  - Co-sponsored by SouthShore Country Club and SouthShore Residential Community Association
- \$31.59 per person (includes tax and gratuity)
  - By May 12, RSVP by emailing [social@ssllv.com](mailto:social@ssllv.com) or calling 702 248 7742, and provide:
    1. Your SouthShore address
    2. Names of family members attending event
    3. Preferred payment option
  - Payment options:
    - Check (payable to SouthShore Country Club) and delivered to either SouthShore Country Club or HOA Office
    - Credit card payment to SouthShore Country Club
    - Bill to SouthShore Country Club membership account
    - At door, albeit to avoid waiting in line, we encourage payment in advance via one of the above-mentioned options



# UPCOMING EVENTS

## MAY

02 (Monday)	1:00 pm	<b>Security Committee</b>	HOA Office
05 (Thursday)	9:00 am	<b>Finance Committee</b>	Zoom
11 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC*
13 (Friday)	All Day	<b>Street Cleaning</b>	SouthShore
16 (Monday)	10:00 am	<b>Landscape Committee</b>	HOA Office
	11:30 am	<b>Social Committee</b>	Lake Club
	2:00 pm	<b>Marketing Committee</b>	Lake Club
19 (Thursday)	10:00 am	<b>Board Meeting</b>	SSCC & Zoom
	5:00 pm	<b>SouthShore 25 Year Anniversary Party</b>	Lake Club
25 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC
27 (Friday)	All Day	<b>Street Cleaning</b>	SouthShore

## JUNE

02 (Thursday)	9:00 am	<b>Finance Committee</b>	Zoom
06 (Monday)	All Day	<b>Street Repaving Project begins</b> (Note: This project will run approximately 6 days)	SouthShore
	1:00 pm	<b>Security Committee</b>	HOA Office
08 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC
10 (Friday)	All Day	<b>Street Cleaning</b>	SouthShore
16 (Thursday)	10:00 am	<b>Board Meeting</b>	SSCC & Zoom
20 (Monday)	10:00 am	<b>Landscape Committee</b>	HOA Office
	11:30 am	<b>Social Committee</b>	Lake Club
	2:00 pm	<b>Marketing Committee</b>	Lake Club
22 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC
24 (Friday)	All Day	<b>Street Cleaning</b>	SouthShore

\* SSCC: SouthShore Country Club



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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
- (Open) Director
- (Open) Director

*Please contact association management if you are interested in serving on a committee.*

[southshore@fsrnevada.com](mailto:southshore@fsrnevada.com)

702 248 7742

## 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



# South Shore

COUNTRY CLUB LAKE LAS VEGAS

Introductory Summer Memberships  
From June 1st to August 31st

- 
- ❖ No range, cart or greens fees
  - ❖ Tee Times available after 9am
  - ❖ Tennis, pickleball & sports courts
  - ❖ Kayaks, paddle boards & pedal boats
  - ❖ Private sand beach, heated pool & spa
  - ❖ Casual to gourmet dining with beautiful views
  - ❖ Club sponsored events & active social groups
  - ❖ Fitness center partnering with Project Wellbeing



[Membership@SouthShoreCCLLV.com](mailto:Membership@SouthShoreCCLLV.com)

(702) 856 - 8458



# LINKS BEYOND THE LINKS

## HOMEOWNER ASSOCIATIONS

### Lake Las Vegas Master Association

1600 Lake Las Vegas Parkway

Phone: 702 568 7948

Fax: 702 568 7871

> Peg Lozier, General Manager

> Terry Devlin, Compliance Administrator

> Julie Williams, Administrative Assistant

Email: [plozier@lakelasvegas.com](mailto:plozier@lakelasvegas.com)

### Lake Las Vegas Website

[lakelasvegas.com/events](http://lakelasvegas.com/events)

### Lake Las Vegas Community Patrol

Patrol 1 (24/7) 702 249 5082

Patrol 2 (24/7) 702 249 5669

Patrol 3 (2:00 pm – 10:00 pm) 702 572 5318

### Lake Las Vegas Lake Patrol

702 682 6932

### Lake Las Vegas Marina

661 204 9198

### 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](mailto:southshore@fsrnevada.com)

Email: [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com)

Website: [ssliv.com](http://ssliv.com)

### Mantova Homeowners Association

> Michelle Wolven, Community Manager

25 Via Mantova, Unit 2

Phone: 702 566 0013

Email: [michelle.wolven@fsresidential.com](mailto:michelle.wolven@fsresidential.com)

### SouthShore Golf Villas Homeowners Association

> Lori Brenner, Manager

259 N. Pecos Road #100

Henderson, NV 89074

Phone: 702 736 9450

## GOLF, TENNIS & OTHER SPORTS

### SouthShore Country Club

100 Strada Di Circolo

Phone: 702 856 8400

[www.southshoreccllv.com](http://www.southshoreccllv.com)

### The Lake Club

210 Grand Mediterra Boulevard

Phone: 702 856 8431

[www.southshoreccllv.com](http://www.southshoreccllv.com)

### Reflection Bay Golf Club

75 Montelago Boulevard

Phone: 702 740 4653

[www.reflectionbaygolf.com](http://www.reflectionbaygolf.com)

### Lake Las Vegas Sports Club

101 Via Vin Santo

Phone: 702 568 1963

[llvsport@lakelasvegas.com](mailto:llvsport@lakelasvegas.com)

### Lake Las Vegas Water Sports

15 Costa Di Lago Street

Phone: 702 600 9860

[lakelasvegaswatersports.com](http://lakelasvegaswatersports.com)

## HOTELS

### Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway

Phone: 702 567 4700

[hilton.com](http://hilton.com)

### The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard

Phone: 702 567 6000

[marriott.com](http://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](http://lecafedulac.com)

**Luna Rossa** (Authentic Italian)  
10 Via Bel Canto  
Phone: 702 568 9921  
[lunarossallv.com](http://lunarossallv.com)

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

**Mrs. Coco's Café** (French Lunch & Pastries Café)  
20 Via Bel Canto, Suite 150  
Phone: 702 369 0373  
[mrsocolv.com](http://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](http://rmcflv.com)

**Seasons Market** (Beautifully stocked grocery store)  
20 Costa Di Lago #120  
Phone: 702 898 0145  
[seasons@lakelasvegas.com](mailto: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](http://sonrisagrill.com)

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

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

## OTHER SERVICES

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

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

**(NEW) Once Upon a Nail Salon** (manicures & pedicures)  
25 Via Bel Canto, Suite 110  
Phone: 978 335 8166  
[Onceuponanailsalon.com](http://Onceuponanailsalon.com)

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

**(NEW) Pedego Electric Bikes**  
25 Via Bel Canto, Suite 105  
Phone: 702 856 0065  
[angie@pedegolasvegas.com](mailto:angie@pedegolasvegas.com)

## 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 7<sup>th</sup> 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](mailto:southshorenewsletter@yahoo.com).