

SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy Lori Vagner



The **SouthShore Bighorn** newsletter is published 6 times a year:

- February
- April
- June
- September
- November
- December

We welcome new advertisers, value readers' comments and questions, and encourage content contributions

Please contact us at:

southshorenewsletter@yahoo.com

Nancy Campbell
Editor-in-Chief

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PRESIDENT'S MESSAGE

By Vern Jennings

DECEMBER 2021

Dear SouthShore community members,

As mentioned in my November President's letter, together we achieved a great deal in 2021, made even more remarkable given COVID constraints on in-person meetings.

That said, we now pivot our time and attention to achieving equally significant outcomes in the coming year.

In 2022, the SouthShore Board of Directors is focused on:

- Enabling all SouthShore homeowners to access CenturyLink's high-speed internet service
- Implementing the QuickPass License Plate Recognition (LPR) capability to enhance community security
- Converting the current common property landscape watering system from City of Henderson sourced water to Lake Las Vegas sourced water, thereby reducing operating costs and enhancing the health of the lake
- Engaging SouthShore residents to serve on one or more of our community's volunteer committees (see page 17 for a list of committees and current volunteers)

On the topic of volunteer committees, our Board is actively seeking SouthShore property owners in good standing who are interested in serving on the SouthShore Design Review Board (DRB).

The DRB reviews and approves all plans for new home builds, and renovations to existing homes (e.g., exterior painting, landscape changes and additions) to ensure they meet our community's documented home design standards.

To enable timely feedback to property owners and their builders, the DRB meets twice a month, and individual members devote additional time to inspect property sites and evaluate in process projects.

In 2021, the DRB approved 12 requests for new home builds, 29 requests for additions and/or changes to existing homes, and one home completed construction this year. Additionally, 136 lots remain available to build upon in 2022 and beyond.

The DRB is a Lake Las Vegas Master Association designated board and consists of five members. Two members are appointed by our SouthShore Board of Directors and three members are appointed by Raintree Investment Corporation, Lake Las Vegas' declarant. DRB members serve two-year terms, or until replaced.

To give you further insight on this important volunteer committee, please see page 13 of this newsletter where we republish our June 2021 article profiling the Design Review Board.

If you are interested in serving on the DRB, please contact Jessica Smukal, General Manager, SouthShore Residential Community Association:

- Email: Jessica.smukal@fsresidential.com
- Phone: 702 248 7742

Finally, as I conclude my last President's Message to you in 2021, Dana, my wife, and I wish you and those you love a happy holiday season, and health and good fortune for a fun and adventure-filled new year.

Dana and I consider ourselves fortunate to live in this beautiful community, and we credit dear friends, great neighbors, and an expanding circle of equally committed volunteers for the quality of life we enjoy here in SouthShore.

Season's warmest wishes to all.

Vern

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NEWS YOU NEED TO KNOW

SOLD in SouthShore in 2021

Courtesy of Cynthia Martin

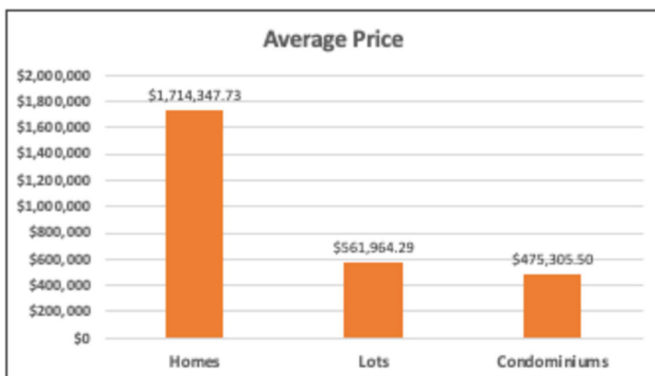
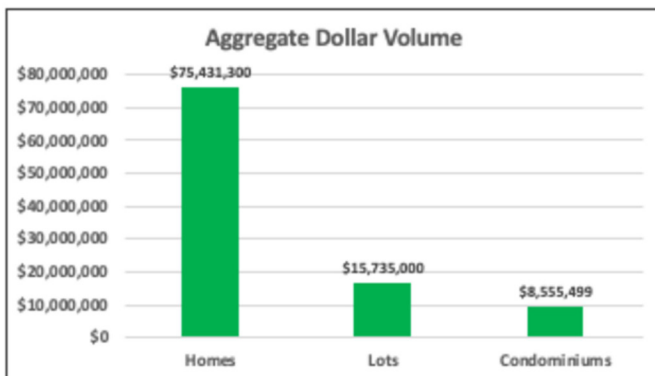
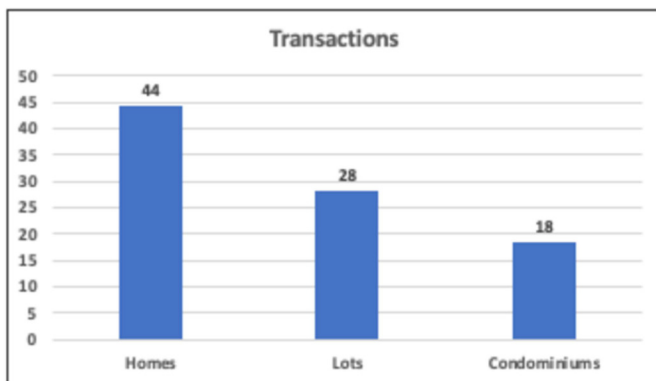
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In 2021, there were 90 real estate transactions within the gates of SouthShore, for a total dollar volume of just under \$100 million dollars.

Of the 90 transactions, 49% were homes, 31% were lots, and 20% were condominiums.

Of the \$100M, homes accounted for 76%, Lots accounted for 16%, and condominiums accounted for 9%. See below for additional details.



NOT SOLD in SouthShore in 2021

(Editor's Note: On December 4, Ted Lachowicz, Managing Partner, SouthShore Country Club, shared with the club's members and employees the status of the potential sale of the club to a third party. With full permission from Ted, below is a verbatim reprint of his message)

Dear Members and Employees,

Several months ago, we announced the potential sale of the club to Concert Golf Partners. With any sale of the club, we had three objectives; it had to be a good deal for the:

- a) Members
- b) Employees, and
- c) Residents of SouthShore

After many months of negotiations, Concert Golf withdrew from the transaction.

They had major concerns with the water shortage/cost, and several of the operating restrictions that we required be in the documents. As of today, there will be no sale of the club to Concert Golf.

This just occurred Friday, so the owners have not had a chance to meet and discuss the future.

The owners are still 100% committed to SouthShore Country Club, its members, employees, and the residents of the SouthShore Community.

For the foreseeable future, the owners will operate the Club, as we have successfully over the past 4 years.

Thank you all for your patience and understanding. Have a great Holiday season!

Ted Lachowicz

(Editor's note: Please reference our 2021 February, April, June, and September newsletter issues for individual profiles on the SouthShore Country Club)



SouthShore

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- #3 Golfweek's Best Private Courses
- #4 Best Golf Course in Nevada



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- Private beach
- Pools & Spas
- Pedal boats
- Sport courts
- Kayaks

Social & Dining

- Active social groups & clubs
- Casual to gourmet dining
- Club sponsored events

Laurie Moore, Membership Director
LMoore@SouthShoreCCLLV.com
(702) 856 – 8458

NEWS YOU NEED TO KNOW

Let's not make light of this subject

By Jessica Smukal

General Manager, SSRCA

Jessica.smukal@fsresidential | 702.248.7742

As mentioned in the June issue of our SouthShore Bighorn newsletter, SouthShore is a “Dark Sky Compliant” community.

It has been brought to our attention, some homes in SouthShore exhibit non-compliant “Dark Sky” light fixtures.

To support all property owners in complying with our community’s exterior lighting guidelines, below we provide the intent behind the guidelines, a summary of the guidelines, and examples of non-compliant fixtures.

Thank you, in advance, for protecting the overall beauty of SouthShore.

Residential Design Guidelines

Section 4.3.1 Exterior Lighting Introduction

“Lake Las Vegas’ lighting intent is to provide goals, criteria, and guidelines to accomplish safe light levels that allow the view of stars at night, as well as keep artificial exterior light to levels not exceeding that of a full moon, while at the same time integrating safety, functionality, and security.”

Summary of Guidelines

- Maximum brightness of any **single bulb** of **landscape lighting** is 35 watts. All landscape lighting shall be indirect and shielded to prevent light trespass onto adjacent lots and streets
- Maximum brightness any **exterior fixture** is 60 watts. Exposed bulbs, flood lights, spotlights, reflectors, and lenses are prohibited
- Use fixtures with bulbs or lenses with a Kelvin color temperature rating of 3300K or less, producing a warm yellow light. Fixtures that provide “white” light are prohibited.
- Colored lights or filters are unacceptable

Prohibited Light Fixtures

- Walkway Path Lights (Exhibit A): Only “downlighting” walkway path lights are permitted in Southshore. Exhibit A shows Dark Sky non-compliant light fixtures
- String Bulb Lights (Exhibit B): String lights, as shown in Exhibit B, do not possess proper shielding to prevent light trespass
- Lighting That Creates Trespass (Exhibit C): Lighting that is heavily visible from a neighboring property is considered light trespass. Exhibit C is a good example of light trespass
- Recessed Eave Lighting (Exhibit D): Exterior “can-type” recessed eave lighting is prohibited



Exhibit A

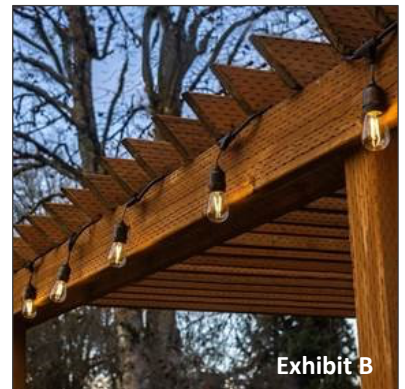


Exhibit B

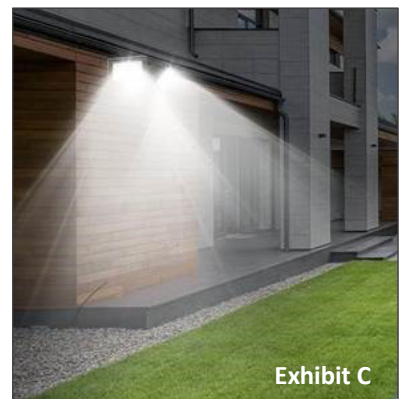


Exhibit C



Exhibit D

SOUTHSHORE 2022 BUDGET

Assessing Assessments

By Nancy Campbell

I recently asked Vicki Scott, Treasurer, SouthShore Residential Community Association, about our association’s budgeting process, how property assessments are used, and what caused the increase in 2022 dues. Below, she provides answers.

Budgeting process and cycle

Each year, July through September, our association’s Budget Committee plans and prepares a budget for the coming fiscal year (January – December). In turn, the budget is discussed, reviewed, and voted on by the association’s board of directors.

In 2021, the board approved the 2022 budget at the September 16 board meeting. Subsequently, the board instructed our management company to distribute the approved budget to all property owners for their consideration and comment. The 2022 budget was ratified on October 23.

Sources and allocation of revenue and expense

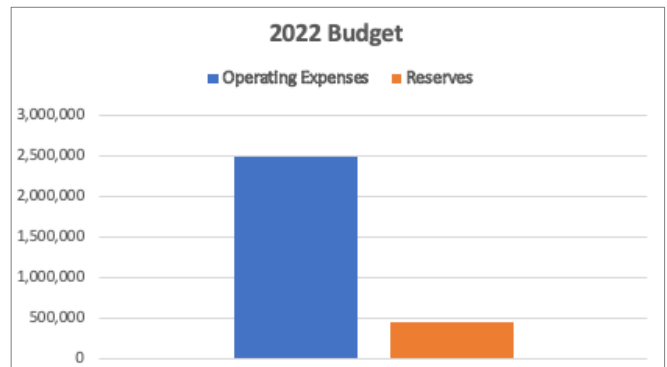
Revenue to run our community comes from four sources: property assessments paid by owners, fees paid by newsletter advertisers, interest payments from financial institutions where our money resides, and fees from violations of our CC&Rs.

In turn, these revenues are used in one of two ways: to pay operating expenses we incur throughout the year (e.g., landscape services, security services) and to fund our ‘reserves’ account, to cover inevitable and significant expenses related to the replacement and repair of the association’s capital assets (e.g., roads, pavers, buildings, security cameras, and common area fencing).

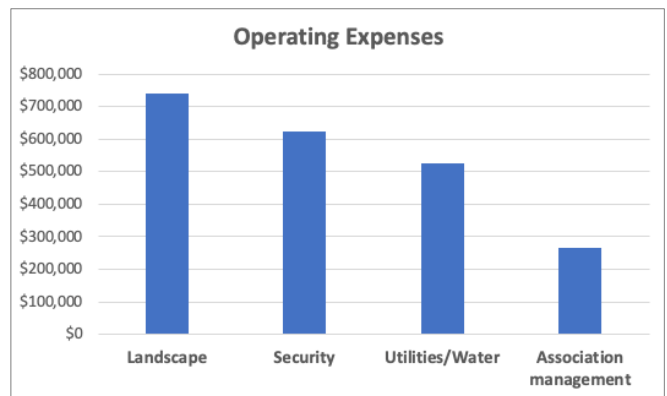
Revenue	Expenses (examples, not all inclusive)
- Property owner assessments	Operating Expenses (paid from operating budget)
- Newsletter advertising fees	- Landscape services
- Interest earned on financial assets	- Security services
- Fees from CC&R violations	- Management company services
	Capital Expenses (paid from reserves)
	- Repair and maintenance of roads
	- Repair and maintenance of buildings
	- Repair and maintenance of security cameras

Nevada law states, operating funds and reserve funds cannot be comingled, a licensed ‘reserves analyst’ must prepare the reserves fund budget, and one cannot use allocated reserves funds to cover operating expenses.

In 2022, we estimate our association will receive close to \$3M in revenue, of which 85% (\$2.55M) will be set aside to cover operating expenses, and 15% (\$450K) will be set aside for reserves.



Drilling down further, 73% of our 2022 budget (\$2.2M) is allocated to four operating expense categories (security, landscaping, water, and management salaries), and 88% of our budget (\$2.6M) is accounted for by these four expense categories and the addition of \$447K in reserves.



In 2021, the board retained a certified reserve analyst to review and update our association’s main reserves fund budget.

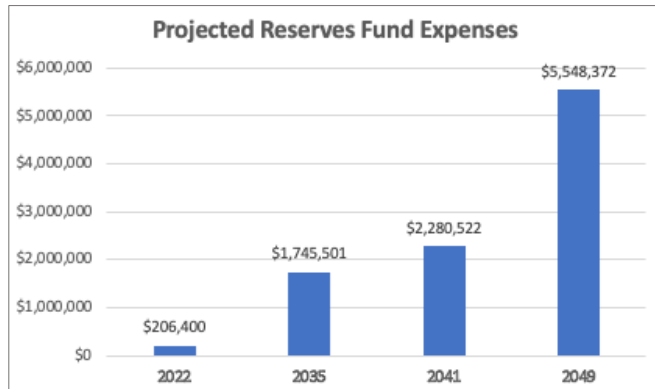
In the process, the study identified a reduced need for road maintenance/repair funds, which account for 37% of our association’s entire reserve budget.

This ‘good news’ resulted in an overall reduction to the reserves fund requirement, which, in turn, enables us to enter January 2022 with reserves funded at 106%.

That said, we will have significant reserves expenses in 2022, such as the previously delayed repair and maintenance of our roads, which will cause our funded reserve balance to drop below 100%.

It is important to note, the need for reserves funds varies year-over-year, based on the age, repair or replacement cost, and amortized life, of the capital assets covered by the reserve study.

The graph below shows the exponential demand on our reserves funds over time.



To avoid out-of-cycle ‘assessments’, funds for these capital expenses must be accumulated over time to sufficiently cover the repair or replacement costs at the time the monies are needed.

Cause for 2022 assessment increase

2022 dues increased because our operating budget has been under funded for two years. In 2020, expenses exceeded budget by \$70K, and in 2021 we expect expenses to exceed budget by \$130K.

On a short-term basis, we covered these deficits using cash on hand and monies from transition funds. However, this is not a long-term strategy.

The 2022 budget is designed to abort this downward cycle and create a net neutral income-to-expense budget for the coming year, which is appropriate given our association is a non-profit.

Needless to say, wild cards in this “net zero” budget equation include the continuing drought, the cost and our consumption of utilities such as power and water, and the rate of inflation across other products and services used by our association.

Should you have follow-on questions related to the 2022 budget you may contact Vicki or HOA management at 702 248 7742 or via email at southshore@fsrnevada.com.

2022 Assessments

SouthShore Residential main budget

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

Sub-Association budgets

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

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STRATEGIC PARTNER PROFILE

In 2020, we highlighted four real estate agent firms and their critically important role as strategic partners to SouthShore. Throughout 2021, we published four articles celebrating the 25th Anniversary of the SouthShore Country Club, another strategic partner.

*In this new series of **Strategic Partner Profiles**, we come to know the indispensable service providers to SouthShore. Although each business is unique in what “it does”, they share at least one thing in common. They operate from a spirit of trust, transparency, and flexibility, and it is in this space that ideas are generated, value is created, and strategic partnerships are made.*

Join me as we meet Roger Pinson, SouthShore Residential Community Account Manager for Securitas, the protector of our association’s people and property.



Roger Pinson
Account Manager
Roger.pinson@securitasinc.com
702 370 6359

Founded in Sweden in 1934, Securitas has grown into an international security company with over 300K employees, operating in 53 countries.

Our firm specializes in on-site, mobile, and remote guarding; electronic security; fire & safety; and corporate risk management.

Securitas North America has 90K employees, eleven of whom service the SouthShore Residential Community. Our local team consists of 10 officers and me, the community’s dedicated account manager. Each of our officers is trained in every position, though some specialize in main gate duties, and others in patrol.

The primary responsibility of the main gate and the construction gate staff is access control, using the QuickPass system to ensure only authorized vendors and guests enter the community.

The primary responsibility of the shift supervisors and patrol officers is to patrol the community in either the golf cart or motor vehicle, looking for anything that is out of the ordinary such as water leaks, open garage doors, trespassers, illegal parking, etc., and conducting stop sign and speed enforcement.

I started my 27-year law enforcement career as a Combat Security Police Specialist with the United States Air Force in Europe, where I served as an Alert Response Team leader against intruders to restricted areas, and later as an Entry Controller to the Nuclear Munitions Storage Area.

Subsequently, the Air Force sent me to Washington D.C. where I trained as a Special Agent for the Office of Special Investigations (OSI), to conduct criminal, fraud and counterintelligence investigations into all matters affecting the United States Air Force and Department of Defense.



Photo courtesy Lori Vagner

In 1986, I joined the San Diego Police Department, and upon retirement my family and I relocated to Las Vegas where I became Chief of Enforcement for the State of Nevada Transportation Authority (NTA).

In this role, I directed the law enforcement division of NTA. We conducted undercover investigations on commercial carriers, illegal household goods movers, limousine operators and taxi operators.

May 2020, I joined Securitas as Account Manager, for the SouthShore Residential Community.

What makes this job different than any other is that, at SouthShore, I am responsible for the safety of people and property, not just property. This is a focus and concern I carry with me 24 hours a day.

I thoroughly enjoy the people I work for – the community and the HOA management, and the people I work with – my fellow Securitas employees.

I appreciate how residents of SouthShore make my team and me feel as if we are welcome and valued.

If I could make one request of your readers, **I would ask residents to utilize the QuickPass system to authorize visitors and vendors to enter SouthShore.**

Utilizing the QuickPass system materially improves the rate and pace at which we can welcome homeowners' visitors and service providers to SouthShore.

For context, in November we received 2,346 calls from residents requesting we grant visitors or vendors access through one of the two main gates. We also received 1,029 calls from residents asking us to grant a visitor or vendor access through one of the sub-community gates. And our officers initiated 696 calls to locate residents and seek their approval to grant gate access to unannounced visitors.

In aggregate, that is 4,071 calls in one month, equivalent to 136 calls a day. At an average of 5 minutes a call, that equates to over 11 person hours a day, handling phone calls that would be better serviced through the QuickPass system.



VITA BELLA
WELLNESS & AESTHETICS

Holiday Greetings!

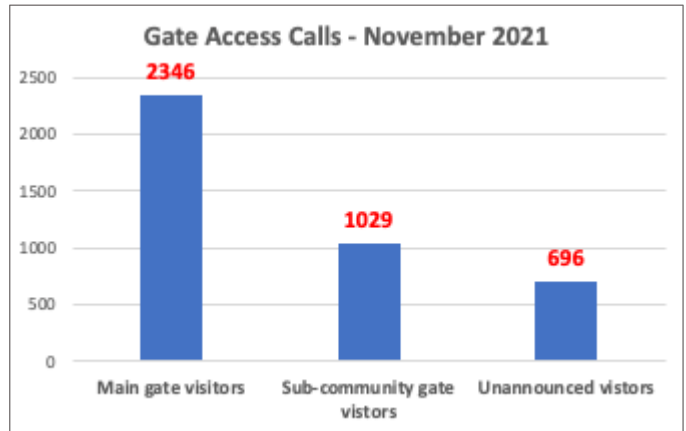
TIS THE SEASON OF GRATITUDE

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The compounding effect of taking calls rather than using available technology is unnecessary expense to the HOA, and long lines for homeowners' guests waiting to enter SouthShore.

- Roger Pinson

Editor's Note: Need assistance using QuickPass?

Visit the Securitas staff at the front gate. They will provide step-by-step instructions to access and activate the QuickPass application on your phone, and provide you assistance in doing so, if needed.

Help us better serve you!

CONTEST CELEBRATE THE SEASON IN SOUTHSHORE

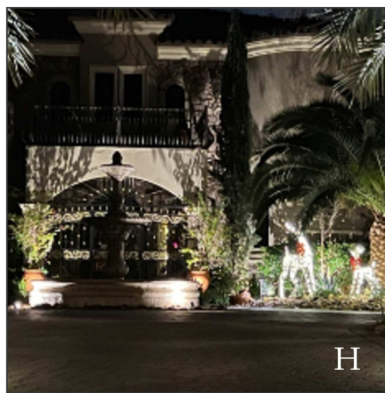
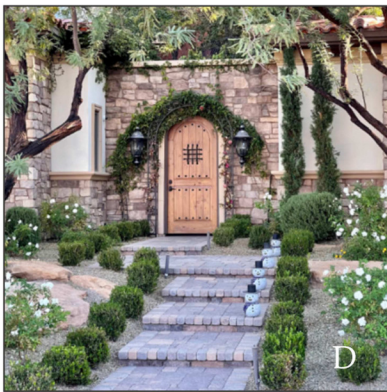
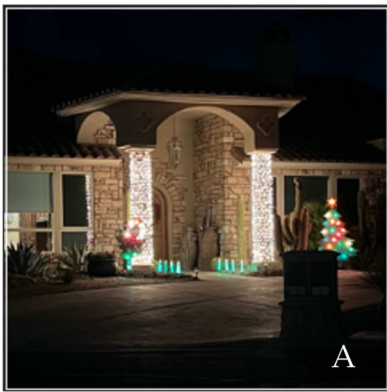
Thank you to our neighbors and friends for bringing the lights and delights of the holiday season to SouthShore. In honor of their thoughtful work and beautiful results, we are running a contest.

By January 1, cast your vote, for the “image that best depicts what it means to celebrate the season in SouthShore”. Send your ‘vote’ by email to southshorenewsletter@yahoo.com, identifying the alpha character associated with your image of choice (e.g., A, B, C...etc.)

Prizes:

- Homeowner of image receiving the most votes - \$100 Seasons Gift Card
- Homeowner of image receiving the 2nd most votes - \$75 Seasons Gift Card
- All those who cast a vote for the winning image will be entered into a raffle for a \$50 Seasons Gift Card

Winners will be announced at the January 20 Board of Directors Meeting



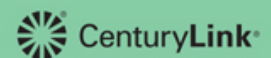


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DESIGN REVIEW BOARD

Editor's note: As referenced in this issue's President's Message, the below article is a reprint of the same article published in our June 2021 newsletter.

Our intent is to highlight the importance of the Design Review Board to all property owners and encourage you to volunteer for this committee, or any other committee of interest to you.

Design Review Board

By Jim Avery

Members

Les Crouch (Chair)
Jim Avery
Terry Devlin
Pat Evans
Dean Hampton

Purpose

Established under the Lake Las Vegas Master Association CC&Rs, the **Design Review Board (DRB)** ensures the integrity of SouthShore's home and design standards by applying the **Residential Design Guidelines (RDG)** to SouthShore.

The DRB is responsible for reviewing and approving all property-owner site improvements, revisions, alterations, and deviations to improvements, including landscaping and home construction.

Following are questions frequently asked of the DRB and their associated answers.

How are the members of the DRB assigned?

Two of the five representatives are assigned by SouthShore's board of directors. The remaining three are assigned by the Lake Las Vegas Master Association.

How often does the DRB meet?

The DRB meets on the 2nd Wednesday of every month. However, because of our recent building boom, the DRB is currently meeting twice monthly.

What are the Residential Design Guidelines (RDG) and their objectives?

The RDG include concepts to guide specific areas of consideration, such as site plans, building architecture and landscape architecture.

The RDG assist owners and architects/designers in the design, construction, and renovation of a home located in SouthShore.

Adherence to the RDG ensures all development within SouthShore maintains its high standards of design, including homes and landscapes are appropriate to the SouthShore community and its architectural image and reflect an elegant, understated, outdoor lifestyle that captures the spirit and character of Lake Las Vegas.

While adherence to the RDG ensures high design standards, the DRB encourages creativity and the innovative use of materials and unique methods of construction, as long as the final result is consistent with the RDG and overall design philosophy of SouthShore.

What are the major steps that comprise the Design Review process?

1. Pre-Design Conference and Conceptual Design Review
2. Preliminary Design Review
3. Final/Construction Document Review of Architectural Plan, Finishes, Landscape Plan, Landscape Lighting Plan
4. Inspection of completed project including installed landscaping

Are there fees and charges imposed by the DRB when I make improvements to my property?

Yes. Fees cover costs associated with the HOA staff and outside architectural and landscape consultants required to review design plans.

A deposit is also required to ensure work is completed in a timely manner and no damage is done to community property during construction. Once final inspection is completed, deposits, less any fees, or costs for damages, are refunded.

Once DRB approval is received, how long does one have to complete home construction?

Substantial work, pursuant to the approved plans and specifications, must commence within six months of receiving DRB approval.

Construction of any single-family detached residence must be completed within twelve months after commencement of construction.

The DRB recognizes the challenges of constructing a new home and is always willing to work with the property owner(s). One can request an extension from the DRB if unforeseen circumstances arise.

When it comes to landscaping, where does the HOA Landscape Committee govern vs. the DRB?

The Landscape Committee has jurisdiction over common area landscaping and homeowner and condominium property that is protected under an easement granted to the SSRCA. For the most part, these easements are in place to protect the slopes located throughout SouthShore.

The DRB has jurisdiction over landscaping on homeowner property not covered under an easement to the SSRCA.

What does one need to do if they want to remove and replace a tree or plants in their yard?

To remove, change out a tree and/or re-landscape homeowner property, one is required to complete and submit a DRB application.

No approvals are required to simply maintain your property and to replace dead plants.

Besides new construction, additions, and landscaping, what else needs DRB approval?

Anything that affects the exterior of your home and yard, whether it be front, back, sides, or roof, requires DRB review and approval.

This includes new windows, doors, garage doors, landscape changes, painting your home or walls, satellite dishes, solar panels, or the use of a dumpster for construction debris.

DRB approval is not required for home improvements not impacting the building's exterior or for yard maintenance including small plant replacement.



If one wants to paint their house, are they allowed to pick any color they want?

No. Neighborhoods located throughout SouthShore are governed under a Special Benefits Area (SBA). Some SBAs established a paint palette for the homes within their neighborhood.

To determine if your SBA has adopted a specific paint palette, contact the SouthShore HOA office for assistance. The HOA office can provide you with the approved paint palette colors for your community.

If your SBA does not have a prescribed paint palette, the paint color you select must blend into the SouthShore community and will ultimately need to be approved by the DRB.

Are activities before the DRB handled on a confidential basis?

The DRB strives to address all activities on a confidential basis. Recognizing that some activities may have a direct impact on neighboring properties, some information may be shared with impacted neighbors, as deemed appropriate by the DRB.

Where and how may I learn more about the DRB process?

To obtain a DRB application and associated "Fee Schedule" visit <http://southshorelakeslasvegas.com/>. Click on "For Residents", then click on "Applications and Forms" and scroll down to "Design Review Board Application – Property Modifications".

For additional information, contact the SouthShore HOA office via email at southshore@fsrnevada.com or phone at 702.248.7742.

UPCOMING EVENTS



Friday, December 31 (9:00 pm PT)
Fireworks Display | Over Lake Las Vegas

Sponsored by Reflection Bay Golf Club, usher in the **Year of the Tiger*** with family, friends, and new neighbors.

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

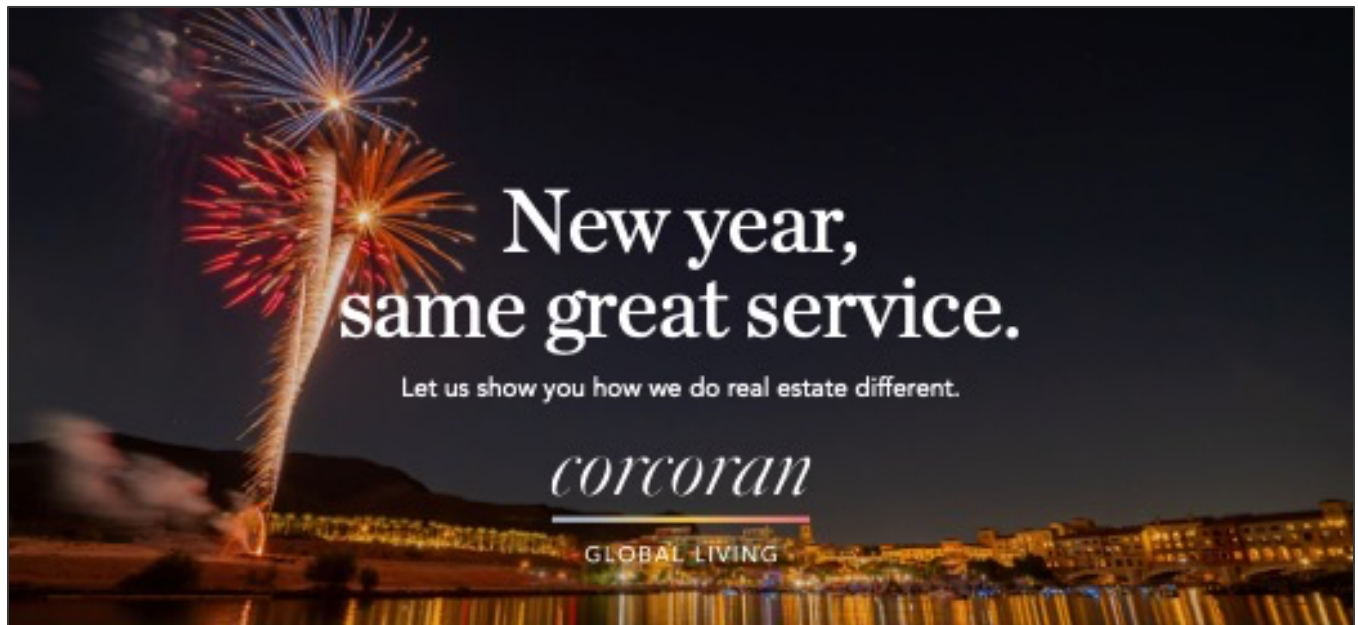


Friday, December 31 (midnight)
Fireworks Display | On the Las Vegas Strip

Eight minutes, eight Las Vegas Strip hotels, and 300,000 of your closest friends!

For the 17th year, Fireworks by Grucci will launch fireworks, including ones with pastel colors, from the rooftops of eight casinos along the Las Vegas Strip:

- Aria
- Caesars Palace
- MGM Grand
- Planet Hollywood
- Resort World
- The STRAT
- Treasure Island
- The Venetian Resort



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UPCOMING EVENTS

JANUARY

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

FEBRUARY

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

* SSCC: SouthShore Country Club

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Chairperson annotated with an asterisk *

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- Vern Jennings, President*
- Rod Isler, Vice President
- Vicki Hafen Scott, Treasurer
- Rick Phillips, Secretary
- Susie Avery, Director
- Valerie Treaster, Director

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Administrative

- Vern Jennings*
- Rick Phillips

Budget, Finance & Reserve

- Vicki Hafen Scott*
- Alex Doka
- Cathy Guibal
- Rick Phillips

Design Review Board

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

Landscape & View

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

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

southshore@fsnevada.com

702 248 7742

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

Newsletter

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

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- Vicki Hafen Scott

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NEIGHBORHOOD NOTES CHINITAS TAPAS & SUSHI

Mouths watering on Water Street

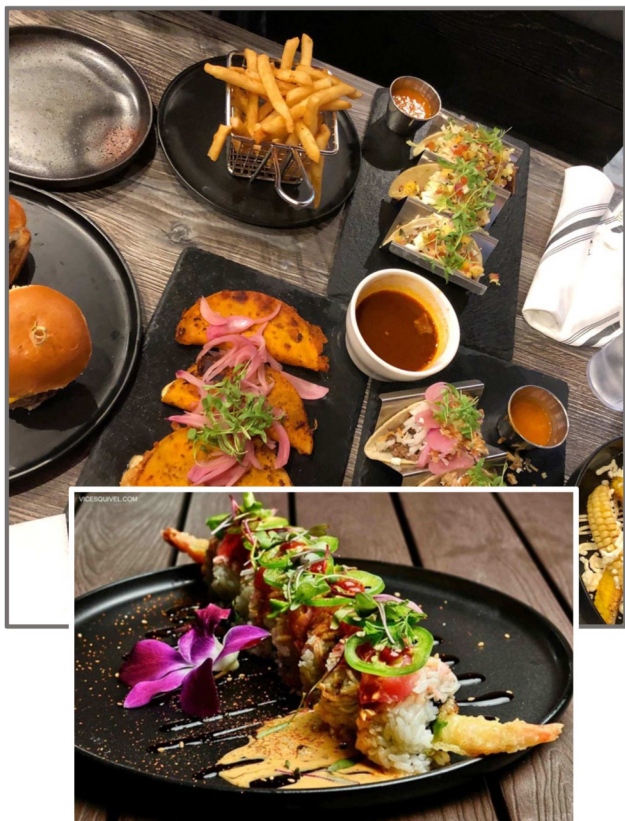
By Shakila Stahl
Newsletter Committee

Lake Las Vegas Restaurateur, Chanthy Walsh, has debuted Chinitas Tapas & Sushi, her latest culinary creation located at 147 S Water Street, Henderson, NV 89015, call 702 405 8215 for reservations.

Built from the ground up, Chinitas took over a 6,400-square-foot plot of land across from The Pass Casino, and Rainbow Club & Casino.

Chinitas' menu provides Asian and Latin fusion flavors across beloved dishes from tapas and sushi. A full bar, a small stage for live music, and an upper-level space for banquets and private events, add ample options to the dining experience.

Patrons enjoy the eclectic mix of cocktails and gastronomic delights. The menu's combined savory flavors of Mexican and Asian cuisine have everyone excited as plates arrive to the table—representing the best of what both food profiles have to offer.



Although each dish is different, the experience of a colorful burst of flavor for each dish will remain the same. Some fan favorites include mouthwatering short rib tacos, wagyu beef sliders, and “corn” ribs.

Chanthy Walsh is also the proud owner of two longstanding, celebrated Lake Las Vegas restaurants: Sonrisa Grill and Tokyo Social House (formerly known as OneFive Lakeside).

Walsh's entrepreneurial excellence stems from her incredible work ethic as a proud American immigrant from Cambodia. Facing several perils in a devastating era for her country, Walsh escaped the turmoil for better opportunities in America. Once in the United States, Walsh worked tirelessly in the restaurant industry—an industry she had tremendous passion for and ultimately, big dreams.

The restaurant's name, Chinitas, stems from Walsh's first years in the states. As she began her career in restaurants, Walsh often took entry level positions in the kitchen to learn the craft and gain experience. Among her peers were many Latinos who adoringly called Chanthy “Chinita”, slang for sweet Asian girl. After many fond memories from her early start in the industry, Walsh is proud to call her restaurant Chinitas, in homage to her colleagues and their culture's delicious food.

Chinitas is open Tuesday thru Sunday for lunch and dinner. Chinitas also has a fabulous happy hour with food and drink specials Tuesday thru Thursday, from 3:00 pm – 6:00 pm, and a reverse happy hour Friday thru Sunday, from 7:30 pm - 10:00 pm.

Chinitas Tapas & Sushi

147 South Water Street
Henderson, NV 89015
702 405 8215
info@chinitasrestaurant.com

Sunday - Thursday: 11:00 am - 9:00 pm

Friday - Saturday: 11:00 am - 10:00 pm

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LINKS BEYOND THE LINKS

HOMEOWNER ASSOCIATIONS

Lake Las Vegas Master Association

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

SouthShore Residential Community Association

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

Mantova Homeowners Association

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

SouthShore Golf Villas Homeowners Association

> Lori Brenner, Manager
259 N. Pecos Road #100
Henderson, NV 89074
Phone: 702 736 9450

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SouthShore Country Club

100 Strada Di Circolo
Phone: 702 856 8458
www.southshoreccllv.com

Reflection Bay Golf Club

75 Montelago Boulevard
Phone: 702 740 4653
www.reflectionbaygolf.com

Lake Las Vegas Sports Club

101 Via Vin Santo
Phone: 702 568 1963
llvsport@lakelasvegas.com

HOTELS

Hilton Lake Las Vegas Resort & Spa

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

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

The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard
Phone: 702 567 6000
marriott.com

DINING

Bellalinda Gelateria Italiana (Gelato and sweets)

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

Café Du Lac (Traditional French Café)

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

Luna Rossa (Authentic Italian)

10 Via Bel Canto
Phone: 702 568 9921
lunarossallv.com

Mimi & Coco Bistro (Continental Cuisine)

40 Costa Di Lago
Phone: 702 382 7900
mimicocorestaurant.com

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

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

One5 Lakeside (Asian Grill)

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

The Pub (Sports bar and comfort food)

40 Via Bel Canto, Suite 100

Phone: 702 567 8002

thepublv.com

Rocky Mountain Chocolate Factory (Sweet treats)

20 Via Bel Canto, Suite 100

Phone: 702 547 1000

rmcflv.com

Seasons Market (Beautifully stocked grocery store)

20 Costa Di Lago #120

Phone: 702 898 0145

seasons@lakelasvegas.com

The Speakeasy (1920's lounge & cigar bar)

10 Via Brianza, Suite 110

Phone: 702 564 0110

<https://The-speakeasy-lounge.business.site>

Sonrisa Grill (Mexican)

30 Via Brianza, Suite 100

Phone: 702 568 6870

sonrisagrill.com

Vino Del Lago Wine & Jazz Lounge (Wine Lounge)

25 Via Brianza, Suite 100

Phone: 702 474 0357

<http://vinodellago.com/>

OTHER SERVICES

A Moment in Time Events (Create your own event)

30 Via Brianza Street

Phone: 702 328 4457

amomentintimellv.com

Lake Las Vegas Water Sports

15 Costa Di Lago Street

Phone: 702 600 9860

lakelasvegaswatersports.com

Mint Locker (laundry & dry-cleaning services)

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20 Costa Di Lago #120

Phone: 702 800 5904

mintlocker.com

COMING IN 2022

La Belle Peau (laser & aesthetic services)

20 Via Bel Canto, Suite 130

Phone: to be announced

Labelleoc.com

Once Upon a Nail Salon (manicure & pedicure salon)

25 Via Bel Canto, Suite 110

Phone: 978 335 8166

Onceuponanailsalon.com

Pariz Salon (full service L'Oreal Professional Salon)

25 Via Bel Canto, Suite 120

Phone: 725 529 HAIR (4247)

The SouthShore Newsletter Committee thanks the below individuals and organizations
for their contribution to our publication in 2021
- Nancy Campbell, Editor-in-Chief

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