

# SOUTHSHORE BIGHORN

ELEVATING COMMUNITY ENGAGEMENT BY AND FOR MEMBERS

Photo courtesy of Lori Vagner



Lake Las Vegas  
Master Association

## Board of Directors Meeting

Westin Hotel  
5:00 pm – 6:00 pm

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

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## PRESIDENT'S LETTER

JUNE 2023

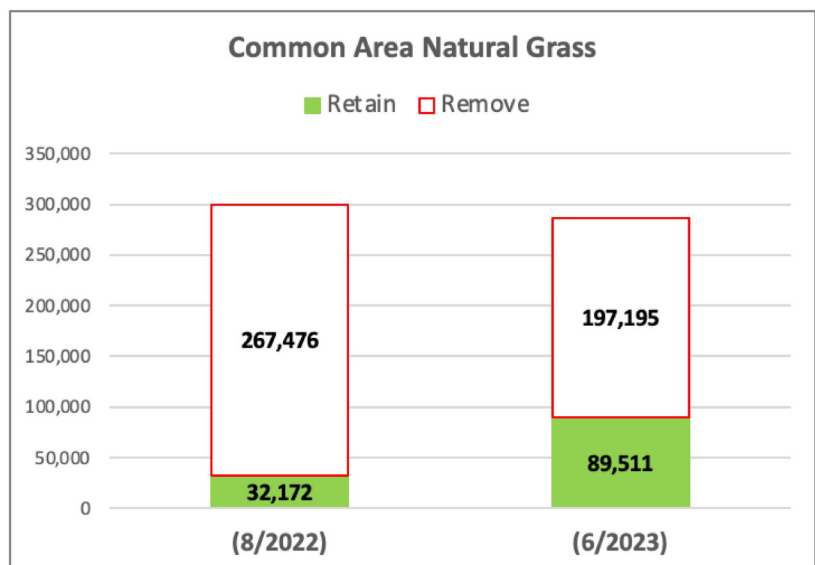
By Vern Jennings

Dear Neighbors,

On Tuesday, June 13, the Landscape Committee hosted an hour-long Town Hall (in person and via Zoom) providing residents with an update on SouthShore's Turf Conversion Project. At the meeting, we discussed:

1. Which areas of SouthShore grass will be retained vs. removed
2. The cost, and funding sources for this project
3. Landscape design principles
4. Proposed designs for the first phase of this two-phase project

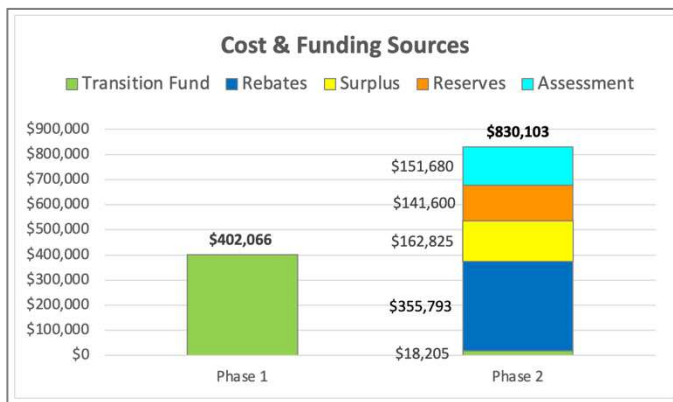
Overall, approximately two-thirds of SouthShore's 300,000 sqft of grass will be removed and replaced with drought tolerant plants and desert landscape. This is a material improvement, as our initial conversation with Southern Nevada Water Authority (SNWA) forecasted almost 90%.



The total cost of the project is estimated at \$1.2M, \$402K for Phase I and \$830K for Phase II.

Funds for the project will come from state and city rebates, SouthShore’s cash resources (operating cash, transition fund, reserve fund), and potentially a one-time \$205 assessment to each dues paying account.

Below graph shows funding sources by phase.



To protect and maintain the signature beauty of SouthShore, four landscape design principles are being applied to any changes:

1. Designs will maintain the unique essence of SouthShore’s lush landscape
2. Vegetation will be drought tolerant and incorporate a mix of color, texture, and proportion
3. Artificial turf will be used sparingly and judiciously
4. 70% of vegetation will be green all year round

Phase I starts now and runs through August 31. It will remove approximately 66,000 sqft. of grass and modify seven landscaped areas:

1. Grand Mediterra Boulevard (non-walking path side)
2. SouthShore main gate entry
3. Via Di Como
4. Via Di Como recreational park feature
5. Biarritz entry
6. Marseilles entry
7. Monaco entry

### Grand Mediterra Boulevard (non-walking path side)

The grass on the non-walking path side of Grand Mediterra Boulevard has been scalped down to the thatch\*, buckets have been placed where drought-tolerant plants will be planted, and temporary irrigation lines have been run to preserve the trees. This portion of Phase I is expected to be completed by June 30.

Below image reflects the design concept for this portion of the project.



(\*Retaining thatch is beneficial because it acts as a blanket on the ground’s surface, helping to reduce weed growth and keep the soil cooler, for benefit to tree roots.)

### SouthShore main gate entry

The main gate entry will include giant lily turf, white iceberg and red carpet roses, and a nominal amount of artificial grass.



### Via Di Como

Via Di Como will incorporate boxwood, yellow bells, and red carpet roses in its design.





### Via Di Como recreational park feature

Located behind hole 4 of the SouthShore Golf Course, this area will feature xylosma, yellow bells, gold lantana, and dwarf mock orange.



### Community entries (Biarritz, Marseilles, and Monaco)

Community entrances are designed to be complementary but not identical.



Phase II will run September through November. It will remove approximately 131,000 sqft. of grass and affect eight areas:

1. Grand Mediterra Boulevard (walking path side)
2. Grand Mediterra recreational park features
3. Bella Vivente entry
4. Camino Barcelona entry
5. Mira Bella entry
6. Portacielo entry
7. Porto Villagio entry
8. Siena entry

The Landscape Committee has begun reviewing designs for Phase II and, once again, we will share them with residents at a Town Hall meeting to be scheduled in the July/August time frame.

In closing, I want to thank SouthShore's Landscape Committee for their hours of work in support of this project; our service providers who thoughtfully analyzed our needs and provided project proposals; those of you who attended in-person or via Zoom our June 13 Town Hall; and Nancy Campbell who prepared the materials presented at the Town Hall.

You may access the full Town Hall presentation at <https://www.flipsnack.com/E767CBBBDC9/southshore-town-hall-2023-06-13/full-view.html>

As always, I welcome and appreciate your feedback.

Vern  
[Vjennings2010@aol.com](mailto:Vjennings2010@aol.com)  
702 218 0106

# NEWS YOU NEED TO KNOW

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## Courtesy and Compliance

By Jessica Smukal  
General Manager  
SouthShore Residential Community Association (SSRCA)  
[jsmukal@primenv.com](mailto:jsmukal@primenv.com) | 702 248 7742

To maintain the signature beauty of SouthShore, avoid unnecessary fines, and promote harmony among neighbors, on a periodic basis HOA management conducts visual inspections throughout the community.

A recent such inspection exposed four categories with the greatest number Covenants, Conditions & Restrictions (CC&R) violations.

I share this with you in support of your courtesy to neighbors and compliance with SouthShore's rules and regulations.

## Landscape

- Presence of weeds growing amidst rocks in the front and side yard landscape.
- Trees and palm fronds overhanging the sidewalk, and neighboring properties.

## Recycle and regular garbage containers

- After Monday garbage pick-up, containers remaining on the street for over 24 hours.
- When not in use, garbage cans being visible from the street, rather than tucked behind a fence or placed in the garage.

## Home maintenance and repair

- The need for paint touch-up on the home and/or repair of broken surfaces on the surrounding sidewalk.
- Mailboxes missing numbers and address plates needing to be resecured.

## Exterior Lighting

- Lighting that is not shielded to prevent light trespass.
- Light fixtures that exceed 60 watts (regardless of how many lightbulbs are in the fixture), emanate "white light" versus the approved warm yellow light, or have a Kelvin color temperature greater than 3300K.

## Three Kids Mine

A hot topic of discussion at recent board meetings, the State of Lake Las Vegas event, and across Lake Las Vegas social media, is development of the Three Kids Mine site, located on Lake Mead Parkway, across from Lake Las Vegas.

To keep the community informed, the Nevada Division of Environmental Protection (NDEP) provides a plethora of information about this project on its website. The proposed plan demonstrates a deep analysis of the land, including 907 soil samples, and outlines the sequence of events and overall schedule of the project. <https://ndep.nv.gov/environmental-cleanup/black-mountain-industrial-bmi-complex/three-kids-mine>.

## Nevada Assembly Bill 220

On Tuesday, June 6, Governor Lombardo signed Assembly Bill 220, an omnibus water conservation bill.

Section 38.2 of the bill states, if the Federal Government reduces Nevada's allocation of the Colorado River from its current 300,000 acre-feet to 270,000 acre-feet or less, and if Lake Mead's water level falls below 1,025 feet (it is currently at 1,054 feet) Southern Nevada Water Authority (SNWA) may limit each single-family residence that uses the waters of the Colorado River to no more than 0.5 acre-feet of water (163,000 gallons) for the upcoming year.

Take this opportunity to review your home's annual water consumption and learn more by visiting:

## Nevada Legislative website

<https://www.leg.state.nv.us/App/NELIS/REL/82nd2023/Bill/9950/Text>

## Channel 8 News

<https://www.8newsnow.com/news/politics/nevada-legislature/limiting-las-vegas-water-use-lombardo-signs-law-putting-teeth-into-snwa-conservation-push/>

## Las Vegas Review Journal

<https://www.reviewjournal.com/news/politics-and-government/nevada/2023-legislature/tightening-the-taps-las-vegas-water-conservation-bill-clears-senate-2784656/>



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**[cynthialakelasvegasrealtor.com](http://cynthialakelasvegasrealtor.com)**



# POLICIES & PROCEDURES

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## Board Meeting Highlights

By Nancy Campbell

Editor-in-Chief, Newsletter Committee

Below are highlights from the May 18 and June 15 Board of Directors' meetings. Greater details, including minutes, supporting materials, and a recording of the meeting, are available by contacting SouthShore management at [southshore@primenv.com](mailto:southshore@primenv.com).

## Committee Reports

**Finances** (last reported on March 31, 2023)

- **Balance Sheet.** The association has \$5M in cash, \$466K in the transition fund, \$1.6M in operating cash, and \$2.93M in reserves. Reserve fund coverage is 95%.
- **Income & Expense.** Year-to-date revenue is \$794K. With operating expenses at \$573K, and funding the reserve account with \$116K, the association has net positive income of \$105K.
- **Delinquent Accounts.** Net active accounts receivable is \$55K, less than 2% of the association's \$3M annual operating budget.

## Landscape

Current landscape priorities include refreshing flower beds throughout the community with drought tolerant plants and sweeping up pine needles along Grand Mediterra Boulevard.

Additionally, there is great focus on protecting and preserving trees throughout the community. Pete Luna, Tree Solutions, projects 41 trees are currently at risk and will most likely not survive due to a myriad of factors, including heat, their current state of health, and the impending removal of moisture-bearing grass at the root base of these trees.

## Security

Chad Romero, Site Supervisor, Markman Security, mentioned an increase in transients roaming Lake Las Vegas, by car and on foot, looking for ways to gain access to the lake's cool waters during the upcoming hot summer months.

He asked homeowners to be on the lookout for automobiles attempting to enter SouthShore's back gate, in particular, if the car is stopped at the gate arm, hoping a homeowner's transponder will trigger the gate to open.

## Design Review Board

Six new home builds and 71 renovations or remodels are currently under review.

## Unfinished Business

### CenturyLink

CenturyLink has now enabled high-speed internet service to all 15 of SouthShore's communities. The adoption rate hovers around 30%.

### Landscape Conversion Project

Approximately two-thirds of SouthShore's 300,000 sqft. of turf will be converted to desert landscape, at an estimated cost of \$1.2M.

The project will take place in two phases, with Phase I running from now through August 2023, and Phase II commencing September through November 2023.

After a review of proposals from four bidders, Classic Landscape has been selected to perform Phase I of the landscape conversion project. They differentiated themselves by the overall value of their proposal and the creativity of the landscape conversion designs.

Funding for the project will come from a combination of city and state rebates, and our community's cash resources (operating cash, transition fund, and reserve fund). If needed, a one-time assessment in the range of \$205 per dues paying account, may be employed.

## Other items of interest

The board discussed funding options to pave the dirt covered portion of Grand Mediterra Boulevard, which runs in front of the Mantova pool and condominiums, so as to reduce the unpleasant impact of dust kick-up to Mantova residents.

The board continued to discuss converting the balance of SouthShore's irrigation water from City of Henderson sourced water, at \$4 per 1,000 gallons, to lake water at \$1.50 per 1,000 gallons.





## In Omnia Paratus

By Alejandro (Alex) Alcantara  
Neighborhood Resource Officer  
Henderson Police

Monday – Thursday (7:00 am – 5:00 pm)  
702 267 5100

[neighborhoodwatch@cityofhenderson.com](mailto:neighborhoodwatch@cityofhenderson.com)

In 2020, as our country began shutting down services and supply chains in response to COVID-19, I stood with others in a grocery line for 30 minutes buying essential goods and realized how unprepared my family and I were for an emergency.

Fast forward to December 3, 2022, when intentional gunfire brought down two North Carolina electrical distribution substations, leaving 45,000 customers without power, some for as long as five days. And, on February 6, 2023, federal law enforcement officials charged a couple for plotting to demolish the Baltimore power grid and inflict “maximum harm”.

These incidents caused a pit in my stomach, and I wondered how long my wife and two chihuahuas (don’t laugh they are family) could survive with the existing food and water in our home.

With that thought in mind, I took an Emergency Preparedness class through Sun City Anthem’s homeowners association, where I learned the full definition of an emergency and the three P’s of emergency preparedness.

An “emergency” is an unexpected, often dangerous event, requiring immediate attention. Events meeting this definition include earthquakes, flooding, windstorm, power and telecom outages, terrorist attacks, and civil unrest (e.g., looting, destruction of property).

In times of emergency, first responders are overwhelmed with demands for their time and attention. As such, one must be able to survive until resources arrive. How long it will take depends on manpower, equipment, damages to infrastructure, and many more variables. The key to surviving is to be **in omnia paratus**; prepared at all times for all things.

To deal with an emergency, **plan...prepare...perform.**

**Plan:** have a plan in place before an emergency strikes. Discuss and identify what kind of disaster is more than likely to occur in your area and how it will affect your family, pets, and you. The Midwest suffers from tornadoes while the east coast suffers flooding. Can you imagine the impact of not being prepared for a power outage in Las Vegas’ summer heat?

Make sure everyone in your household understands the plan and knows what, when, and how to best respond if a catastrophe strikes.

- Determine if the family is separated, where you all will meet.
- Designate one person as the family “emergency contact”, as it may be easier to check-in with one person than everyone trying to call one another.
- Agree on what you will do if internet or phone service is not available.

**Prepare:** Make a “kit” of essential supplies, including:

- **Water.** You need one gallon of water in the house per adult, per day, for a minimum of three days. Reserve two quarts for drinking, and two quarts for food preparation and sanitation. Remember, one can last longer without food than they can without water, so make sure to stock up.
- **Food.** Store a minimum of a three-to-five-day supply of non-perishable foods for every member of your household, including babies and pets. Account for any dietary restrictions.

Recently, I stocked up on canned chicken, and twenty packets of tuna that won’t expire for several years. Companies like [Costco](#), [Cabelas](#) and [Survival Kit Outlet](#) have emergency kits of non-perishable foods that come in all sorts and sizes.

- **First Aid.** Someone is bound to get hurt in one form or another. Ensure your first aid kit is properly stocked. Nothing is more frustrating than needing gauze pads and adhesive tape and not having it because it was not replaced from the previous use.

My motto with first aid kits is, "better to have and not need, than need and not have."

- **Tools and emergency supplies:** This list is not exhaustive, but the essentials are a flashlight and battery-operated radio with extra batteries for both, matches in a waterproof container, a utility knife and scissors, duct tape, and wrench to shut off gas and water valves.

Once your kit is complete, store it in a convenient place that it is known to everyone. Many kits are placed in five-gallon buckets while others create a "grab-and-go" bag in case one needs to exit the home quickly. Create smaller kits for your car. Re-evaluate the contents of your kit yearly and replace items as needed.

**Perform:** Should disaster strike, such as extended loss of power in your home, stabilize yourself, your family, and your pets. Next, help others who need assistance. As one of my instructors put it, "You are the help, until help arrives". Then, hunker down until first responders or utility units can get to you, which may be awhile.

For more information about emergency preparedness:

- Access a copy of the American Red Cross Emergency Preparedness Checklist [here](#).
- Download the Southern Nevada Community Preparedness App, available for both [Apple](#) and [Android devices](#).

Until next time, in omnia paratus!

- Officer Alex Alcantara



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# SIGNATURE EVENTS

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**Saturday, June 24 (7:00 pm - 10:00 pm)**

**DEZ HOSTON & The Longwood Band**  
The Montelago Village, Floating Stage

Dez Houston is known for his raw and unapologetic approach to storytelling in his music. For the past decade, Dez has been captivating audiences across the Las Vegas Strip and beyond. Dez recently released his first EP, "Dez Houston & The Longwood Band".

With song titles like "What Happened to The Cowboy", "Drinkin' Bout You and Me", and "You Shouldn't Be Here", Dez's music explores themes of love, lust, and the world as he sees it .

<https://www.dezhostonmusic.com/>

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**Sunday, June 25 (4:30 pm)**

**NEVADA WOMEN'S FILM FESTIVAL**  
UNLV Film Center

Lyvia's House, which was filmed in Lake Las Vegas and Northern California, will be screened at the Nevada Women's Film Festival, on Sunday, June 25, during "Movie Block 20", starting at 4:30 pm.

- Tickets: <https://www.nwffest.com/nwffest-2023/>
  - Event Schedule: <https://nwffest2023.eventive.org/schedule/>
  - Lyvia's House Official Trailer: <https://lyviashouse.com/>
- 



**Tuesday, July 4**

**FRIENDS, FUN, and FIREWORKS**  
Lake Las Vegas

- 7:30 pm: Fireworks Paddle  
<https://lakelasvegawatersports.com/4th-of-july-fireworks-paddle-at-lake-las-vegas/>
- 8:00 pm: Yacht Cruise  
<https://lakelasvegawatersports.com/4th-of-july-yacht-cruise/>
- 9:00 pm: Lake Las Vegas & City of Henderson fireworks display  
Over the 320-acre lake. Free and open to the public.

# UPCOMING EVENTS

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## JULY

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03 (Monday)	9:00 am	Finance Committee	Zoom
	1:00 pm	Security Committee	HOA Office
04 (Tuesday)	All Day	HOA Office Closed	
10 (Monday)	10:00 am	Landscape Committee	HOA Office
12 (Wednesday)	11:00 am	Design Review Board	* SSCC
	5:00 pm	Lake Las Vegas Master Association Board Meeting	Westin Hotel
20 (Thursday)	10:00 am	SouthShore Residential Community Board Meeting	SSCC
26 (Wednesday)	11:00 am	Design Review Board	SSCC

## AUGUST

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07 (Monday)	9:00 am	Finance Committee	Zoom
	1:00 pm	Security Committee	HOA Office
09 (Wednesday)	11:00 am	Design Review Board	SSCC
14 (Monday)	10:00 am	Landscape Committee	HOA Office
16 (Wednesday)	11:00 am	Design Review Board	SSCC

\* SSCC (SouthShore Country Club)



# BOARD & COMMITTEE VOLUNTEERS

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*"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\*  
Rod Isler, Vice President  
Vicki Hafen-Scott, Treasurer  
Rick Phillips, Secretary  
Sam Schmidt, Director

## VOLUNTEER COMMITTEES

### Administrative

- Vern Jennings\*
- Rod Isler

### Design Review Board

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

### Finance

- Vicki Hafen-Scott\*
- Henri Cuddihy
- Alex Doka
- Sam Schmidt

### Landscape & View

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

### Newsletter

- Nancy Campbell\*
- Roberto Bruckstein
- Vern Jennings
- Lori Vagner
- Ava Zedelmayer

### Policies

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

### Security

- Rick Phillips\*
- Henri Cuddihy
- Kathy Freberg
- Francoise Markus
- Sam Schmidt
- Bruce Thacher

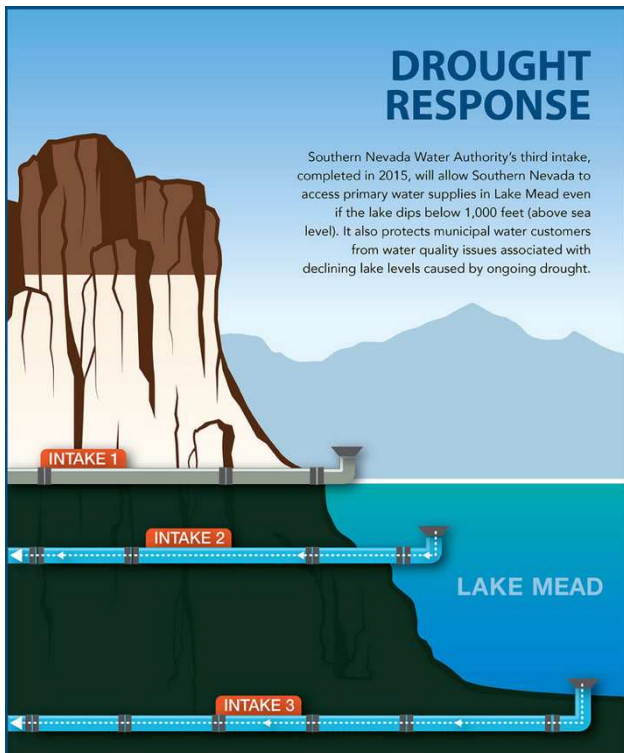
\* Chairperson annotated with an asterisk. Please contact management office if you are interested in volunteering for one or more of the above committees ([southshore@primenv.com](mailto:southshore@primenv.com) or 702 248 7742).

# NEIGHBORHOOD NOTES STATE OF LAKE LAS VEGAS

On Wednesday, April 12 at the Westin Lake Las Vegas, Cody Winterton, Division President, Raintree Investment Corporation and President, Lake Las Vegas Master Association (LLVMA), provided residents with an update on Lake Las Vegas' access to water.

In brief, he confirmed:

1. Lake Las Vegas has a 90-year perfected security interest to 7,000 of the City of Henderson's 15,000 acre feet of annual water allocation from the Colorado River System. With Lake Las Vegas currently consuming approximately 4,500 acre feet per year, 7,000 acre feet is more than sufficient for the build out of Lake Las Vegas.
2. Lake Las Vegas accesses its water through Intake 3 located at the bottom of Lake Mead, further securing Lake Las Vegas' access to water, in spite of Lake Mead's continuing water level decline (see graphic below).



3. On March 7, The City of Henderson unanimously voted to reduce Lake Las Vegas' current raw and reclaimed water rates, and any rate increases during calendar years 2026 through 2030 will be at the same percentage rate of any increase in potable water rates in the given year.

Following Cody's comments, Patrick Parker, President, Raintree Investment Corporation, discussed on-going development throughout Lake Las Vegas:

1. In partnership with Blue Heron, Raintree is developing the new 10 acre, 81-home "Shoreline" community located near Seasons Grocery. This community is modeled after Balboa Island in Newport Beach, California. For more information contact Darlene Conners at 702.805.5236.
2. Refurbishment and upgrades to the Reflection Bay Golf Club include replacing existing turf with paspalum grass (the most versatile species of warm season turfgrass available), renovating the clubhouse and golf shop, resurfacing the parking lot, and introducing a members-only "dinner club". For more information contact David Gravatt at 702.740.4653.
3. Upgrades and expanded facilities at Lake Las Vegas Sports Club include a new cardio gym, additional pickleball and tennis courts, and a remodel of the social area within the interior of the clubhouse. For more information contact Dann Battistone at 702.568.1963.

The program closed with Nancy Campbell, event moderator, asking Cody and Patrick a few questions:

NC: What do homeowners need to know and understand about the differences between the Declarant, the Master Association, and individual Homeowner Associations?

CW: The Declarant (in this case Raintree) is a for-profit entity, obligated to develop the land, roads, and associated infrastructure needed by the community.

Raintree is legally and financially obligated to Lake Las Vegas until the community reaches 90% of its projected buildout plan. That is expected to occur within the next 5 to 10 years, most likely around 7 years.

The Master Association is a non-profit, responsible for maintaining the community's assets (e.g., the lake, landscape, and dam) and administering compliance with Lake Las Vegas' governing documents (CC&R's).



The individual homeowner associations, of which there are approximately 30 within Lake Las Vegas, are non-profits serving the unique needs and requirements of their respective Lake Las Vegas' sub-associations. (e.g., Alta Fiore, Bellano, Del Webb, etc.).

NC: What is, and what should be, the amount of money in the Lake Las Vegas Reserve Fund?

PP: At present, the concept of a "reserve fund" for Lake Las Vegas is a moot point, as Raintree remains financially responsible for funding needed repairs throughout the community.

At the time ownership and management of the community is turned over to the homeowners of Lake Las Vegas, Raintree will fund the Reserves to the legally required balance as established by an independent third party. We project that amount to be approximately \$12 – 14 million.

The Reserve Fund, in conjunction with the community's revenues of approximately \$7 million/year (sourced from its dues paying members), will be the source of funds to operate and maintain Lake Las Vegas.

NC: As further development takes place across Lake Las Vegas will Lake Las Vegas Parkway require incremental buildout?

CW: No. Lake Las Vegas Parkway is currently designed to support 2,000 more homes than we expect to build. As such, we do not foresee the need for incremental buildout of Lake Las Vegas Parkway.

NC: What is Raintree's point of view on the development of the former [Three Kids Mine](#) land?

PP: First, let me say, Raintree has no ownership stake in its development. That said, development of this unused land is a good thing.

I understand land and soil experts associated with the developer, the Nevada Division of Environmental Protection (NDEP), and the federal government are engaged in the land's clean-up, including the removal, or burying of toxic materials, and adding topsoil to prepare the land for home development.

NC: In closing, what question have I neglected to ask you that you would like to comment on at this time?

PP: Cody and I are available after this meeting. You may also reach us by contacting the Lake Las Vegas Master Association management office (702.568.7948).

CW: I encourage all homeowners to join us at our recurring quarterly Master Association meetings.

Following the "State of Lake Las Vegas" event, Raintree and Reflection Bay hosted a community BBQ in the Westin courtyard. Approximately 450 homeowners joined this event.

*(Editor's note: the next Lake Las Vegas Master Association meeting is on Wednesday, July 12 starting 5:00 pm, at the Westin Lake Las Vegas. For additional information email [info@lakelasvegas.com](mailto:info@lakelasvegas.com)).*



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*Barbara Kennedy*  
Store Owner

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# LINKS BEYOND THE LINKS

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## HOMEOWNER ASSOCIATIONS

### Lake Las Vegas Master Association

(Taylor Association Management)

1600 Lake Las Vegas Parkway

Phone: 702 568 7948

- > Anneliese Gamboa, General Manager
  - > Terry Devlin, Compliance Administrator
  - > Julie Williams, Administrative Assistant
- Email: [agamboa@lakelasvegas.com](mailto:agamboa@lakelasvegas.com)

### Lake Las Vegas Website

<http://lakelasvegas.com/events>

### Lake Las Vegas - Community Patrol

702 249 5086

### Lake Las Vegas - Lake Patrol

702 682 6932

### Lake Las Vegas - Marina

661 204 9198

### SouthShore Residential Community Association

(Prime Community Management)

220 Grand Mediterra Blvd

Phone: 702 248 7742

- > Jessica Smukal, General Manager
  - > Joseph Singletary, Assistant Manager
  - > Victor Favela, Administrative Coordinator
- Email: [southshore@primenv.com](mailto:southshore@primenv.com)  
Email: [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com)  
Website: [ssllv.com](http://ssllv.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](mailto: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](mailto:amiles@nicklincm.com)

## GOLF, TENNIS & OTHER SPORTS

### SouthShore Country Club

100 Strada Di Circolo

Phone: 702 856 8400

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

### The Lake Club

210 Grand Mediterra Boulevard

Phone: 702 856 8431

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

### Reflection Bay Golf Club

75 Montelago Boulevard

Phone: 702 740 4653

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

### Lake Las Vegas Sports Club

101 Via Vin Santo

Phone: 702 568 1963

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

### Lake Las Vegas Water Sports

15 Costa Di Lago Street

Phone: 702 600 9860

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

## HOTELS

### Hilton Lake Las Vegas Resort & Spa

1610 Lake Las Vegas Parkway

Phone: 702 567 4700

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

### The Westin Lake Las Vegas Resort & Spa

101 Montelago Boulevard

Phone: 702 567 6000

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

## FOOD & DINING

### Bayside Grill (Soup, salad, sandwiches, entrees)

75 Montelago Boulevard

Phone: 702 740 4653

(Located inside Reflection Bay Golf Club)

**Bellalinda Gelateria Italiana** (Gelato and sweets)  
40 Costa Di Lago, Suite 130  
Phone: 702 856 3010

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

**Da Remo** (Italian-style café)  
40 Costa Di Lago  
Phone: 702 340 4683

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

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

**The Pub** (Sports bar and comfort food)  
40 Via Bel Canto, Suite 100  
Phone: 702 567 8002

**Rocky Mountain Chocolate Factory** (Sweet treats)  
20 Via Bel Canto, Suite 100  
Phone: 702 547 1000  
[rmcflv.com](http://rmcflv.com)

**Seasons Grocery** (Beautifully stocked market)  
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)

**Apricot Lane** (women's clothing boutique)  
25 Via Bel Canto, Suite 100  
Phone: 928 310 8250  
[apricotlaneboutique.com/store/henderson](http://apricotlaneboutique.com/store/henderson)

**Maidenlane** (designer consignment shop)  
35 Via Brianza, Suite 100  
Phone: 702 564 2100  
<https://maidenlanelasvegas.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)

**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** (full-service nail salon)  
25 Via Bel Canto, Suite 110  
Phone: 702 856 0020  
[Onceuponanailsalon.com](http://Onceuponanailsalon.com)

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

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



## **INTERESTED IN ADVERTISING?**

The SouthShore Residential Community Association (SSRCA) newsletter is published six times a year and distributed electronically to all residents.

Additionally, on occasion, some content is also shared with, and further distributed by the Lake Las Vegas Master Association (LLVMA).

We publish February, April, June, August, October, and December.

Camera ready work is appreciated by the 1<sup>st</sup> of the month.

We hope you will consider advertising with us by contacting Nancy Campbell, Editor-in-Chief, at [southshorenewsletter@yahoo.com](mailto:southshorenewsletter@yahoo.com).