

# SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

*Photo courtesy Lori Vagner*

## GRAND OPENING

SUNDAY, MARCH 6  
10:00 am – 2:00 pm

[> Click here to Register](#)

### THE VILLAGE, LAKE LAS VEGAS

25 Via Bel Canto, Suite 105  
1 (844) 4-HELLO-FUN  
702-856-0065



[See article, page 17](#)



## TABLE OF CONTENTS

▪ PRESIDENT'S MESSAGE	1
▪ NEWS YOU NEED TO KNOW	3
▪ POLICIES & PROCEDURES	4
▪ STRATEGIC PARTNER PROFILE	9
▪ UPCOMING EVENTS	13
▪ BOARD & COMMITTEES	15
▪ NEIGHBORHOOD NOTES	16
▪ LINKS BEYOND THE LINKS	19

## PRESIDENT'S MESSAGE

By Vern Jennings

FEBRUARY 2022

Dear SouthShore community,

Your board of directors is contemplating reducing the current number of board members from seven to five. I would value your input on this idea. A bit of background for your consideration:

- Our CC&Rs define, "a minimum of five and no more than seven directors may constitute the board."
- For the association's first 12 years, the board consisted of five directors. In 2010, two additional directors were added.
- Since 2010, there have been periods when the board operated at less than seven due to resignations and insufficient homeowner interest in serving on the board.
- This past October, our association held an election to fill four vacant board of directors' positions. Only three homeowners ran for four open positions. As such, all three were nominated by acclamation and our board has been operating with six directors since November 1, 2021.
- Earlier this month, Valerie Treaster resigned from the board, further reducing active board members to five.
- At the October 2022 election, if we retain seven board members, five director positions will be up for vote. If we reduce to five board members, three board positions will be up for vote.

In advance of the October 2022 election, the board needs to decide how many open board positions will be up for vote.

If you have thoughts on this, the board and I would like to hear from you. You may reach anyone of us via [southshore@fsrnevada.com](mailto:southshore@fsrnevada.com), or me directly at [vjennings2010@aol.com](mailto:vjennings2010@aol.com) or via mobile at 702 218 0106.

Thank you, Vern

Cynthia Martin

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# NEWS YOU NEED TO KNOW



## Trash Talk

Solid and recyclable waste pick-up occurs every Monday, with bulk waste pick-up every other week (e.g., February 7, 21; March 7, 21; April 4, 18; May 2, 16, 30; June 13 and 27).

Trash containers may be placed curbside after sundown on Sundays and must be removed by sundown on Mondays.

Call Republic Services at 702 735 5151, Monday through Friday, 7:30 am – 5:00 pm, for repair or replacement of damaged containers, or to schedule additional services.

## Dumpster Diving

If you have a project that requires a dumpster, please submit a Dumpster Request Form to HOA management for review and approval prior to taking delivery of a dumpster. The form may be accessed via [southshorelakeslasvegas.com](http://southshorelakeslasvegas.com) > sub-section > Applications & Forms. **Note:** Dumpsters are limited to 14 days on property.

## Cause for Paws

Please respect your neighbors, and our community's common areas, by keeping your dog on leash and picking up after your pets.

A recent increase in uncollected dog litter is cause for concern. It has been noticed in the middle of sidewalks, in the landscape next to sidewalks, and in various other locations throughout the community, including along our beautiful two-mile linear park.

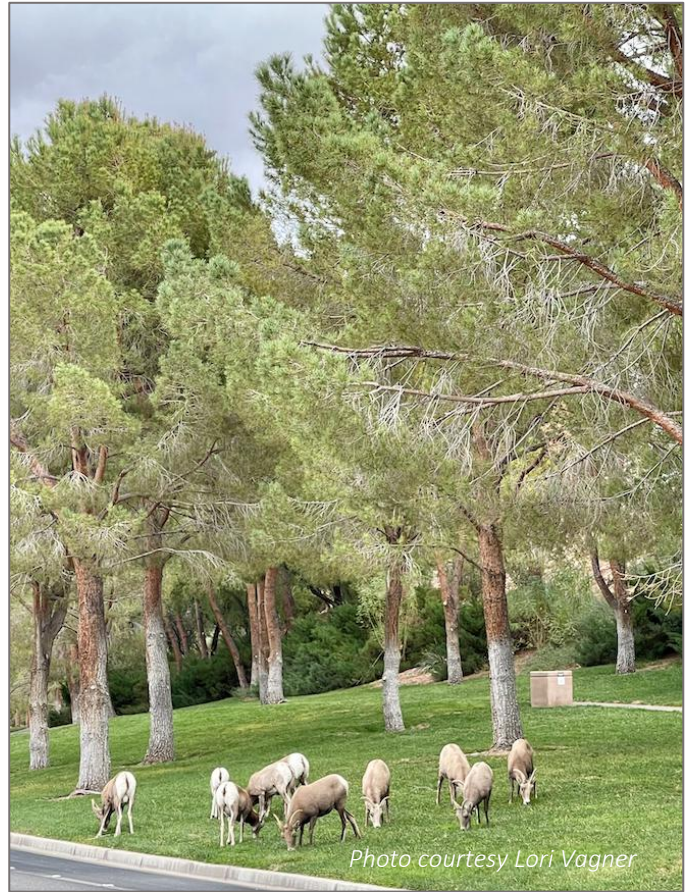
Please make use of a dog litter bag, either your own or one of the complimentary bags available at each half-mile mark along Grand Mediterra Boulevard.

Your courtesy and consideration of others is appreciated.

## Grand Mediterra, not Grand Prix

Exceeding the 30 mile an hour speed limit, or passing other cars on Grand Mediterra Boulevard, is unlawful and unsafe.

Please be conscientious of pedestrians, golf carts, bighorn sheep, and other wildlife who share this road with us.



## Say OK to Autopay

Spend more time outdoors, on the golf course, or in the company of friends, by using [www.clickpay.com](http://www.clickpay.com) to pay your recurring HOA dues.

Content courtesy of Jessica Smukal  
General Manager  
SouthShore Residential Community Association  
[Jessica.smukal@fsresidential.com](mailto:Jessica.smukal@fsresidential.com)

# POLICIES & PROCEDURES JANUARY BOARD MEETING

## January 20 Board Meeting Highlights \*

(Financials as of November 30, 2021)

By Nancy Campbell

Newsletter Committee

### President's Remarks (Vern Jennings)

There are no existing, new, or pending legal matters affecting the SouthShore Residential Community.

### Financial Report (Vicki Hafen-Scott)

**Balance Sheet.** As of November 30, the association has \$4.9M in cash, with \$2.7M in the main reserve fund, equating to 83% reserve fund coverage.

**Operating Statement.** Year-to-date revenue is \$2.6M, operating expenses are \$2.3M, reserve funding is \$406K, resulting in a net negative cashflow of \$79K; one-half the \$150K projected for the full year back in January 2021. Credit due to association management, board, and volunteer committees for their tight fiscal management.

**Accounts Receivable.** Active delinquent accounts receivable is \$42K, less allowance for doubtful collections of \$8K, resulting in a net \$34K active accounts receivable.

### Committee Reports

#### Landscape & View (Valerie Treaster)

Winter landscape is being groomed, including the annual cutting of grass to its nub, deadheading flower blossoms damaged by severe cold weather, and sweeping up pine needle debris along Grand Mediterra Boulevard.



Additionally, Tree Solutions removed 38 dead trees. The Landscape Committee awaits board approval to replenish removed foliage.

Acknowledging attendance at his first Landscape Committee meeting on January 19, Vern complimented Valerie and the committee on the healthy discussion and debate that goes into the committee's decision-making process.

#### Marketing (Susie Avery)

SouthShore community website will soon be updated with recent drone footage and homeowner testimonials ([southshorelakelasvegas.com](https://southshorelakelasvegas.com)).

#### Social (Susie Avery)

No update provided.

#### Policies (Vern Jennings)

Due to a change in law last year (Nevada Assembly Bill 249, 2021), the current SouthShore Community Access Policy is at odds with City of Henderson Municipal Code, Section 8.84.030.E, which allows for construction between 6:00 a.m. and 6:00 p.m., seven days a week, 365 days a year, including holidays between May 1 and September 30.

The committee is studying how to ensure the community complies with this ordinance in both practice and policy.

#### Security (Rod Isler)

QuickPass is in the process of installing new cameras at the back gate. Project is due for completion by January 31.

Committee is also reviewing two previous community-wide security assessments to ensure critical security items are addressed.

#### Design Review Board (Vern Jennings)

Thirty construction projects are currently underway, including 12 new home builds. Thirteen projects were completed in the previous three months.

**Newsletter (Valerie Treaster)**

December’s newsletter ran a “Celebrate the Season in SouthShore” contest recognizing homeowners for their holiday decorations. Residents were asked to vote for one of 15 images that best depicted “what it means to live in SouthShore”. See below for prizes and winners.

- \$100 Seasons Gift Card to owners of home receiving the most votes
- \$75 Seasons Gift Card to owners of home receiving the 2<sup>nd</sup> most votes
- \$50 Seasons Gift Card to winner of raffle for all those who voted for winning image

**1st Prize:** Deanna and Clifford Licko



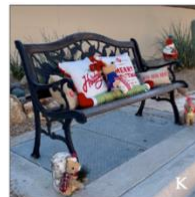
**2nd Prize:** JoAnn and Jon Abajian



**Raffle Winner:** Eric Ditmars



**All Images**



**Unfinished Business**

**CenturyLink Internet Service Update (Vern Jennings)**

At the November 2021 board meeting, the board approved a 10-year service agreement with CenturyLink to bring high-speed internet service (940 mbps upload and download speeds) to all sub-communities within SouthShore.

Except for Bella Vivente, where the association is subsidizing the cost of laying electrical conduit, which already exists in all other sub-communities, the entire project will be paid for by CenturyLink.

The work in Bella Vivente is scheduled to complete by end-of February, with the entire project completed in phases over the next three months.

### QuickPass Update (Vern Jennings)

The board approved extending the date by which QuickPass must complete system upgrades, from February 28 to April 30, 2022.

In February 2021, SouthShore entered into an agreement with QuickPass to upgrade our access system. That agreement had required QuickPass deliver on certain conditions by February 28, 2022.

Due to COVID-related issues, implementation of some functionalities has been delayed. That said, significant progress has been made, and QuickPass believes all work will be finished by end of April.

### Tree Replacement Plan - Phase 2 (Valerie Treaster)

The board approved spending \$14.3K of Reserve funds to replace 27 trees and 39 plants that are either dead or dying.

### New Business

#### Lateral Line Irrigation Retrofits

Board approved accelerating the spend of \$227K of Reserve funds to improve existing drip irrigation system to save money on water, system repairs, and avoid a projected price increase on supplies.

### Lake Water Irrigation Conversion Project

Board approved spending \$12K of Transition funds to enable conversion of 20 million gallons of common area irrigation water from City of Henderson water, at an average cost of \$3.00/gallon, to water out of Lake Las Vegas, at a cost of \$1.50/gallon.

### Volunteer Committee Appointments

Board approved slate of 2022 committee members (see page 15 of this newsletter for committee member details).

### Board Discussion

Board commenced discussion on the pros and cons of reducing number of board seats from seven to five.

Factors be considered include size of community and need for diverse representation on the board, challenges in securing volunteers to serve on the board, existing scope of work by board members, and current board vacancies (Please see Presidents Letter on front page for more on this subject).

\* *Approved Open Session Board Meeting minutes available on the [SouthShore community website](#) and via request to [HOA management](#).*



Photos courtesy Lori Vagner



# POLICIES & PROCEDURES FEBRUARY BOARD MEETING

## February 17 Board Meeting Highlights \*

(Financials as of December 31, 2021)

By Nancy Campbell  
Newsletter Committee

## President's Remarks (Vern Jennings)

Cody Winterton, President, Lake Las Vegas Master Association, has convened a working group to evaluate three items of common interest to all communities within Lake Las Vegas:

1. Providing for our lake's continued access to water, considering the drought and its impact on Lake Mead's water level (our lake's primary source of water).
2. Ensuring our lake water is fresh and clean.
3. Complying with the state mandated replacement of non-functional grass to desert landscape. In the absence of a waiver, grass that is not deemed "functional" must be removed by January 1, 2027 (see callout box below).

The working group includes the City of Henderson, Southern Nevada Water Authority, and members of various homeowner associations, including Vicki and Vern on behalf of SouthShore.

### FUNCTIONAL GRASS defined

- Turf located at least 10 feet from a street, not installed within street medians, along streetscapes, or at the front of entryways to parks, commercial sites, neighborhoods, or subdivisions
- Active/programmed recreation turf at existing properties that is:
  - Equal to or greater than 1,500 contiguous square feet of turf
  - Co-located with facilities including but not limited to benches, tables, walking paths, and trash bins
  - Located at least 10 feet from a public or private street

## Financial Report (Vicki Hafen-Scott)

**Balance Sheet.** As of December 31, the association has \$4.9M in total cash: \$1.8M in operating cash, and \$3.1M in reserve. Our reserve fund coverage is 82%. (Editor's note: With reduced reserve fund budget in effect January 2022, our reserve fund coverage will exceed 100%).

**Operating Statement.** Year-to-date revenue is \$2.8M, operating expenses are \$2.5M, and reserve funding is \$443K. This results in a net negative cashflow of \$59K; almost one-third the full-year \$150K shortfall projected back in January 2021.

**Accounts Receivable.** Active delinquent accounts receivable is \$27K, less allowance for doubtful collections of \$6K, resulting in a net \$20K active accounts receivable. This is a remarkable achievement against revenue of close to \$3M.

## Committee Reports

### Landscape & View (Vern Jennings)

Jay Stauss, President, Classic Landscape, stated his landscape crew is or has:

- Finished winterizing all plant material throughout SouthShore.
- Completed the irrigation retrofit project in the communities of Biarritz, Capri, Mirabella, Monaco, and Siena. The balance of communities, and Grand Mediterra Boulevard will be complete by the first week of April.
- Aerating all common area grass which, with fertilizer, warm weather, and watering 3x/week starting March 1, will produce a lush landscape.

### Marketing (Susie Avery)

Committee will ensure reference to the community's website ([ssl.lv.com](http://ssl.lv.com)) or ([southshorelakelasvegas.com](http://southshorelakelasvegas.com)) appears in all printed materials.

### Social Committee (Susie Avery)

No update provided.

## Policies (Vern Jennings)

Four policies are under discussion for potential revision, and eventual board vote:

- Erosion Policy (new)
- Committee Formation Policy (amend)
- Construction Access Policy (amend)
- Open House Policy (amend)

Homeowners may receive copies of proposed changes by contacting management office.

## Security (Rod Isler)

Committee is undertaking a community-wide security assessment consisting of 18 items, including perimeter security, video and audio surveillance, and property entrance and exit procedures.

Each item is being reviewed for its relative threat factor, and if/how best to address it.

The community's recently upgraded surveillance system, and the additional functionality planned for the QuickPass access system, appear to address many of the 18 items.

## Mira Monte (Vern Jennings)

Committee is working on three parallel projects in service to Mira Monte homeowners:

- Updating the community's paint palette, with great support from Dunn-Edwards Paints
- Installing an additional storm drain; awaiting surveyor and civil engineer reports
- Refreshing common area landscape and lighting

## Design Review Board (Vern Jennings)

No update provided.

\* *Approved Open Session Board Meeting minutes available on the [SouthShore community website](#) and via request to [HOA management](#).*

## Unfinished Business

### CenturyLink Internet Service Update (Vern Jennings)

Tuesday, February 22 - 25, pavers throughout Bella Vivente will be removed to enable trenching and laying conduit for fiber optic cable.

February 28, trenching will begin, and conduit and fiber cable will be laid throughout Bella Vivente. This project is expected to take two to three weeks.

March 18, pavers will be reinstalled, and work in Bella Vivente will be complete.

In parallel, CenturyLink will install five new above ground Fiber Distribution Hub (FDH) cabinets in strategic locations along Grand Mediterra Boulevard, Via Di Como, and within the Mantova community. This portion of the project is expected to be completed by mid-April.

Once the fiber optic network is up and running, CenturyLink will coordinate installation of a Network Termination Device (NTD) and a modem inside each home on a service order basis.

### QuickPass Update (Vern Jennings)

By February 18, perimeter cameras at the front gate, back gate, and dam will be installed.

QuickPass Driver's License Scanner (DLS) software will be installed and ready for security staff training by early March. This new functionality simplifies and expedites the visitor check-in process.

## New Business

### Residents Survey (Susie Avery)

Board approved up to \$250 for a "SouthShore Residents Survey" to understand what attracted new residents to our community and use those insights to enhance our community's website ([sslv.com](http://sslv.com)), and social media presence.

### SouthShore 25<sup>th</sup> Anniversary event (Susie Avery)

Board approved \$2,500 for a community anniversary event on May 19, 5:00 – 8:00 pm, at the Lake Club, co-sponsored with the SouthShore Country Club.

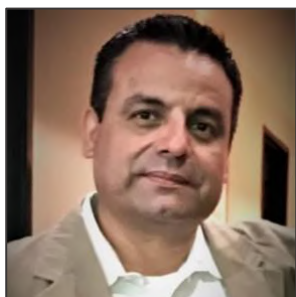


# STRATEGIC PARTNER PROFILE

*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 25<sup>th</sup> 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 Pete Luna, ISA Certified Arborist and owner of Tree Solutions, our association’s strategic partner in protecting life and limb of over 5,000 trees. – Nancy Campbell, Newsletter Committee*



**Pete Luna**  
**Owner**  
[Pete@treesolutionslv.com](mailto:Pete@treesolutionslv.com)  
702 309 8733

Tree Solutions is a professional tree care management company, owned and run by Pete Luna, an International Society of Arboriculture (ISA) Certified Arborist®.\*

ISA Certification requires a candidate have a minimum of three years of full-time experience in arboriculture or a combination of education and practical arboricultural experience (One year of full-time experience equates to 1,795 hours of work).

Additionally, candidates must pass a written exam testing competency in ten areas of tree care:

1. Soil Management
2. Identification and Selection
3. Installation and Establishment
4. Safe Work Practices
5. Tree Biology
6. Pruning
7. Diagnosis and Treatment
8. Urban Forestry
9. Tree Protection
10. Tree Risk Management

\* There are less than 9,000 ISA Certified Arborists in the United States.

## Business Profile

By Pete Luna

I founded Tree Solutions in 2012. We provide services to casinos, commercial clients, and homeowner associations in Southern Nevada. SouthShore been our client since 2016.

We help clients maintain the short- and long-term health of their trees. We achieve this through continuous employee training and utilizing the latest in arboriculture technology.



*Photo courtesy Lori Vagner*

For SouthShore, we plan and perform tree care services for over 5,000 trees, with an aggregate replacement value of \$25M, spread across 12 acres of common area landscape.

Our services include:

- Developing an annual tree pruning plan and performing the daily tasks outlined in the plan. In a community as large as Southshore, this ensures all landscape is serviced.
- Conducting regular tree health inspections; monitoring for insects, disease, distress, or other factors that impact the health of trees.
- Removing dead trees and trees that may be hazardous to the surrounding environment. Examples include leaning, decayed, and storm damaged trees. Removing trees at risk minimizes potential liability to the association, should those trees fall and cause injury to persons or damage to property.
- Managing the community's tree inventory, as it is important to help the community do year-over-year tree replacement planning.

## **Business Owner Profile**

I have worked in the landscape industry for 27 years.

In 1994, I started as a branch manager for a national irrigation and landscape supply company. I was then promoted to Southern California Regional Manager, responsible for sales and daily operations of 25 branches covering Los Angeles, Orange County, San Diego, and the Inland Empire region (centering around the cities of San Bernardino and Riverside, and bordering Los Angeles County to the west).

Subsequently, I joined a commercial large scale landscape maintenance company in Southern Nevada as vice president of operations. This experience further drove my passion for the landscape industry and wanting to start my own business, which I did with Tree Solutions in 2012.

My previous experience enables me to also offer clients help and consultation in other areas of landscape maintenance, such as irrigation system design, landscape water management practices, drainage and erosion control, irrigation hydraulics, and irrigation electrical system trouble shooting.



*Photo courtesy Lori Vagner*

## In closing

Managing a tree care plan for a community as large as Southshore is only made possible because of the terrific partnership we share with the association's current and past landscape committee members.

I encourage the landscape committee and board of directors to continue investing in and protecting your mature trees, as they provide many ecological benefits and a positive visual impact to your community's landscape which, by extension, adds value to homeowner properties.

- Pete Luna



Photo courtesy Lori Vagner

## Foliage Facts

### *Property value*

- Landscaping, especially with trees, can increase property values by as much as 20%.
- A mature tree can often have an appraised value of between \$1,000 and \$10,000.
- Having large trees in yards along streets increases a home's value from 3 to 15%.
- Trees can stimulate economic development. Commercial retail areas are more attractive to shoppers, apartments rent more quickly, tenants stay longer, and space in a wooded setting is more valuable to sell or rent.

### *Energy conservation*

- The net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day.
- If you plant a tree today on the west side of your home, in 5 years your energy bills should be 3% less. In 15 years, the savings will be nearly 12%.
- Trees properly placed around buildings can reduce air conditioning needs by 30% and save 20–50% in energy used for heating.

### *Air quality*

- One acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen.
- A mature tree removes almost 70 times more pollution than a newly planted tree.
- The planting of trees means improved water quality, resulting in less runoff and erosion.

### *Personal well-being*

- In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension.

Source: *Tree Solutions & Arbor Day Foundation*



# South Shore

COUNTRY CLUB LAKE LAS VEGAS

## Golf

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

## Sports & Fitness

- Pickle Ball Courts
- Paddle boards
- Fitness centers
- Private beach
- Tennis Courts
- 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

# UPCOMING EVENTS



**Saturday, March 19 (12:00 pm – 4:00 pm)**

## SHAMROCK N' ROLL PICNIC ON THE GREEN

Lake Las Vegas Sports Club

- Music by The Black Donnellys, a Dublin-born duo, and house band at Rí Rá Irish Pub at Mandalay Bay Resort
- St. Patrick's cornhole competition
- Traditional Irish drinks
- Chef Scott Commings pre-packed picnic baskets  
(Order at [lakelasvegas.com/green](http://lakelasvegas.com/green))
  - Charcuterie and assorted cheeses
  - Mixed fruits
  - Olives and condiments
  - Gourmet Italian sandwich (Capicola, Italian ham, sundried tomatoes)
  - Turkey Ciabatta (Smoked turkey, tomato, lettuce, basil aioli)
  - Bottled waters
- VIP picnic table seating available. Call 702 945 2158 for details.



Photo courtesy Lori Vagner



**Thursday, May 19 (5:00 pm – 8:00 pm)**

## SOUTHSHORE 25TH ANNIVERSARY CELEBRATION

The Lake Club in SouthShore

- Co-sponsored by the SouthShore Residential Community Association and SouthShore Country Club
- With over a 100 new SouthShore residents in the past 18 months, take this opportunity to bring family, join neighbors, and meet new friends, for an evening of community, conversation, dancing, and dining
- Specialty cocktails and food tasting stations will perfectly complement the event's tropical theme
- \$25 per person, plus gratuity and tax
- Formal announcement and RSVP details coming in April



Photo courtesy the Lake Club

# UPCOMING EVENTS

## MARCH

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

## APRIL

04 (Monday)	1:00 pm	<b>Security Committee</b>	HOA Office & Zoom
07 (Thursday)	9:00 am	<b>Finance Committee</b>	Zoom
13 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC
18 (Monday)	10:00 am	<b>Landscape Committee</b>	HOA Office
21 (Thursday)	10:00 am	<b>Board Meeting</b>	SSCC & Zoom
27 (Wednesday)	11:00 am	<b>Design Review Board</b>	SSCC

\* SSCC: SouthShore Country Club

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# BOARD & COMMITTEE VOLUNTEERS

Chairperson annotated with an asterisk \*

## BOARD OF DIRECTORS

- Vern Jennings, President\*
- Rod Isler, Vice President
- Vicki Hafen Scott, Treasurer
- Rick Phillips, Secretary
- Susie Avery, Director
- (Open) Director
- (Open) Director

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

[southshore@fsrnevada.com](mailto:southshore@fsrnevada.com)  
702 248 7742

## VOLUNTEER COMMITTEES

### Administrative

- Vern Jennings\*
- Rick Phillips

### Budget, Finance & Reserve

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

### Design Review Board

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

### Landscape & View

- Vern Jennings (acting)\*
- Barbara Gunn
- Francoise Markus
- Paul Trapp

### Marketing

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

### Newsletter

- (Open)\*
- Nancy Campbell
- Shakila Stahl
- Lori Vagner

### Policies

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

### Security

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

### Social

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

# NEIGHBORHOOD NOTES THE PRESIDENTS CLUB OF LAKE LAS VEGAS

## Questions & Answers with Cody

By Nancy Campbell  
Newsletter Committee

*In the Spring of 2021, Jack Niland, President, Tremezzo Homeowners Association, formed the Presidents Club of Lake Las Vegas (PCLLV).*

*Recently, Jack, and other Lake Las Vegas homeowner association board presidents, had the opportunity to ask questions of Cody Winterton, President, Lake Las Vegas Master Association. By courtesy of Jack Niland and Cody Winterton, below are those questions and associated answers.*

**Q1:** As water levels in Lake Mead recede, what is the Master Association doing to ensure Lake Las Vegas has a sufficient source of water?

**A1:** We have participated in numerous meetings with the City of Henderson, Southern Nevada Water Authority (SNWA), and Basic Water Company regarding how the city might flow city water into Lake Las Vegas.

**2Q:** If needed, will the City of Henderson award a contract to plumb city water into Lake Las Vegas, should Lake Mead's water level drop to a level equal to or below Lake Las Vegas?

**2A:** A contract is already in place. The City of Henderson will complete a temporary connection providing city water into Lake Las Vegas until a permanent solution is designed and installed.

**3Q:** How can a Lake Las Vegas resident find out about current or future development activity taking place in our community?

**3A:** They can attend the quarterly Lake Las Vegas Master Association meetings. Meeting Notices are sent with each quarterly assessment statement.

**4Q:** In broad terms, what is the Master Association's plan to ensure compliance with the SNWA mandate regarding removal of non-functional grass by January 1, 2027? (Reference: Nevada Legislature Assembly Bill 356, signed June 4, 2021)

**4A:** SNWA is performing an audit of all turf in Lake Las Vegas. Following the completion of the audit, we will meet with SNWA to discuss options. At present, we have no further details.

**5Q:** With the rapid increase in new homes, how many total memberships are planned for the Sports Club? Is there a cap and if so, are additional sports facilities planned to handle the growth? (Editor's note: The Sports Club is a private entity and not affiliated with the Lake Las Vegas Master Association).

**5A:** There are plans to expand and build additional facilities at the Sports Club. The cap on membership will be determined after plans for expansion are complete and maximum capacity is calculated.

**6Q:** What are the proposed development plans and timing for the property adjacent to the Village and the area next to the Bighorn Sheep statues roundabout?

**6A:** The area next to the Village is already under construction and will have new homes under construction late summer. There are no plans for the area near the Bighorn Sheep statues roundabout.

**7Q:** Is there a plan to re-open the Casino?

**7A:** No.

**8Q:** With the growing population in Lake Las Vegas, has consideration been given to alternate emergency routes, beyond the current roads in the community?

**8A:** The dam serves as the secondary emergency access point, along with the two-lane bridge.

**9Q:** Is there any truth to the rumor that a convenience store/gas station is being planned for the northwest corner of Lake Las Vegas Parkway and Galleria Drive?

**9A:** Green Valley Grocery purchased the land. They plan to open a small neighborhood grocery in 4 to 5 years. Plans are still to be determined and approved.

**10Q:** Is there a drawing that can be shared for the planned revised parking outside of Seasons Market?

**10A:** No. It is still in the design phase.



# NEIGHBORHOOD NOTES PEDEGO ELECTRIC BIKES

## Now Open!

By Shakila Stahl  
Newsletter Committee



*Photo courtesy Shakila Stahl*

## “Melancholy is incompatible with bicycling”

James E. Starrs, editor of ‘The Literary Cyclist’

Pedego is an electric bike retailer and rental shop with locations in Summerlin, Henderson, and now Lake Las Vegas.

Pedego is the largest retailer of electric bikes in the valley with a focus on quality vehicles that provide optimal range (75 – 90 miles on a single charge), extended warranty programs, and on-site maintenance services.

With 16 styles (including mountain, cruiser, and tandem bikes) in 2 sizes (24” and 26” frames), there are plenty of bikes to choose from.

Additionally, Pedego Lake Las Vegas offers a lounge, snack and coffee bar service, and convenient access to restrooms.

## For Purchase

Purchased Pedego bikes come with an industry leading 5-year warranty, including anti-theft protection and a lifetime frame warranty.

Should a purchased bike need maintenance or repair, you may bring it into anyone of over 200 Pedego stores across the country.

## For Rent

For just \$149, customers may rent an e-bike for up to eight hours. Rentals include:

- State of the art Sena radio-equipped helmets for hands-free communication with other riders
- On-board zipper pouch for personal items
- Mobile phone holder
- Bicycle lock
- Bottled water

For those not familiar with the Lake Las Vegas area, Pedego offers maps of various routes at varying levels of difficulty.

For your next outing adventure, consider:

- An independent day of bike riding where you stop and go at your own pace
- A guided group ride with friends and an opportunity to make new ones
- A “Date Day” outdoors riding bikes, followed by a meal at one of the Village’s many restaurants

Whichever option you choose, choose Pedego Lake Las Vegas, and feel the “woo” sensation of an e-bike.

Angie Seifert, Store Manager  
Pedego Electric Bikes

25 Via Bel Canto, Suite 105  
Henderson, NV 89011

Friday – Sunday: 8:00 am – 4:00 pm

[angie@pedegolasvegas.com](mailto:angie@pedegolasvegas.com)

702 856 0065 | 1 844 4 HELLO-FUN



*Photo courtesy Pedego Electric Bikes*



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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](mailto:plozier@lakelasvegas.com)  
[lakelasvegas.com/events](http://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](mailto:southshore@fsrnevada.com)  
Email: [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com)  
Website: [ssllv.com](http://ssllv.com)

### Mantova Homeowners Association

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

### SouthShore Golf Villas Homeowners Association

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

## GOLF, TENNIS & OTHER SPORTS

### SouthShore Country Club

100 Strada Di Circolo  
Phone: 702 856 8458  
[www.southshoreccllv.com](http://www.southshoreccllv.com)

### Reflection Bay Golf Club

75 Montelago Boulevard  
Phone: 702 740 4653  
[www.reflectionbaygolf.com](http://www.reflectionbaygolf.com)

### Lake Las Vegas Sports Club

101 Via Vin Santo  
Phone: 702 568 1963  
[llvsport@lakelasvegas.com](mailto:llvsport@lakelasvegas.com)

## HOTELS

### Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway  
Phone: 702 567 4700  
[hilton.com](http://hilton.com)

### The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard  
Phone: 702 567 6000  
[marriott.com](http://marriott.com)

## 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](http://lecafedulac.com)

### Luna Rossa (Authentic Italian)

10 Via Bel Canto  
Phone: 702 568 9921  
[lunarossallv.com](http://lunarossallv.com)

### Mimi & Coco Bistro (Continental Cuisine)

40 Costa Di Lago  
Phone: 702 382 7900  
[mimicocorestaurant.com](http://mimicocorestaurant.com)

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

20 Via Bel Canto, Suite 150  
Phone: 702 369 0373  
[mrsocolv.com](http://mrsocolv.com)

### The Pub (Sports bar and comfort food)

40 Via Bel Canto, Suite 100  
Phone: 702 567 8002

### Rocky Mountain Chocolate Factory (Sweet treats)

20 Via Bel Canto, Suite 100  
Phone: 702 547 1000  
[rmcfllv.com](http://rmcfllv.com)

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

**The Speakeasy** (1920's lounge & cigar bar)  
10 Via Brianza, Suite 110  
Phone: 702 564 0110  
<https://the-speakeasy-lounge.business.site/>

**Sonrisa Grill** (Mexican)  
30 Via Brianza, Suite 100  
Phone: 702 568 6870  
[sonrisagrill.com](http://sonrisagrill.com)

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

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

## OTHER SERVICES

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

**Lake Las Vegas Water Sports**  
15 Costa Di Lago Street  
Phone: 702 600 9860  
[lakelasvegaswatersports.com](http://lakelasvegaswatersports.com)

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

**Pedego Electric Bikes**  
25 Via Bel Canto, Suite 105  
Phone: 702 856 0065  
[angie@pedegolasvegas.com](mailto:angie@pedegolasvegas.com)  
**COMING IN 2022**

**La Belle Peau** (laser & aesthetic services)  
20 Via Bel Canto, Suite 130  
Phone: 949 533 1346  
[Labelleoc.com](http://Labelleoc.com)

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

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

## SERVICE PROVIDER SPOTLIGHT

**OPENING MARCH 2022**



Pariz Salon offers a full suite of hair care services: men's and women's haircuts; color and highlight treatments such as balayage; styling and blowouts; hair extensions; and hair condition treatments including keratin, biotin, and hair botox.

Pariz Salon is an approved provider of L'Oreal, Kerastase, Iles Formula, and Shu Uemura products.

First **25 new clients** receive a free Fusio-Dose treatment with service. First **25 new annual memberships** receive a 10% discount.