

SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

DECEMBER 2020

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PRESIDENT'S MESSAGE

by Vern Jennings

While SouthShore's Board of Directors works hard to manage the affairs of our community, I want to highlight the equally important work performed by our volunteer committees.

Our committee members all bring a wealth of knowledge and life experience to the work of our Association, helping us make the best decisions, with the best results, in service to all members.

This past October, 26 homeowners volunteered their most valuable asset, time, to serve on one or more of our Association's committees and/or board assignments. I could not be more grateful.

Examples of committee work include:

- Design and deploy an effective marketing campaign to drive awareness of SouthShore and market demand for the beautiful homes and lifestyle in our community
- Address and deal with security issues, including assessing the "pros" and "cons" of various automated access systems
- Optimize every homeowner's dues payment to maximize service, streamline operations, and mitigate expense
- Maintain the lush landscape of SouthShore's signature "urban forest" in the absence of rain and other needed resources
- Protect and preserve the livelihood and lifestyle of SouthShore's most treasured wildlife residents, the Bighorn sheep

As you can see, the value of these committees to all of us is immense.

Thank you to our committee volunteers for embodying our newsletter's motto, "elevating community engagement by and for members". I appreciate your service and look forward to working with you throughout the coming year.

Happy holidays, Vern



Contact our newsletter team

southshorenewsletter@yahoo.com

SouthShore sound bites:

- Tune into Lake Las Vegas Holiday Radio at 98.5 HD2 or via RADIO.com
- Order your Scott Commings Christmas dinner before Santa and his 8 reindeer do
- January 1, quarterly dues increase to \$927 for full dues paying members; adjust automatic payment systems accordingly

“

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

- Tony Davis
Long time South Shore resident.

”

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NEWS YOU NEED TO KNOW

Chef Scott Commings makes you Christmas dinner:

Whether it be turkey or smoked ham, a la carte or the whole feast (feeds 6 – 8 for \$179), place your order by calling 702-945-2158, and pick-up at Reflection Bay (75 Montelago Blvd, Henderson, NV 89011) before noon on Christmas Eve. *(Note: Thanksgiving meal sold out quickly, be sure to order before the 11 pipers piping or 12 drummers drumming do!)*

Lake Las Vegas Holiday Radio:

December 1 – January 1, holiday music is available on your radio dial at 98.5 HD2, or on the **RADIO.com** app on your smart phone. Search for “**Lake Las Vegas Holiday Radio**”.

Every Friday in December from 6:00 pm – 8:00 pm, listen to The Rudolph Radio Show as Andy Gil brings the Lake Lights Vegas drive-thru experience directly to you with special guests and gifts.

Candy Cane Lane:

December 1 – January 1, sundown to midnight, Lake Las Vegas Parkway, from Lake Mead Parkway to Via Vin Santo Drive, transforms into Candy Cane Lane with over 202,000 lights for 2020.

“Send by Dates” for December 25 delivery:

The United States Postal Service recommends the below send-by-dates for expected delivery by December 25:

- USPS Retail Ground: December 15
- First Class Mail: December 18
- Priority Mail: December 19
- Priority Mail Express: December 23

Note: The United States Postal Service has preferred pricing for books of at least 8 pages in length, and other media (e.g., video and sound recordings, educational reference materials, computer-readable media and medical loose-leaf pages and binders).

Friday, January 1:

Newly approved SouthShore Residential Community Association **quarterly dues increase to \$927** for full dues paying members takes effect.

This is the first main budget increase since 2007. Adjust automatic payment systems accordingly.

What to cut and what to cover in the winter months:

(Courtesy Jay Stauss, President, Classic Landscapes, 702-215-8388)

Cover: When it freezes at night it’s best to cover any plants that can be damaged by frost. One bad night of frost can damage a tree or kill it if it is unable to tolerate the temperature. In Southern Nevada this includes:

- Cacti - barrel cactus, pancake cactus, cholla, etc.
- Fruit Trees - specifically citrus trees like orange, tangerine, lime, and apple. Olives and plums do not have to be covered.
- Oleander and Cassia can be damaged by frost as well but you don't have to cover them. If they are damaged, then just rejuvenate prune them in late February and they should regrow nicely with the Spring growth.

Cut Back: There are a lot of plants in Southern Nevada that produce color from March through December but then go dormant for a few months.

During this dormancy period, you can cut the plant back to about 12 to 18 inches and then, in early spring, the plant will regrow with new branches. This is called rejuvenation pruning. This is typically done for flowering dormant plants but can also be performed for larger plants every few years to remove and reduce the deadwood inside.

The flowering plants and grasses normally found in Southern Nevada that go dormant and need to be pruned back are:

- Yellow Bird of Paradise
- Mexican Bird of Paradise
- Yellow Bells
- Orange Bells
- Lantana
- Deer Grass
- Regal Mist
- Red Fountain Grass

In Southern Nevada, we live in more of a high desert climate, where we can get cold winter temperatures. As a result, there are a limited number of flowers that can be planted during the winter.

Try a combination of these, keeping in mind there are a variety of color types for each plant: Pansies, Kale, Gazania, and Geraniums.

POLICIES & OPERATIONS

November 19, 2020

Board Meeting highlights *

by Nancy Campbell

southshorenewsletter@yahoo.com

President's opening remarks (Vern Jennings): Vern welcomed Anneliese Gamboa, new Assistant Community Manager, and Priscilla Cisneros, new Administrative Coordinator for SSRCA. Anneliese was previously Executive Coordinator, Sun City Anthem. Priscilla was previously with Vistana Condominiums. Marlina Short remains General Manager. Vern thanked Dan Massella for his service to SouthShore.

Treasurer's Report (Vicki Hafen Scott): Vicki summarized the September 30 Treasurer's Report.

Balance sheet:

- Total cash on hand: \$4.7M (64% in reserve accounts, 26% in operating accounts, and 10% in the projects/transition fund)
- Delinquent accounts receivable: \$101K from active accounts
- Main reserve account funded at 98.5% of month-end target (\$2,570,119 / \$2,607,946)

Income statement:

- Year-to-date (YTD) main operating revenue: \$1.938M
- YTD main operating expense: \$1.969M
- Operating deficit: \$31K
- Monies transferred from main operating account to reserve account: \$26K
- YTD net deficit: \$57K (\$31K + \$26K)

Other expenses:

- Transition fund expenses at \$45K
- Main reserve fund expenses at \$55K

Decisions made outside of Board Meeting (Vern Jennings): Board approved expense associated with a planned SSRCA holiday social and SSRCA's participation in the SouthShore Country Club Thanksgiving Turkey Trot. (*Note: Due to increasing COVID-19 restrictions both events were cancelled.*)

Standing Committees: All Standing Committee Charters were ratified, and newly appointed Committee volunteers approved.

Valerie Treaster agreed to serve as 2nd board member on the Marketing Committee with Susie Avery as Chairperson.

The Administrative Committee, which deals with the Association's most confidential matters, consists of two members: Vern Jennings and Rick Phillips, both members of the board.

Bighorn Sheep Project (Valerie Treaster): The project intends to secure a deed restriction on two SSRCA owned parcels of land and designate the property a Bighorn Sheep Reserve. We await City of Henderson feedback as to whether a deed restriction may also eliminate property taxes on the land; a potential \$1,400 savings to the Association. Board agreed to further due diligence in advance of a decision at January 21, 2021 board meeting.

Automated Access System (Vern Jennings): Vern led a discussion of various systems being considered for the Association.

Among them, continue with the fully integrated hardware-software-maintenance service provided by QuickPass®, or migrate to a best-of-breed option where the Association purchases hardware, licenses software, and contracts for maintenance service independently.

Presently, the Association pays QuickPass \$5,300 a month for their service. Estimated best-of-breed pricing includes an up-front payment of \$100,000 for hardware, and a monthly software license fee of \$800 - \$1,500, depending on features and functions, such as license plate recognition and automated monitoring of transponders.

Each option has "pros" and "cons". Remaining with the current system alleviates migrating to a new system and user interface. However, the best-of-breed option provides additional functionality and potential savings of \$200K - \$300K over 10 years.

While further due diligence takes place, Vern received approval to carry over \$110K in funds from 2020 to 2021 to cover the purchase of equipment, should the Association choose that option.

Water Conversion Project (Vick Hafen Scott): The project intends to replace city water with lake water for SSRCA’s irrigation needs. Vicki explained, average cost for 1,000 gallons of water from the City of Henderson is \$3.00. Average cost for 1,000 gallons of water sourced from the lake is \$1.49.

Finance Committee is looking at total capital expense and operating costs associated with converting from city to lake water before making a final recommendation for board member vote.

Vacant Board Seat (All): Board discussed but delayed any decision on vacant board seat until the January 21 board meeting.

Ingress/Egress Policy (All): Given likelihood of implementing a new Automated Access System in 2021, Board delayed implementing the mandatory auto re-registration process for 2020.

The Board also agreed to waive \$144 transponder “administration fee” for tenants and special circumstance users (e.g., caregivers).

Additionally, until early 2021, Board agreed to suspend transponder “administration fee” for non-resident club members pending a review of the fee’s validity, and further discussions and negotiations with SouthShore Country Club.

Future Board Meetings (All): Board discussed benefits of conducting board meetings face-to-face in addition to video conference.

Vern asked Marlina to inform the Board as to what restrictions FirstService Residential staff may have by participating in face-to-face meetings during these COVID restricted times.

* *Approved Open Session Board Meeting minutes available on Association website*

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BEFORE
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BEFORE
AFTER

EVENTS & DUE DATES

December

Order Seasons Grocery holiday platter			702.898.0145
24 (Thursday)	All Day	Christmas Eve Day (SSRCA management office closed*)	N/A
	3:00 pm	Social Committee	TBD
25 (Friday)	All Day	Christmas Day (SSRCA management office closed*)	N/A
29 (Tuesday)	10:00 am	Marketing Committee	TBD
31 (Thursday)	All Day	New Year's Eve (SSRCA management office closed*)	N/A

January

Schedule PermaTreat project			702.780.1440
01 (Friday)	\$\$\$	New \$927 quarterly assessment takes effect	N/A
	All Day	New Year's Day (SSRCA management office closed*)	N/A
04 (Monday)	1:00 pm	Security Committee	TBD
18 (Monday)	All Day	Martin Luther King Jr. (SSRCA management office closed*)	N/A
	TBD	Landscape & View Committee	TBD
21 (Thursday)	10:00 am	SSRCA Board Meeting	Zoom Video
26 (Tuesday)	10:00 am	Marketing Committee	TBD
28 (Thursday)	3:00 pm	Social Committee	TBD

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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
- Valerie Treaster, Director
- (Open), Director



Please contact Association's management office if you are interested in volunteering your time and talents to one or more of the above committees

Committees & Other Assignments

Administrative

- Vern Jennings*
- Rick Phillips

Budget, Finance & Reserve

- Vicki Hafen Scott*
- Rick Phillips
- Cathy Guibal
- Wayne Hillock

Design Review Board

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

Interstate 11

- Vern Jennings*
- Paul Trapp

Landscape & View

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

Marketing

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

Newsletter

- Valerie Treaster*
- Nancy Campbell
- Lori Vagner

Policies

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

Security

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

Social

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

The Proust Questionnaire: “Who said what?”

In the November issue of the SouthShore Bighorn newsletter, we introduced our newly seated board of directors and asked each of them to answer two of 35 **Proust Questionnaire** questions.

In turn, we challenged our readers to guess, “Who said what?”

To your right, are the selected questions and associated answers by each board member.

Congratulations **Alex Doka** for getting “closest to the pin” with three correct answers. A Seasons Grocery \$25 gift certificate is on its way to you!

Learn more about the Proust Questionnaire at https://en.wikipedia.org/wiki/Proust_Questionnaire

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- A** 1. What is the quality you like most in a man?
Integrity
2. What or who is the love of your life?
My spouse
- Vern Jennings
- B** 1. What talent would you most like to have?
To sing
2. What is your most treasured possession?
My mind
- Susie Avery
- C** 1. On what occasion do you lie?
I try hard to never lie but, on occasion, I had to, given the type of work with which I was involved
2. What or who is the greatest love of your life? **My family**
- Ron Isler
- D** 1. What is your idea of perfect happiness?
Showering love on my pets
2. What is your motto?
Karma is the most patient gangster ever
- Valerie Treaster
- E** 1. What is your current state of mind?
I love my current state of mind; the older I get the easier everything becomes
2. What do you consider your greatest achievement? **My ability to focus, organize and do many things that at fruition produce significant results**
- Vicki Hafen Scott
- F** 1. What or who is the love of your life?
My spouse
2. When and where were you happiest?
Now, here
- Rick Phillips

COMMUNITY CORNER

by Nancy Campbell
southshorenewsletter@yahoo.com

On November 19, the Board of Directors ratified all SSRCA standing committee charters, and gratefully accepted the volunteer services of 26 Association members for Fiscal Year 2021.

Over the course of the coming months, we will highlight each committee, its charter, and its members.

Today, we introduce you to the **Budget, Finance & Reserve Committee** chaired by Vicki Hafen Scott, and the **Landscape & View Committee** chaired by Valerie Treaster.

Budget, Finance & Reserve Committee

by Vicki Hafen Scott (Chairperson)

Members:

- Vicki Hafen Scott
- Cathy Guibal
- Wayne Hillock
- Rick Phillips

Purpose: At the direction of the SouthShore Residential Community Association (SSRCA) Board, provide oversight of financial matters, prepare the annual budget for Board approval and member ratification, analyze financial statements and collection reports, analyze Reserve Study requirements to ensure adequate planning and funding, and, as appropriate, make recommendations for action by the Board.

Overview: On a quarterly basis, the Association collects funds from its members to pay operating expenses and, through the Reserve account, fund major repairs and replacement of assets with a useful life of one or more years.

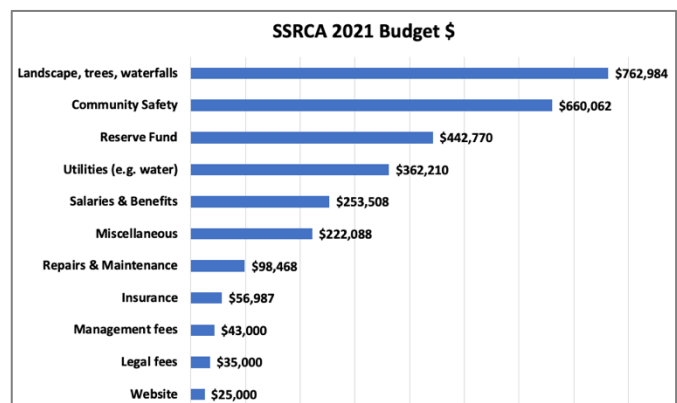
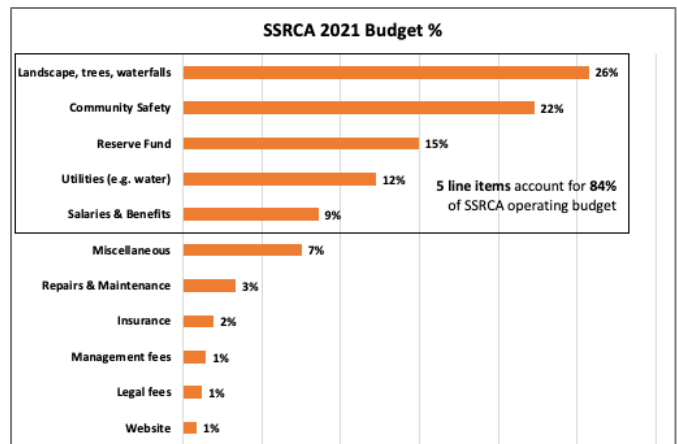
The Finance Committee typically meets once a month and reviews revenues, expenses, and ensures a fiscally sound process for billing and collection of monies owed the Association.

Funding decisions are made with an eye toward maintaining the beauty and integrity of our SouthShore community and minimizing homeowner dues and the need for special assessments.

Operating Budget: 2021 fiscal budget is \$2,962,077. Five expense categories accounting for 84% of the budget:

- Landscaping, trees & waterfalls (26%)
- Community safety (22%)
- Reserve fund transfer (15%)
- Utilities, such as water (12%)
- Salaries & benefits (9%)

These 5 categories dominate the committee’s focus and review.



Reserve Fund:

Nevada law requires associations conduct a Reserve Fund analysis at least once every 5 years for the purpose of ensuring sufficient funds are ‘reserved’ for the scheduled repair or replacement of major items. In 2019, SSRCA conducted such an analysis which went into effect January 2020.

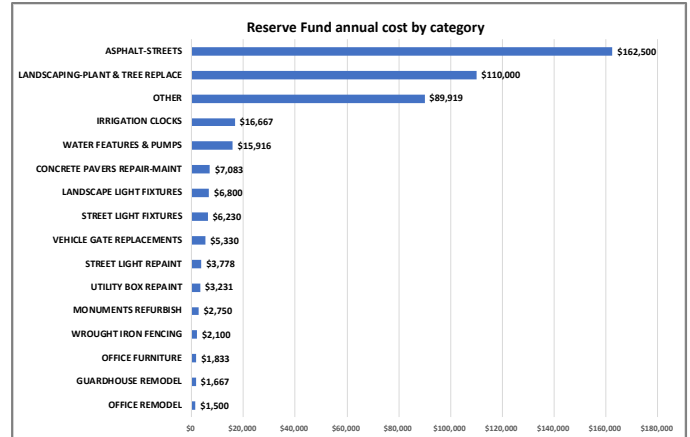
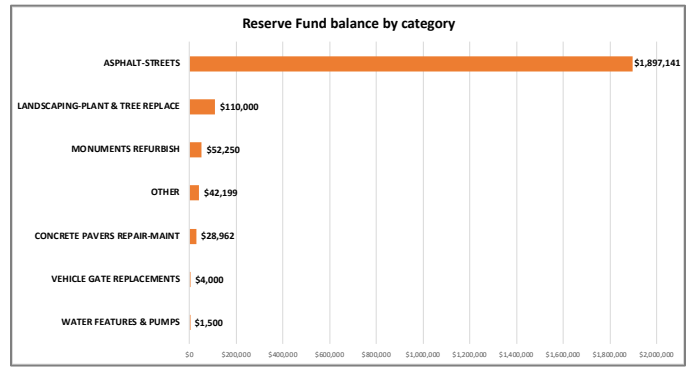
The main Reserve account, with a balance of \$2,136,052, is funded at 98%. This is an exceptionally strong funding position. In 2021, we will transfer an additional \$443K into the Reserves.

SSRCA’s single largest Reserve Fund obligation, at \$1.9M, is the repair and replacement of the asphalt streets throughout our community. A distant second and third are plant and tree replacement at \$110K and monument sign refurbishment at \$52K.

Thank you for your financial contribution to making SouthShore beautiful and fiscally sound.

- Vicki Hafen Scott

(Committee charter available on Association website)



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Landscape & View Committee

by Valerie Treaster (Chairperson)

Members:

- Valerie Treaster
- Susie Avery
- Barbara Gunn
- Francoise Markus
- Marjorie Miller (Mira Monte)
- Laurie Rogerson (Bella Vivente)
- Paul Trapp

Purpose: At the direction of the SouthShore Residential Community Association (SSRCA) Board, ensure:

- SSRCA landscape master plan is prepared, updated, and executed as intended
- SSRCA complies with Lake Las Vegas Master Association landscape and view policies
- SouthShore's Urban Forest is protected and maintained for the benefit of all homeowners

Overview: The committee's responsibilities range from selecting and maintaining the common area plant palette, administering the view policy, to preparing the landscape plan and associated budget for inclusion in the SSRCA annual budget.



December 3, 2020

"Valerie,

Just wanted to compliment the Landscaping Committee on the installation of the new and improved lighting at the park next to the HOA office.

As you can see in the photo, my view looks directly across the lake thus, I will admit to being thrilled in general with this the addition of this park instead of the previous gravel lot.

Previously, the lights were not nearly durable enough and were falling down and in various states of disrepair, taking away from the aesthetics of this lovely amenity.

I noticed yesterday that Classic was installing these units which I inspected and find to be much more robust, as is the installation now much more permanent.

Thank you for this improvement!!"

- Gordon Wangers



From Mantova condominiums, looking southwest across Lake Las Vegas toward the Westin
(Photo courtesy Gordon Wangers)

The Forest Through the Trees

It takes a visionary to see a stretch of desert located 17 miles from the Las Vegas Strip and create a 320-acre lake, two miles long and one mile wide, with 10 miles of shoreline, surrounded with 3,600 acres of crafted beauty.

In 1976, Ron Boedekker was that visionary. Construction began on the dam in 1988 and by 1994 the lake's development was complete.

In parallel, in 1993 the first SouthShore custom home lots began to sell, construction began on SouthShore Golf Club, and Ron Boedekker declared, "It takes the landscape to create a resort-style community."

Today, SouthShore is home to over 4,000 trees of 13 varieties and they share the landscape with 24 different types of plants and shrubs.

As one enters SouthShore on Grand Mediterra Boulevard, our private two-mile long linear park, one is surrounded by stately date palms, towering Italian stone pines, bold olive trees, and flowering plum, pear and chitalpa trees.

Further into the property, one sees 517 custom homes and condominiums nestled amongst SouthShore's terraced slopes, carved into desert terrain bordering lush golf course fairways and creating an interplay between desert, urban forest, and manicured putting greens.

To paraphrase...when it comes to creating a resort lifestyle it is all about landscape, landscape, and landscape.

SouthShore's beauty is rare and worth protecting, and it all starts with our trees.

- Valerie Treaster

(Committee charter available on Association website)

Editor's note: According to Dennis Swartzell, former Director, Landscape & Arboretum, UNLV, "Trees are the backbone of landscape, and certainly the most valuable component. Trees should be protected and nurtured to retain the aesthetics of the community and to sustain the numerous benefits they provide."

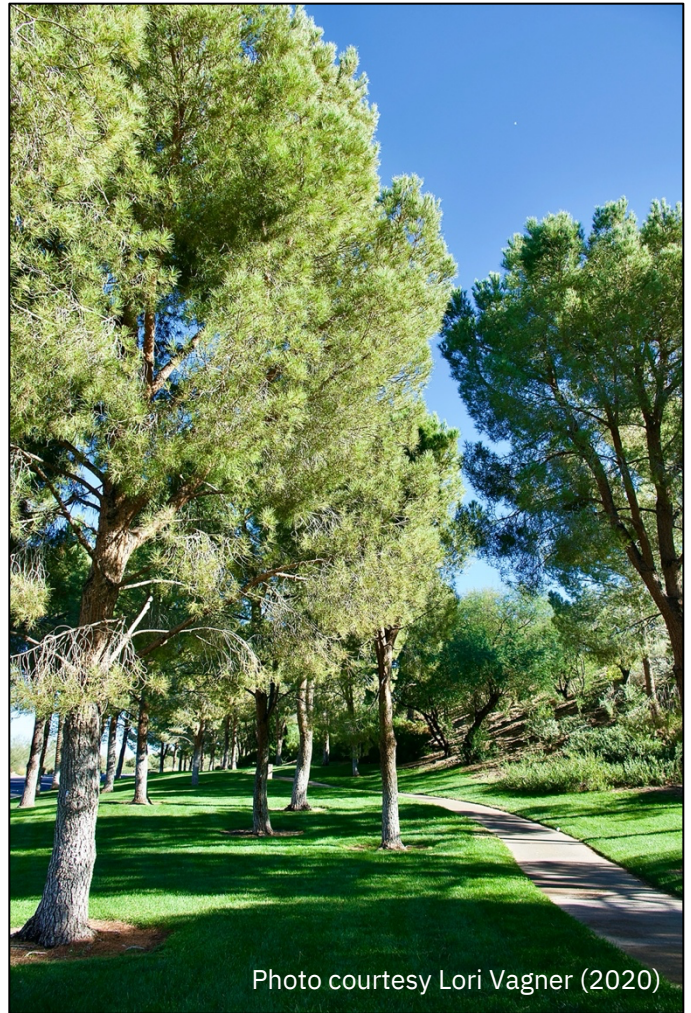


Photo courtesy Lori Vagner (2020)

Benefits of trees:

- ***Cleaner air:*** The urban canopy directly contributes to meeting a city's regulatory clean air requirements
- ***Climate change:*** Trees sequester carbon (CO₂), reducing the overall concentration of greenhouse gases in the atmosphere
- ***Water filtration and retention:*** Urban forests promote beneficial water quality and reduce storm water management costs
- ***Wildlife habitat:*** Trees provide important habitats for numerous birds, insects, and animal species
- ***Home values:*** Homes landscaped with trees sell more quickly and are worth 5% to 15% more than homes without trees. When an entire street is tree-lined, homes may be worth 25% more

NEIGHBORHOOD NOTES MRS. COCO'S CAFE

by Nancy Campbell
southshorenewsletter@yahoo.com

In October, Mercedes Csengeri, a licensed interior designer and self-admitted Francophile, opened Mrs. Coco's Cafe, a European inspired tea and coffee house, at 20 Via Bel Canto, Suite 150, on the main artery of The Village at Lake Las Vegas.

The pitch perfect pink décor, with black and white striped pagoda-style parasols hung overhead and wall-to-wall roses, makes for a charming and enchanting spot to gather for breakfast, lunch, high tea, and mid-afternoon sweet and savory snacks.

The menu includes pastries, paninis, Charcuterie platters, and rose petal infused café lattes. Red wine, white wine, and Champagne, when served by the bottle, is presented in a beautiful crystal-clear ice bucket. Be sure to start or finish your meal with a cup of her delicious imported Italian coffee; you will taste the difference!

Indoor and outdoor seating options, including a private roped-off corner of the café, complemented by warm service and delicious food, makes Mrs. Coco an ideal location for intimate conversations or group gatherings for 30+ people.

Mrs. Coco's Café is open 7 days a week and available for private parties by calling (702) 369-0373.

Bonjour and bon appétit!

- Monday – Friday (9:00 am – 3:00 pm)
- Saturday (8:00 am – 3:00 pm)
- Sunday (9:00 am – 3:00 pm)



Photo credits (left to right)

- Mercedes Csengeri (2020)
- Alexis Beamer (2020)
- Gentry Long (2020)

LINKS BEYOND THE LINKS

SouthShore Management

SouthShore Residential Community Association
- Marlina Short, General Manager
- Anneliese Gambo, Assistant Community Manager
- Priscilla Cisneros, Admin Coordinator
220 Grand Mediterra Blvd
Henderson NV 89011
Phone: (702) 248-7742
Fax: (702) 878-7743
SouthShore@FSRnevada.com

SouthShore Association website

Lakelasvegassouthshore.connectresident.com

Lake Las Vegas Master Association

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

SouthShore Country Club

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

Lake Las Vegas Sports Club

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

The Village at Lake Las Vegas

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

Seasons Grocery

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

A Moment in Time Events

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

Mrs. Coco's Café

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

A Chef Scott Commings Christmas Dinner



Make it a Smoked Ham or Turkey Christmas.
Will be available for pick up before noon on Christmas Eve.
Pricing and orders available this Friday December 11.

Watch Chef Scott Commings LIVE this December!
Lake Las Vegas Magazine LIVE with host Andy Gil and from the all new Varena Model Home by Woodside Homes

"Heart of Home" Live 15 minute meal cooking segment with Chef Scott Commings.

Lake Las Vegas Magazine LIVE will announce it's very special
Winter: 2020 Cover with guests Patrick Parker from Raintree Investment Corporation and Tom Heaton from the Las Vegas Review Journal.

Sunday, December 13th
5:00pm Watch LIVE on the Lake Las Vegas Facebook Page.

Malibu in December!
Join Destiny Malibu and her Lake Las Vegas friends Celebrity
Chef Scott Commings & Andy Gil for a LIVE Holiday Special.
Destiny on the holiday music, Scott on the holiday meal and
Andy Gil is just on a holiday.

Sunday, December 13th
6:00pm Watch LIVE at DestinyMalibu.com/LIVE.

