

SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy of Lori Vagner

PRESIDENT'S LETTER

DECEMBER 2023

By Vern Jennings

As I write my final President's Letter for the year, I want to share with you a few notable highlights of what we, as a community, achieved together these past 12 months.

I also want to take this opportunity to recognize and appreciate the invaluable contribution made by our management staff and service providers, the 24 volunteers who serve on our seven volunteer committees, and my peer board members for their dedication and collaboration in support of the owners of our 787 dues paying units.

At the conclusion of this letter, I thank Nancy Campbell who, after four years of service, is stepping down as Editor-in-Chief of the SouthShore newsletter effective January 2024. Should you wish to do the same, you may reach Nancy via email at southshorenewsletter@yahoo.com.

Achievements

In 2023, we focused on three areas of broad-based benefit to all homeowners: increased security, enhanced services, and continued financial strength and stability. Below is a brief description of each.

Increased Security

We increased security and reduced expense by installing pan-tilt-zoom (PTZ) cameras at both the back gate and dam area. The cameras tie into motion detectors that recognize large object movement, such as a person or car. At the back gate, once motion is detected, an audible alarm sounds in the main gate house alerting the officer on duty of a potential intrusion.

The system allows the officer to focus the camera on the potential intruder, issue voice warnings over a loudspeaker, and dispatch our community's roving security officer to further investigate the situation.

WISHING YOU
A HEALTHY
& HAPPY
HOLIDAY SEASON

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Once this system was implemented and tested, we discontinued the expense of a temporary security rover at the back gate.

Additionally, we now have an intercom system for the back gate whereby an individual at the back gate needing assistance after hours can contact the main gate directly and talk to the officer on duty.

Finally, and of equal importance, as safety and security remain a high priority for all of us, Chad Romero, Security Manager with Marksman (our on-site security company), has established a strong and close working relationship with the City of Henderson Police Department.

That, combined with increased diligence on the part of our security officers to effectively use the QuickPass entry system and always require proper identification upon entry, has significantly improved our community safety and security.

Enhanced Services

In response to changing times and increased need, in 2023, we enabled all SouthShore property owners to gain access to CenturyLink's fiber optic high-speed internet service, providing upload and download speeds of up to 940 megabits per second. This new offering materially improves service reliability, functionality, and speed, in comparison to older technologies.

To further enhance service to homeowners, this year SouthShore entered into a definitive agreement with Cox Cable, which acquired the assets of Lake Las Vegas Communication. Under the terms of this agreement, by year-end 2024, SouthShore residents will have a second option for high-speed internet service within our community.

Financial Strength and Stability

To avoid state issued penalties, reduce operating costs (of which water is our single largest line item), and secure the maximum rebate amount possible, we commenced converting 198,000 square feet of non-functional grass into desert landscape.

Taking this action this year secured for SouthShore homeowners \$45,000 in City of Henderson rebates which will not be available in 2024.

Equally importantly, due to the strength of our community's balance sheet, operating statement, and reserve fund, we are able to fund the totality of this \$1.246 million turf-conversion project without levying a special assessment on property owners.

To further protect our financial resources, in March, in partnership with the Master Association and the Lake Las Vegas Presidents Club, we launched a successful Lake Las Vegas community-wide "write-in" campaign, securing Henderson City Council's unanimous vote in favor of reducing current raw and reclaimed water rates, and tying any rate increases during the period of 2026 through 2030 to the same rate increase in potable water rates in the given year.

Thank you

As previously mentioned, after four years, 26 issues, and over 500 pages of content, Nancy Campbell will resign as Editor-in-Chief of the SouthShore newsletter effective January 2024.

Fall of 2019, Nancy joined the Newsletter Committee, initially as a roving reporter. Over time, Nancy saw opportunities to improve the quality of the publication while reducing the cost of production. This led Nancy to learn how to layout a newsletter and take the newsletter completely online, saving our association \$114,000 in production costs over the past four years.

In parallel, as the quality and timeliness of the newsletter improved, the advertising base grew to 17 unique advertisers contributing over \$45,000 in advertising revenue.

Combining the \$114K in cost savings with the \$45K in advertising revenue resulted in \$159K of financial benefit to our community, equivalent to the revenue our association receives from 39 full-assessment dues paying members, without any burden on operations or infrastructure.

Thanks to Nancy's leadership, Lori Vagner's exceptional award-winning photography, and newsworthy content contributed by a myriad of authors, including Jim Anderson, Devone Donley, Kathy Freberg, Cynthia Martin, Trish Nash, Jack Niland, Heather O'Brien, Tom Shaker, Reba St. Clair, Shakila Stahl, Paul Trapp, Ava Zedelmayer, Police Officer Alex Alcantara, and the chairpersons of each of our volunteer committees, interest in our newsletter grew well beyond the bounds of SouthShore.

Frequently, we receive requests from the Master Association, the Presidents Club of Lake Las Vegas, local business owners, real estate agents, and Seasons Grocery in the Village, to republish portions of our newsletter's content relevant to the broader Lake Las Vegas community.

In addition to Nancy's contribution to our newsletter, I have often called on Nancy to assist with other forms of communication to our homeowners, including several turf-conversion related town hall meetings, and the recent Candidates Forum.

A few weeks back, I asked Nancy why she chose to volunteer for the Newsletter Committee.

I came to learn this allowed her to work on the newsletter in her evening hours while working full-time for IBM as Director of External Engagement for IBM Research. Worth noting, she recently spearheaded the global launch of the Artificial Intelligence Alliance, in partnership with Meta and 50 other alliance members. (Reference <https://thealliance.ai/>)

Nancy also serves as an advisor to the 30+ members of the Lake Las Vegas Presidents Club, and quarterly she publishes the *Lake Las Vegas Service Providers Directory*, profiling businesses servicing our community.

Please join me in thanking Nancy for her past contribution to our community and I look forward to her future involvement, as her time and interest permit.

Effective January 2024, Vicki Scott assumes the role of Chairperson, SouthShore Newsletter Committee. If you are interested in volunteering for this committee or have suggestions for the newsletter, please send an email to Vicki via southshore@primenv.com.

In closing, Dana and I wish you a warm and wonderful holiday season and I look forward to working with all of you in the coming new year. – Kindly, Vern



Photo courtesy of Fred Markus



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NEWS YOU NEED TO KNOW

2024 Association Assessments

On November 16, the board approved below association assessments for 2024. Note: main and half-dues assessments remain unchanged year-over-year.

2024 ASSOCIATION ASSESSMENTS

Main	Lots	Monthly	Δ Y/Y
Full dues	689	\$339.67	N/C
Half dues	98	\$169.83	N/C

SBA			
Bella Vivente	41	\$210.00	N/C
Carmenere	8	\$101.00	\$2.67
Marseilles (ful	48	\$4.80	\$0.80
Marseilles (ha	43	\$2.40	\$0.40
Mira Monte	23	\$456.67	\$30.00
Porto Cielo	72	\$9.60	N/C
Porto Villagios	36	\$4.67	N/C
Siena	49	\$5.33	N/C

To avoid late fees, make your monthly assessment payment on or before the first day of each month using one of the below four (4) payment options:

Option 1: online at

<https://onlinepay.allianceassociationbank.com/>

Follow instructions on the website and reference:

- Management ID: 2005
- Association ID: SOS
- Owner Account #: (contact HOA office if you need this information provided to you)

Option 2: mail payment to Lake Las Vegas SouthShore Residential Community Association

- c/o Prime Community Management Processing Center
- P.O. BOX 96805, Las Vegas, NV 89196-6805

Option 3: drop payment off at HOA office

- 220 Grand Mediterra Boulevard

Option 4: automatic electronic debit

This payment option must be set-up through the HOA office, and requires:

- An account with a zero balance
- Voided check
- Completion of Electronic Debit Authorization form

Community Engagement

One of the most valuable contributions any property owner can make to our community is to vote in our annual Board of Directors election, which usually takes place the third week of October.

For the most recent election, 741 ballots were mailed out and 189 were returned. This equates to a 25% participation rate.

Of the 189 returned ballots, 12 (6%) were deemed invalid for one of three reasons:

- The ballot was not sealed within the provided "secret ballot" envelope
- More votes were cast than allowed (e.g., this recent election allowed for two votes to be cast per ballot)
- The candidate selection was unclear, voiding the entire ballot

Be part of what makes SouthShore, SouthShore – vote!

Three Kids Mine

On November 21, the Henderson City Council approved Lakemoor Ventures LLC cleanup of Three Kids mine, a 100-year-old, one-thousand acre mine near Lake Las Vegas, for the future development of 3,000 homes.

In 2024, Broadbent & Associates, an environmental consulting and engineering firm, will prepare the ground for development by removing any asbestos, and then burying all other contaminants under clean soil.

Subsequently, Pulte Homes of Nevada will build out the community. Home sales are expected to commence in late-2025.

The Nevada Department of Environmental Protection (NDEP) will install air quality monitors in and around the mine to alert them should toxic air particles exceed the approved health tolerance.

Additional project details may be found at <https://www.threekidsmine.com/>.

POLICIES & PROCEDURES

SouthShore Board Meeting

By Nancy Campbell

Editor-in-Chief, SouthShore Newsletter

Below are highlights from the November 16 Board of Directors meeting. Greater details, including minutes, supporting materials, and a recording of the meeting, are available by contacting SouthShore management at southshore@primenv.com.

Committee Reports

Finance (last reported on September 30, 2023)

- **Balance Sheet.** The association has \$4.7M in cash, of which \$249K is in the transition fund, \$1.36M is in operating cash, and \$2.6M in the main reserve account, equating to 98.5% reserve fund coverage.
- **Income & Expense.** Year-to-date revenue is \$2.3M. With operating expenses at \$1.9M and funding the reserve account with \$348K, the association has net positive income of \$93K.
- **Delinquent Accounts.** Net active accounts receivable is \$70K, 2% of the association's \$3M annual operating budget.

Landscape

Following a detailed two-hour inspection of Phase 1 of SouthShore's turf conversion project, Southern Nevada Water Authority (SNWA) proclaimed "Job well done!"

As such, SNWA approved SouthShore to receive \$162,703 in rebates (approximately \$118K from SNWA and \$45K from the City of Henderson) against a Phase 1 cost of \$401,533. Had SouthShore delayed Phase 1 into next year, we would have lost the \$45K in City of Henderson funding, as the city has announced it will cease rebates effective 2024.

Phase 2, part A, projected to cost \$573,139 with rebates totaling \$126,104 is scheduled to conclude this year.

Phase 2, part B, projected to cost \$270,591 with rebates totaling \$70,062 will be completed by spring 2024.

At the project's conclusion, SouthShore will have removed 198K sqft. of grass at a total cost of \$1.246M, with SNWA and City of Henderson rebates totaling \$359K, approximately 29% of the total cost.



Security

Chad Romero, Markman Security, confirmed receipt of a new radar gun to help enforce speed limits within SouthShore, specifically, 30 MPH on Grand Mediterra Boulevard and 20 MPH within each of the sub-communities.

Chad once again reminded SouthShore residents to contact security (702 558 2932) if they see a broken sprinkler head casting water onto the street or sidewalk.

Design Review Board

Thirteen new home builds and 83 renovations or remodels are currently under review.

Other items of interest

Cox Cable: SouthShore and Cox Cable have entered into a definitive agreement which provides SouthShore homeowners with a second choice for high-speed internet service within our community by year-end 2024.

Lake water irrigation engineering project: the Board approved up to \$10,000 in funding to hire a third-party consultant to assist SouthShore in devising a plan to convert more of its landscape irrigation water from city water at \$6.60/1,000 gal. to lake water at \$1.60/1,000 gal.

Streetlights: the Board approved \$29,295 in reserve funds to paint hardware on 96 light poles throughout the community, and an additional \$2,560 to replace a damaged streetlight canopy within Mira Monte.

COMMUNITY CORNER BOARD OF DIRECTORS (2023 - 2024)

Following the SouthShore Board of Directors election on Saturday, October 21, I asked our newly seated board to share with me a bit about their background, how they came to SouthShore, and their priorities as a board member.

Vern Jennings, Vicki Scott, and Sam Schmidt are serving the second year of their respective two-year terms. Henri Cuddihy and Paul Trapp, newly elected to the board, are filling positions recently vacated by Rod Isler and Rick Phillips, who completed their terms of service.

Please join me in thanking all board members, past and present, for volunteering to serve our community. – Editor



Vern Jennings
President

Chair of the Administrative, Policy, and Security Committees

Born and raised in Reno, Vern graduated from University of Nevada at Reno.

In 1978, Vern started his 32-year career with Harrah's Entertainment Company and met Dana, now his wife.

Starting as a parking attendant, over time, Vern took on a variety of increasing leadership positions, including human resources, resort operations, and business development.

Prior to SouthShore, Vern, Dana, and their three children lived in St. Louis, Missouri. In 2002, Vern and Dana purchased land in SouthShore and two years later moved into their new home.

Vern says of living in SouthShore, "the people here are the most kind, generous, and friendly we have ever lived around."

As board president, Vern encourages all homeowners to participate in our community's decision-making process in one or more of the following ways:

- Join one of SouthShore's volunteer committees (e.g., Finance & Budget, Landscape & View, Newsletter, Policy, and Security)
- Serve on the Design Review Board
- Attend monthly board meetings, vote in the annual election, and participate in periodic town halls



Vicki Hafen Scott
Vice President

Chair of the Landscape and Newsletter Committees

Vicki grew up in Pahrump, Nevada into a 3rd generation southern Nevada family.

She obtained her bachelor's degree and, subsequently, Master of Education Administration, from UNLV.

Vicki started her career as a high school teacher, went on to own a financial services firm, and presently provides asset and operational management services to a variety of family-owned companies.

After living in San Diego for 20 years and northern Nevada for ten, Vicki and Richard, her husband, moved to SouthShore in 1998.

Starting in 2001, Vicki has served an aggregate of 14+ years on SouthShore's board of directors. Vicki says, "I love the small-town atmosphere of SouthShore and the friendly and helpful residents across the Lake Las Vegas community."

During her most recent term, 2020 to present, Vicki served as Treasurer and sought ways to keep our association's dues as low as possible by identifying incremental sources of income (e.g., higher interest-bearing financial accounts) and reducing water consumption, our association's single largest expense, through the turf conversion project.

In 2024, Vicki is focused on converting as much as possible of our landscape water from city water to lake water, reducing cost per gallon by almost two thirds.



Henri Cuddihy
Treasurer
 Chair of the Finance & Budget Committee

Born and raised in New York, Henri graduated from New York University in 1969.

He went on to attend medical school at the University of Alabama and train in emergency medicine at Los Angeles County-USC Medical Center. He later trained in occupational and environmental medicine at UC San Francisco.

Henri joined an occupational medical practice, later assuming the position of administrator over multiple clinics and expanded into urgent care. He also started a consulting business for safety and loss control with large employers and insurance carriers.

In 2000, Henri and Lynn, his wife, moved to Iowa where Henri assumed a faculty position and, he says, "shoveled snow" for 11 years.

Upon retiring in 2011, Henri and Lynn moved to SouthShore to shovel only sunshine, live half-way between their two children, and have an international airport nearby. Henri says, "finding this friendly and diverse community was a fantastic bonus."

Henri previously served as Treasurer of the SouthShore Board for four years and, during that time, chaired the finance and security committees.

Henri says he rejoined SouthShore's board "to give back to our community, help hold expenses down, and encourage the next generation of volunteers."

2024 SCHEDULED BOARD MEETINGS	
January 18 (Th) 10:00 am	September 19 (Th) 10:00 am
March 16 (Sa) 10:00 am	October 19 (Sa) 10:00 am
May 16 (Th) 10:00 am	October 24 (Th) 9:00 am
July 18 (Th) 10:00 am	November 21 (Th) 10:00 am



Paul Trapp
Secretary
 Member of the Landscape and Security Committees

Born and raised in Southern California, Paul graduated from Brigham Young University and received his Bachelor of Science in Business Management.

For 36 years, Paul had a career in commercial real estate, involving development, management and leasing shopping centers, regional malls, lifestyle centers, apartments and office buildings.

Paul is married to Michelle Trapp, a midwife and nurse practitioner specializing in women's health, and together they share a blended family of five children.

In 2013, Paul and Michelle purchased a condominium in Mantova, which became their monthly getaway from Orange County. Upon retirement in 2016, Paul and Michelle relocated full-time to SouthShore.

Over the last seven years, four of their five children have relocated from California to Southern Nevada and three of them live in Lake Las Vegas.

Paul has been a member of the SouthShore Landscape Committee for 3 years, and previously served on the Lake Las Vegas Master Association Village Vision Committee.

Paul believes SouthShore "is a special and unique community not found anywhere in the Las Vegas Valley or in the West."

As a board member, Paul wants to:

- Focus on landscape and water issues, as the water use laws and regulations change.
- Maintain safety and security, as the population in SouthShore and Lake Las Vegas grow over the coming years.
- Ensure compliance with our community's exterior lighting guidelines in order to protect views of the night sky.



Sam Schmidt
Director
 Member of the Finance
 Committee

Born in Lincoln, Nebraska, Sam moved to California as a toddler. He attended Pepperdine University, where he received a Bachelor of

Science in Business Administration in 1986, and a Master of Business Administration in International Finance in 1987.

Following graduation, he became a hospital administrator, and purchased his father's auto parts company in 1989 to fund his amateur racing career.

In 1993, Sam won the Sports Car Club of America (SCCA) National Championship in the F2000 series.

In 1995, Sam began racing professionally and won, "Rookie of the Year" in the USAR Hooters Pro Cup Series.

September 1999, Sam netted his first professional victory at Las Vegas Motor Speedway, while racing with the Indy Racing League (IRL),

A few months later, on January 6, 2000, Sam had a horrific accident at Walt Disney World Speedway that rendered him a quadriplegic.

In spite of the accident, Sam remains passionate about the sport and has gone on to found **Sam Schmidt Motorsports**, the most successful team in the history of the Firestone Indy Lights Series, and **Conquer Paralysis Now**, formerly known as the Sam Schmidt Paralysis Foundation.

Sam and Sheila, his wife of 29 years, have been SouthShore property owners since 1995, purchased their current homesite in 2003, and moved in 2008.

As a board member, Sam is focused on increasing property values in SouthShore. To this end, he is prioritizing his time and attention on security and fiscal accountability.



HAPPY HOLIDAYS TO YOU & YOURS!



Wishing you a relaxing holiday season full of gratitude & love.



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SIGNATURE EVENTS



Saturday, December 23 (4:00 pm – 7:00 pm)

APRICOT LANE

Sip & Shop

25 Via Bel Canto Suite 100, Henderson, NV 89011

- The last Sip & Shop for the year! Join us for lite bites, holiday beverages, and ample cheer.



Through Sunday, December 31 (5:00 pm – 10:00 pm)

ETHAL M CHOCLATES

30th Annual Holiday Cactus Garden Lights

2 Cactus Garden Drive, Henderson, NV 89014

- Nevada's largest botanical cactus garden, decorated with over a million Christmas lights and holiday décor. Enjoy our famous hot chocolate and grab a bite from our food truck.
- Reservations are not required, but there is a **\$2 entrance fee per person**. We accept cash and credit card.



Sunday, December 31 (9:00 pm – 9:15 pm)

FRIENDS, FUN, and FIREWORKS

Lake Las Vegas

- Free and open to the public
- Fireworks will be launched from a barge outside of Reflection Bay Cove
- Add to the festivities with dinner at one of the Village's many restaurants



Wednesday, January 17 (8:00 am)

MEET CITY COUNCILMAN JIM SEEBOCK

Medici Café and Terrace

Hilton Lake Las Vegas

1610 Lake Las Vegas Parkway, Henderson, NV 89011

UPCOMING EVENTS

DECEMBER

21 (Thursday)	8:00 am	Executive Session (if needed)	SSCC
22 (Friday)	3:00 pm	Office closed for Christmas	HOA Office
25 (Monday)	All Day	Office closed for Christmas	HOA Office
27 (Wednesday)	11:00 am	Design Review Board	SSCC
29 (Friday)	3:00 pm	Officed closed for New Year's	HOA Office

JANUARY

01 (Monday)	All Day	Office closed for New Year's	HOA Office
08 (Monday)	9:00 am	Landscape Committee	HOA Office
10 (Wednesday)	11:00 am	Design Review Board	SSCC
	11:00 am	Master Association Board Meeting	Westin Lake Las Vegas
18 (Thursday)	10:00 am	SouthShore Board Meeting	SSCC
24 (Wednesday)	11:00 am	Design Review Board	SSCC

LEGEND

- SSCC (SouthShore Country Club)



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BOARD & COMMITTEE VOLUNTEERS

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." - Margaret Mead

BOARD OF DIRECTORS

Vern Jennings, President*

Vicki Hafen-Scott, Vice President

Henri Cuddihy, Treasurer

Paul Trapp, Secretary

Sam Schmidt, Director

VOLUNTEER COMMITTEES

Administrative

- Vern Jennings*
- Henri Cuddihy

Design Review Board

- Les Crouch*
- Jim Avery (SSRCA appointee)
- Pat Evans (SSRCA appointee)
- Jerry Mansfield
- Cody Winterton

Finance & Budget

- Henri Cuddihy*
- Sam Schmidt

Landscape & View

- Vicki Hafen-Scott*
- Sheryl Alexander
- Myrna Frame
- Barbara Gunn
- Francoise Markus
- Reba St. Clair
- Paul Trapp
- Erik Zedelmayer

Newsletter

- Vicki Hafen-Scott*
- Vern Jennings
- Lori Vagner
- Ava Zedelmayer

Policies

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

Safety, Security & Access

- Vern Jennings*
- Kathy Freberg
- Francoise Markus
- Bruce Thacher
- Paul Trapp

* Chairperson annotated with an asterisk. Please contact management office if you are interested in volunteering for one or more of the above committees (southshore@primenv.com or 702 248 7742).

Master Association Board Meeting

By Nancy Campbell

Editor-in-Chief, Newsletter Committee

On October 11, the Lake Las Vegas Master Association held its Q4'2023 Board of Directors Meeting. Below are highlights from that meeting.

Greater details, including minutes, supporting materials, and a recording of the meeting, are available by contacting Lake Las Vegas Master Association management at info@lakelasvegas.com.

2024 Operating Budget

In spite of increased costs associated with insurance, security services, and the state mandate to remove non-functional turf, and with an increase in dues paying homeowners, membership assessments remain at \$153.00/per month, unchanged from 2023.

Reserve Budget

In contrast to the operating budget, which is for daily/weekly/monthly expenses associated with operating the association, the reserve budget is for anticipated expenses associated with the repair and/or replacement of major common area assets. For 2024, the reserve study anticipates \$757K in repairs.

The reserve study is updated annually, with a full audit performed every five years. The next full audit will take place in 2025.

Lake Las Vegas Flood

On September 1, Lake Las Vegas (LLV) experienced the 3rd largest storm in its history, with 18,000 cubic feet per second (cfs) of water flowing from the Las Vegas Wash into our lake, in contrast to its normal water flow of 300 cfs (*editor's note: one cubic foot is equivalent to 7.48 gallons per second*).

This rate of water flow rightfully and successfully triggered emergency response procedures: the City of Henderson dispatched six police officers, the entire local fire department, and City Councilman Jim Seebock and City Manager Richard Derrick came on-site to help direct traffic and further support the first responders.

The scale of upstream debris (including 30 full-sized trees) flowing into LLV was unprecedented. For the past six weeks, a 14-person clean-up crew has been on-site every day removing refuse from the lake's surface and undertaking the tedious task of clearing debris from under and around docked boats, barges, and home fronts.

The master association is working with Clark County and the City of Henderson on a long-term plan to install debris booms upriver to catch waste before it reaches our lake.

Non-functional Grass

The state mandate to remove non-functional grass is estimated to cost LLV \$5M. Rebates are projected to be \$2M, leaving a \$3M budget deficit.

That said, the association established a homeowner-led committee to help identify potential locations for additional "functional grass" areas (e.g., putting greens, short-game practice areas, and parkettes) to help reduce the amount of grass removed and add to the beauty of Lake Las Vegas.

Answers to Homeowner Questions

- A dedicated golf cart trail is planned to run the full length of Lake Las Vegas Parkway, all the way down to the Village.
- The City of Henderson is planning to reroute Galleria Drive to intersect with Lake Las Vegas Parkway at Strada Di Villaggio and replace the current T-intersection with a traffic roundabout. A grocery store, intended to replace Seasons Grocery, will sit on the intersection's northwest corner.
- At full buildout, LLV will consist of 6,600 home sites. Presently, there are approximately 3,400 homes. By law, the declarant remains fiduciarily responsible for LLV until at least 90% buildout, e.g., 5,940 homes (*editor's note: under current economic conditions and building and labor supply constraints, 350-400 homes are being built a year*).
- 2024 board meetings are tentatively scheduled for January 10, April 10, July 10, and October 9.

LINKS BEYOND THE LINKS

LAKE LAS VEGAS MASTER ASSOCIATION

(Taylor Association Management)
1600 Lake Las Vegas Parkway
Phone: 702 568 7948
Jeremy Johnson, General Manager
Email: jjohnson@lakelasvegas.com

SOUTHSHORE RESIDENTIAL COMMUNITY ASSOCIATION

(Prime Community Management)
220 Grand Mediterra Blvd
Phone: 702 248 7742
Tasha Davila, General Manager
Email: tdavila@primenv.com
Email: southshorenewsletter@yahoo.com
Website: ssliv.com

MANTOVA HOMEOWNERS ASSOCIATION

(First Service Residential)
25 Via Mantova, Unit 2
Phone: 702 566 0013
Michelle Wolven, Community Manager
Email: michelle.wolven@fsresidential.com

SOUTHSHORE GOLF VILLAS HOMEOWNERS ASSOCIATION

(Nicklin Community Management Services)
375 N Stephanie St, Suite 911
Henderson, NV 89014
Phone: 702 851 7660 x2211
Amanda Miles, Community Manager
Email: amiles@nicklincm.com


LAKE LAS VEGAS SERVICE PROVIDERS DIRECTORY

Click [here](#) for a list of hotels, restaurants, news home developments, and other services for Lake Las Vegas residents

Lake Las Vegas - Community Patrol
702 249 5086

Lake Las Vegas - Lake Patrol
702 682 6932

Lake Las Vegas - Marina
661 204 9198



Thank you for the honor and pleasure it has been for me
to work with so many of you over these past four years.

Nancy Campbell
Editor-in-Chief
SouthShore Newsletter
southshorenewsletter@yahoo.com

Photo courtesy of Lori Vagner