

SHORE TALK



Save the Dates!

Lantern Festival

February 4th
5:00 PM - 7:00 PM

CRC Meeting

February 6th
4:30 PM - 6:30 PM

Bulk Pick Up

February 14th

Valentine's Day

February 14th

BOD Workshop Meeting

February 15th
9:00 AM

President's Day

DSCA Office Closed

February 20th

DSCA BOD Meeting

February 22nd
5:30 PM

Bulk Pick Up

February 28th

4th ANNUAL

Lantern Festival

February 4, 2023 5pm-7pm Between Lake Sarah & Lake Maddison

Lanterns for sale \$10!

Check, Money Order or Credit Card (w/ 5% processing fee)

Take a Look Inside

Pg 3 - Marketplace

Pg 4 - Special Reserve Assessment
Payments

Pg 6 - Clubhouse and Picnic Table
Rules Refresher!

Pg 7 - Courtesy Patrol Information

Pg 8 - We've gone Digital!

Pg 9 - Welcome Nick to the Team

February

BOARD OF DIRECTORS

Serves a two year term

President

Jim Davenport (2024)

Vice President

Donna Toussaint (2023)

Treasurer

Mike Christian (2023)

Secretary

Sharon Rennie (2023)

Director

Christine Curtis (2024)

COMMUNITY RELATIONS COMMITTEE

Chairperson

Gwen Christian

Reed Bailey

Jay Denen

Fred Newburgh

Lynn Rosenberg

Ronnie Wagner

Michael Tolliver

Board Liaison

Jim Davenport

LAKES COMMITTEE

Chairperson

Don Parker

Danny Amster

Cheryl DuRoff

Sheila Klein

Mike Osias

Odman Leyva

Greg Toussaint

Vince Pagone

Lee Bernstein

Brandi Begelman

Board Liaison

Mike Christian

DSCA MANAGEMENT STAFF

General Manager

Ann Copeland CMCA, AMS, PCAM
gm@mydesertshores.com

Community Relations

Terry Brobeck
crc@mydesertshores.com

Events & Communications

Pricila Castaneda
ecc@mydesertshores.com

Amenities Coordinator

Sherry Armstrong
amenities@mydesertshores.com

Maintenance

Nick Hernandez & Paul Farley
maintenance@mydesertshores.com

DESERT SHORES COMMUNITY ASSOCIATION

2500 Regatta Drive
Las Vegas, NV 89128

(702) 254-1020 MAIN

(702) 254-1345 FAX

www.mydesertshores.com

DSCA Office Hours

Monday - Friday*

8 AM to 5 PM

***CLOSED MAJOR HOLIDAYS**

June - August

Open Saturdays

10 AM to 2 PM

For After Hours Support

Call (702) 254-1020 & press 0,
at the prompt, to be connected
to our Answering Service



February CONTENTS

- 3 Marketplace
- 4 Special Reserve Assessment Payments
- 6 Refresher on Clubhouse & Picnic Table Rentals
- 7 Courtesy Patrol Information
- 8 We're going Digital!
- 9 Welcome Nick to the Team!
- 16 Calendar

Notary Service Available in DSCA Office, by appointment. For questions or to request an appointment: email ecc@mydesertshores.com or call 702-254-1020

SHORE TALK Advertisement Rates

Marketplace

- \$10 Personal Item
- \$25 Business Service

Business Card

- \$50 Resident
- \$100 Non-Resident
- \$200 Quarter Page
- \$400 Half Page
- \$600 Full Page
- \$700 Full Page Insert

For details on advertising in the Shore Talk Newsletter please call (702) 331-5448 or email ecc@mydesertshores.com.

Shore Talk is published monthly as the source of information for the Desert Shores Community Association. DSCA is not responsible for any services listed or rendered through this newsletter. Management reserves the right to edit articles submitted for the newsletter. We welcome your comments and suggestions.

Sub-Association MANAGEMENT INFORMATION

Need assistance within your gated community?

Your Sub-Association's Management Team is happy to help! Contact information for each Sub-Association, within Desert Shores, can be found below.

Desert Shores Racquet Club Level Community Management	702-433-0149
Desert Shores Villas First Service Residential	702-791-5888
Diamond Bay Terra West Management	702-362-6262
Harbor Cove Level Community Management	702-433-0149
La Jolla Classics Sierra Management	702-754-6313
Mar-A-Lago Associa Nevada South	702-795-3344
Pelican Point Prime Management	702-869-0937
Ritz Cove Terra West Management	702-362-6262
Spinnaker Cove Community Management Group	702-942-2500

CITY OF LAS VEGAS IMPORTANT NUMBERS

LVMPD NON-EMERGENCY 311 or 702-828-3111

Abandoned Cars	702-229-6431
Animal Control	702-229-6444
City Council Office	702-229-2524
Code Enforcement	702-229-6615
Noise or Short Term Rentals	702-229-3500
Neighborhood Watch Program	702-828-4305
Northwest Area Command	702-828-3426
Parking Enforcement	702-229-6431
Republic Services	702-735-5151
Street Maintenance	702-229-6227
Water District	702-870-2011
Water Waste	702-258-SAVE

Marketplace

HANDYMAN

Desert Shores resident with 30 years' experience in all areas. Specialty is tile work. Dependable, reliable, and reasonable rates. Call Dave at 702-232-2510.

MASSAGE THERAPY

If you are looking for a massage therapist, look no further than Celestial Sol Massage by Alyssa C. Call or text: (702) 479-6684. Book online: Vagaro.com/celestialsolmassage. 7455 W Washington Ave. Suite 210 LV, NV 89128

DECLUTTERING, ORGANIZING, TIDY UP

Call Jennifer Toma at (702) 762-8960

Construction by Mirage

Do you need a new roof or repairs?

- Roofing leaks? General contractors
- Water Damage 24hr/7days 365
- Sewage Clean Up
- Mold Removal
- Remodels of Your Home
- Painting Interior and Exterior
- Licensed Contractor Construction by Mirage #0059782



702-636-1007

***Zero Deductible**

30 Minutes Response 24/7

Resident of Desert Shores since 1998

Proud supporter of NewVistaNv.org

Providing the intellectually challenged of all ages with equal opportunities & homes!

***call for details**

Special Reserve Assessment Payments

SRA Paid in Full

Total	1085	\$1,532,229
Condos	252	\$203,250
SFU	833	\$1,328,979

SRA Payment Plans

Total	1208	\$333,476
Condos	288	\$44,963
SFU	920	\$288,513

At this time, approximately one third of the owners have paid the full SRA amount. Approximately one-third have signed up for payment plans and have begun making their monthly partial payments.

That leaves about one third of the owners who have not done either. If this is you, please reach out to the DSCA office as soon as possible. No one, including the association, wants late fees or collections for non-payments, but as noticed in August 15, 2022's letter to all owners, that can happen since the SRA is an assessment and the association is required to follow the delinquency policy already in place for all assessments.

I would like to thank everyone for their patience during the Association's software transition. All at the same time, the SRA was assessed and payments began arriving. To view your owner & SRA accounts, please log in to the portal at portal.mydesertshores.com. Please make sure that all SRA payments are being sent to the DSCA office separately from your monthly assessment payments. Any payments not noted for SRA, or not obvious that is for the SRA are required to be posted to the HOA account. The association is required to keep the operating assessments and accounts separate from the reserve assessments and accounts. Therefore, making the whole process more intricate than any of us would think.

THE INTERNATIONAL OPERA INSTITUTE
PRESENTS

**THE TRUE AND UNTOLD STORY
OF
"THE DIVA AND THE ASTRONAUT"**

A MUSICAL DRAMA

ALAN SHEPARD
FIRST AMERICAN INTO SPACE &
FIFTH MAN TO WALK ON THE MOON

ROSE KINGSLEY
OPERA GREAT TURNED JAZZ GREAT

Contributing Editor: DR. JAMES HANSEN, AUTHOR OF THE BOOK &
MOVIE, "FIRST MAN" AND FORMER NASA HISTORIAN

FRIDAY, MARCH 10, 2023

7:00 PM (DOORS OPEN 6:30 PM)

CLARK COUNTY LIBRARY PERFORMING ARTS CENTER
1401 E Flamingo Rd. Las Vegas, NV 89011

TICKET PRICE \$30.00

To Buy Tickets:
ROSEKINGSLEY.COM or Call: (725) 205-3018

This program is not a library district event.
The views expressed and other information presented are solely those of the producing entity.

**JACQUELINE MARY MCQUIGG
& ASSOCIATES**
Law Offices

**WILLS • TRUSTS
POWERS OF ATTORNEY
PROBATE
REAL ESTATE & BANKRUPTCY
DEEDS & SALES BY OWNER
TAX RETURNS**

**JACQUELINE MARY MCQUIGG, ESQ.
RICHARD K. SALAS, ESQ.**

Lakeside Center • 2620 Regatta Drive, Suite 102
702-925-8701 • www.AttorneyLasVegas.com
Residents of Desert Shores Since 2001

THE BOARDROOM

UPCOMING BOARD OF DIRECTOR'S MEETING: February 22nd, 2023 at 5:30 PM

The board meeting will be conducted in person at the DSCA Clubhouse located at:

**2500 Regatta Drive
Las Vegas, NV 89128**

and virtually, via Zoom. We will communicate registration instructions, to homeowners, prior to the date of the meeting via email and our website.

Agendas are available 24 hours prior to the meeting and are posted on the website or in the management office.

Unit owners have the right to:

- have copies of the audio recording, the Minutes or a summary of the Minutes of the meeting distributed upon request and upon payment to the Association for the cost of making the distribution.
- speak to the Board of Directors at the beginning of the meeting (on agenda items only) and the end of each meeting (on any item concerning the community).

Upcoming Agenda Items:

- ◆ RFP for Landscape Maintenance Contract
- ◆ March 15, 2023 Safety Town Hall
- ◆ January Board Meeting Minutes
- ◆ October 2022 Financials

At their January 25 meeting, the Board of Directors voted to change the board meeting time to 6:00pm beginning March 22, 2023. The goal is to allow those who work during the day to attend.



SUMMERLIN
DERMATOLOGY

8310 W. Sahara Ave.
Las Vegas, NV 89117
702-243-4501

Reuel M. Aspacio, M.D., F.A.A.D.
Board Certified
Medical & Cosmetic Dermatologist

info@summerlinderm.com www.summerlinderm.com



DV2 PRO LLC.
Handyman Service

**PROFESSIONAL HOME
REPAIR SERVICE**

VINNIE: (702)677-4768
TIFFANY: (702)491-7908

LICENSED & INSURED
CREDIT CARDS ACCEPTED





Jennifer Toma
REAL ESTATE SALESPERSON

702-762-8960
S.0185241
Sellmyhomejen20@gmail.com

Obtain Real Assets



Reaching out to a handful of Buyers and Sellers, who do you know, willing, able & ready to move!



February is here and the Lagoon Park is now open Saturdays & Sundays!

February, March & April: Lagoon Pool is closed for swimming. The Paddle Boats, Kayaks and Lagoon Park area (basketball and volleyball courts and Picnic tables) will be open for use on the weekends only (Sat and Sun) from 10 AM to 4 PM.

The Lagoon Beach Park Picnic Area and Clubhouse are intended for use and enjoyment of our residents and their guests. It is not intended as a profit-making center for either the Association or any reserving party.

Here's a quick Refresher!



Scan for more information about our amenities within Desert Shores!

Clubhouse

Having a Birthday or Celebration coming up? Why not have in our beautiful Clubhouse! The clubhouse can accommodate up to 100 guests. Your reservation includes a prep kitchen which provides a commercial sized refrigerator, freezer and two microwave/convection ovens. Reservations are available to all Desert Shores Community Residents. DSCA Membership Access Credentials are required at the time of booking.

Rental Hours

Monday through Thursday 10:00 AM to 11:00 PM
Friday through Sunday 10:00 AM to midnight

- Desert Shores Master board/committee meetings or community events have priority in all cases, with no restrictions.
- Desert Shores Sub Association meetings can make reservations up to 12 months in advance.
- Desert Shores Clubs and/or Activities can make reservations up to 3 months in advance for Monday to Thursday and 7 days prior for Friday/Saturday/Sunday.
- All Day Rentals - Can be reserved no more than 4 months in advance.



Lagoon Park & Boats

With the cold weather slowly becoming warmer, it becomes time to visit the Lagoon Park! The Lagoon Park includes basketball & sand volleyball courts, picnic pavilions with barbeque grills, toddler playground, Pedal Boats & Kayaks! Picnic tables are also available for reservations to all Desert Shores Community Residents! DSCA Membership Access Credentials are required at the time of booking.

Rental Fees:

- Picnic Table A - 10 People Maximum (excluding members) \$10.00
- Picnic Table B - 25 People Maximum (excluding members) \$25.00
- Picnic Table A - 10 People Maximum (excluding members) \$10.00
- Picnic Table A - 10 People Maximum (excluding members) \$10.00

Picnic Tables F & E are available on a first come first served basis and cannot be reserved



Lagoon Picnic Tables

Community Relations Committee

Mission Statement: To promote and encourage a mutually satisfactory resolution of non-compliance issues within the community with the intent of maintaining and protecting the value of the property and to promote community, harmony, spirit, and pride. To review Architectural Review Committee (ARC) submittals as necessary.

The Community Relations Committee "CRC" meets the 1st Monday of each month to review ARC Applications and conduct compliance hearings. In order to have your application on the agenda, you must submit **all completed paperwork** to the DSCA office along with the \$10 application fee by the Wednesday prior to the CRC meeting by 3:00pm.

NOTE: If you reside in **Harbor Cove, Spinnaker Cove, Diamond Bay, La Jolla Classic, Ritz Cove, Desert Shores Racquet Club or Pelican Point**, you are required to obtain approval from your Sub-Association **PRIOR** to submitting your application to Desert Shores. Please keep this in mind when planning your changes to your home. The approval letter is part of the application checklist.

Ready to make some changes?
Scan the code to get the forms and information you need!



Desert Shores is Sprucing Up!

The Community Relations Committee has reviewed the following **28** items during the month of November

- Painting** - 5 applications
- Landscaping** - 12 applications
- Architectural** - 7 applications
- Solar** - 4 applications

It is always good news when you or your neighbors are fixing up the exterior of their homes. When we take good care of our property, it helps the whole community!

Modifications to a property's exterior (front or back) require the submittal of an ARC Application for review & approval. For more information or guidance, please contact the Community Relations Coordinator, Terry Brobeck, via email crc@mydesertshores.com or by phone at (702) 254-0628.

Upcoming CRC Meeting Schedule

CRC Meeting Date	Deadline to Submit Application
Feb 6 th	Feb 1 st
Mar 6 th	Mar 1 st

Call Courtesy Patrol when...
but not limited to!

Someone is feeding the waterfowl or otherwise endangering wildlife on our shores.

Boat or water vessel is on the water without a sticker or is not an approved water vessel

Someone is fishing in the lakes in violation of fishing policies or without an ID card.

Door to door sales/soliciting is taking place. Make sure you get a description.

COURTESY PATROL



The Association is charged with the responsibility of managing and protecting the common areas of the Association. The Master Declaration and other governing documents do not authorize the Association to provide security and protection for individual homeowners or their property.

You may see the flashing yellow lights on the truck as the Patrol drives through the neighborhoods. This is to show a presence as they are not a security force or a private patrol for individual homes. The Patrol officers are instructed to call Metro if they encounter problems of a criminal nature.

Each Patrol shift files a detailed written report that consists of property status, results of encounters, property damage and any significant incidents that may have occurred during their shift. The written reports are reviewed by the DSCA General Manager and Office Staff on a daily basis and are vital for providing key information and documenting events that occur on our property.

If you have an emergency that is a threat to bodily harm or witness a crime in progress, call 911. If you need police assistance or to report a crime that has already taken place, call the Metro non-emergency number 311.

To reach Courtesy Patrol, dial 702-254-1020, Press 0, at any time, to be connected to the After Hours Answering Service and ask to be connected to Courtesy Patrol.

Duties & Responsibilities

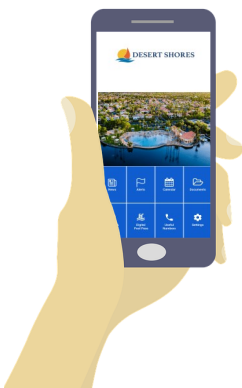
- Patrol Lagoon and Clubhouse Area
- Secure Facilities at night and open in the mornings
- Check parties in and out of the clubhouse during Private Events
- Patrol Lakes and other common areas within Desert Shores
- Check fishermen for DSCA ID's and ensures no one is fishing after dark
- Address any issues regarding our common areas
- Observe and report any issues they may find.



Desert Shores has gone...

Say **Good-Bye** to physical Membership Cards and **Hello** to our Digital Cards!

Digital!



Download the App and Sign Up today!

Download the iOS App Here



Download the Android App Here



Sign Up for Your Digital Membership ID!



Download & Open the Desert Shores App



Click on "Digital Pool Pass" and sign up!



Verify your e-mail! You will be receiving an email shortly after you sign up.

Once approved by Desert Shores, you will be able to add additional members within your household.



Once you have verified your email, log in, click on the left Hamburger Menu and select Member Registration.



Create your membership! Snap a selfie or select one of your favorite selfies and upload. Choose wisely as you can only do this step one time!

Almost done! ✓

Desert Shores will need to approve your membership registration! You will know you have been approved once you receive an email or show Valid on your Membership.

Renting your home?

Owner: Create a Digital Membership. Complete and Submit an Assignment of Membership Privileges Form, along with a copy of the lease agreement. Provide your tenant with the reference ID on your Digital Card.

If a Property Management Company is handling the property for you, they must also attached a signed Property Management Agreement (PMA). These documents may be uploaded through the App.

Tenant: Request a Reference ID from your landlord or Property Management Company. Then create your Digital Membership ID. All members requesting an ID must be listed on the Lease Agreement.

Privileges cannot be shared between the legal owner and the tenant(s) of the property.

Can't Download the App?

Sign up from home by going to desertshores.mokopass.com from your computer and follow the steps.

Don't have computer access?

We are more than happy to help you sign up at the DSCA Administration Office, just bring your picture ID! We are always available to assist you at the DSCA Administration Office during Regular Business Hours: M-F 8 AM to 5 PM.

Resolve to Save Water in 2023

Have you made a resolution this year to eat healthier, get more exercise, or set other self-improvement goals for 2023? Why not consider resolving to save water—and money on your monthly water bills—by enrolling in the Southern Nevada Water Authority's (SNWA) Water Smart Landscapes Rebate Program (WSL)?

Through WSL, you can earn a cash incentive of up to \$3 per square foot of grass you upgrade with water-efficient, drip-irrigated landscaping. Not only will WSL help you lower your monthly water bills, but you'll be doing your part to help the community save water—especially as federally declared water shortage reduces the amount of water we can withdraw from Lake Mead, the source of 90 percent of our supply, by about 8 billion gallons this year.

Visit snwa.com for a trove of information to help you learn more about WSL, including:

Plant Search Finder:

Search for water-efficient, desert-adapted plants and trees that can enhance your landscaping.



Water Smart

Contractors: These contractors are trained in water-saving irrigation and can help develop designs and plans that fit your landscaping needs.



Sample Landscape

Designs: Whether you hire a Water Smart Contractor or choose to dig in and do the work yourself, these design templates can help you choose the right plants and trees for your new landscape.



Water Smart Landscape

classes: Learn about landscape design, plants and the key components to have a successful landscape. Basics of Water Smart Landscape classes are held online only; in-person Drip Irrigation classes are held Saturdays at the Springs Preserve. Visit snwa.com for class schedules.



WINTER

NOV 01 - FEB 29

1 DAY A WEEK

NEVER ON SUNDAY

Group B - Tuesdays

Visit lvvwd.com for more information

Water Smart Landscapes also can be vibrant, lush, and full of color, and provide more curb appeal and visual interest than a grass lawn. Check out the Botanical Garden at the Springs Preserve for inspiration.

Saving water is as important in the new year as it ever has been. By resolving to convert your thirsty grass to a vibrant and colorful water-efficient landscape through the WSL program, you can help the community conserve our most precious resource, and you can save time, money and water. For more information or to enroll in WSL, visit snwa.com.

Welcome to the Team, Nick!

Meet our new Maintenance Manager, Nick!

Nick comes from Hobart, Indiana. He comes with military experience, having served as an Army Airborne Infantryman from 2018 to 2022 and heavy equipment operator/maintenance experience shortly after the military.

In his spare time, Nick enjoys building Harley Davidson motorcycles, training his 1 year old German Shepherd puppy and mountain hiking!

From cleaning of the docks and lake sidewalks to a plethora of projects around the community, Nick will make sure it all gets done! Make sure to wave a friendly 'Hello!' next time you see him out and about in the community!



Financial Focus - Don't Let Fear Drive Investment Decisions

In the past year, we've seen some big swings in the financial markets. This volatility may make you feel as if you have little control over your investment success. But the truth is, you do have more control than you might think — as long as you don't let fear guide your decisions. Investment-related fear can manifest itself in a few different ways:

Fear of loss – Some investors may emphasize avoiding losses more than achieving gains. Consequently, they might build portfolios they consider very low in risk, possibly containing a high percentage of certificates of deposit (CDs) and U.S. Treasury securities. Yet, a highly conservative approach carries its own risk — the risk of not achieving enough growth to stay ahead of inflation, much less meet long-term goals such as a comfortable retirement. To reach these goals, you'll want to construct a diversified portfolio containing different types of assets and investments — each of which may perform differently at different times. Your objective shouldn't be to avoid all risk — which is impossible — but to create an investment strategy that accommodates your personal risk tolerance and time horizon.

Fear of missing out – You're probably familiar with the term "herd mentality" — the idea that people will follow the lead of others for fear of missing out on something. This behavior is responsible for fads or the sudden emergence of "hot" products, and it's also relevant to investing. In fact, herd mentality may contribute to sharp jumps in the financial markets as investors drive up prices by buying stocks to avoid being left behind. And the same may be true in reverse — when the market starts dropping, skittish investors may accelerate the decline by selling stocks so they, too, can get out before it's too late. Buying or selling investments should be considered as needed to help advance your long-term financial strategy — not in response to what others are doing.

Fear of the unknown – Some investors fall victim to "familiarity bias" — the tendency to invest only in what they know, such as local or domestic companies. But this behavior can lead to under-diversified portfolios. If your portfolio is dominated by just a few investments, and these investments are fairly similar to each other, you could experience some losses when the inevitable market downturn occurs. To help reduce the impact of market volatility, it's a good idea to spread your investment dollars across large and small companies in a range of industries and geographical regions. And that's just on the equities side — it's also wise to consider further diversifying your portfolio by owning bonds and government securities. (Keep in mind, though, that diversification can't guarantee profits or protect against all losses.)

Fear of admitting failure – Some individuals don't like to admit when they've been wrong about something, and they may continue the same failed activities, hoping for eventual success. This behavior can be costly in the investment arena. Sometimes, a particular investment, or even an investment strategy, just doesn't work out, but an investor is determined to stick with it — even if it ultimately means considerable financial loss. Don't let this happen to you — if it becomes apparent you need to change your investment approach, move on to something better.

Fear can hold us back in many walks of life — but don't let it keep you from making appropriate investment moves.



Edward Jones

> edwardjones.com | Member SIPC

We're more than just a great rate

Bank-issued,
FDIC-insured

4.25% Minimum deposit \$25,000
1-year APY*



Jeremy Woods, AAMS™
Financial Advisor

9340 Sun City Blvd Suite 101
Las Vegas, NV 89134
702-221-9222

* Annual Percentage Yield (APY) effective 10/14/2022. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit www.fdic.gov or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrifts nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).

FDI-1916L-A © 2022 EDWARD D. JONES & CO., L.P. ALL RIGHTS RESERVED.

A portrait of Kerry F. Decor, a woman with long blonde hair, wearing an orange dress and multiple pearl necklaces. She is holding a white rose.

Kerry F. Decor
Staging & Styling Las Vegas

www.KerryFDecor.com
KerryFDecor@Gmail.com
702-882-4518

Family Owned

Dry Cleaners



**Ring in
the new year
FRESH & CLEAN**

**& enjoy 20% OFF your ENTIRE
Dry Cleaning / Laundry Service!
Mention "Desert Shores" at
checkout.**

***Ask about getting your car &
home cleaned as well!***

**3211 N. Tenaya Way
Las Vegas, NV 89129
(702)-722-0069**

Located next to
Doña Maria
TAMALES
Restaurant!

Hours: Mon - Fri 9am - 5pm

Rest Easy, Friend



Kevin Blanchard passed peacefully, surrounded by family on December 27, 2022. Kevin was born at Sturgis Memorial Hospital as the youngest of six children of Phil and Elsie Blanchard.

He grew up working at the family owned Green Valley Golf Course, just outside of Sturgis, MI. After

graduating from Sturgis High School, he immediately joined the Sturgis Rural Fire Department. His career in the fire service spanned over 25 years with various fire and EMS agencies throughout West Michigan. Notably, he served as fire chief in both Allegan and Whitehall.

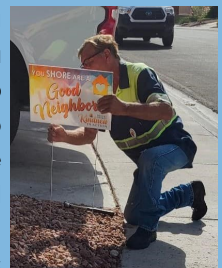


While working for Mall City Ambulance in the late 70s, Kevin met Judy Gregorek of Kalamazoo and were married May of 1979. Together, they raised two sons: Garret and Jesse.



Kevin enjoyed coaching High School baseball in Centreville, being around horses, 4H rodeos and Go-Kart racing with his boys. It was common to see his two boys tagging along on various emergency calls.

Later in life, Kevin moved to Las Vegas and joined our Desert Shores team as a Maintenance Manger. Kevin had a reputation for dropping everything to help those in need. His devotion and pride to Desert Shores was consistently present as he continued his day to day duties. A day would not go by without seeing him hard at work! He was an integral part of our community. As



he spent his life in public service, he continued to make a difference whenever and wherever he could. Kevin was not only a part of Desert Shores, but also a beloved and devoted friend.

Kevin was preceded in death by his parents-Phil and Elsie Blanchard and his older sister Trudy Ankney. He is survived by his former wife Judy Gregorek; his two sons Garrett(Jenny) and Jesse(Kimmy); five grandchildren: Tyler, Jared,

Jordyn, Kayleigh and Eagan; His siblings: Terry, Tim, Joyce and Jackie.

The family has asked in lieu of flowers, to please make donations in Kevin's name to your local fire department. Desert Shores will be holding a ceremony in his name at a later time, weather permitting.



2620 Regatta Dr #102
Las Vegas, NV 89128



Barbara Selph
Lic.#: B.0024864.CORP
Lic.#PM.0124864.BKR
Office: (702) 233-3332
Cell: (702) 279-8280
bselph16@gmail.com

Olive Turney
Lic.#: B.0025546.CORP
Lic.#PM.0125546.BKR
Office: (702) 631-9888
Cell: (702) 375-8711
lakesiderealty1@gmail.com

"The Sisters from Texas"

Barbara and Olive moved to Las Vegas in 1990 from Texas. They have worked in Real Estate for many years and in 2003 they formed a partnership and opened their own Real Estate firm located inside the Desert Shores Community in the Lakeside Center. They have lived in the Desert Shores area for over 20 years and they specialize in listing and selling residential homes and handle property management.

Please contact them to schedule an appointment.

THE REAL (ESTATE) FACTS

by Shirley Kelly-Howard, Signature Real Estate Group

3 Experts Predict What The Housing Market Will Look Like In 2023: First most experts agree there is no single industry more susceptible to the impact of interest rates than real estate; which is most often "our" most long term investment.

Danielle Hale, Realtor.com chief economist:

"We expect to see some buyer advantages in the form of more homes for sale, however, the increase will result largely from homes taking longer to sell amid challenging affordability conditions. For-sale homes will remain high-priced, with the national annual median price for 2023 expected to advance another 5.4%. Still high prices mean that homeowners are likely to walk away from a home sale with significant equity. For many potential first-time home buyers, 2023 will become a delayed dream rather than a celebration as home costs exceed what's possible on their budget and income. As fewer households make the jump to homeownership, increased rental demand could help keep rents moving higher. Nationwide, the median rental is projected to increase 6.3% in price.

Jacob Channel, senior economist for LendingTree:

The housing market will remain tough for many would-be buyers. While mortgage rates might stabilize, prices could decline, and buyers may be able to negotiate with sellers more in 2023 than they were able to over the height of the pandemic, that doesn't mean that buying a home is suddenly going to become a walk in the park. On the contrary, affordability challenges will likely persist for many, owing to rates remaining steep and supply remaining limited. Borrowers shouldn't expect rates to fall to anywhere near their record 2021 lows, or even to as low as they were at the start of 2022.

Lawrence Yun, chief economist for the National Association of Realtors and senior vice president of research:

4.78 million existing homes will be sold, prices will remain stable and Atlanta will be the top real estate market to watch in 2023 and beyond. Home sales will decline by 6.8% compared to 2022 (5.13 million). Half of the country may experience small price gains, while the other half may see slight price declines. However, markets in California may be the exception. Rent prices will rise 5% in 2023, following a 7% increase in 2022. Foreclosure rates will remain at historically low levels in 2023, comprising less than 1% of all mortgages. After eclipsing 7% in late 2022, the 30-year fixed mortgage rate will settle at 5.7% as the Fed slows the pace of rate hikes to control inflation.

Written by Industry Expert, Shirley Kelly-Harold of Signature Real Estate Group.

LOCAL HOUSING MARKET

The Southern Nevada housing market ended the year with home prices rolling back to where they started in 2022 says a recent Las Vegas Realtors report. LVR reported the median price of existing single-family homes sold in So. Nevada through its Multiple Listing Service during December 2022 was \$425,000. Down from the all-time record price of \$482,000 in May 2022.

The medium price of local condominiums and townhomes sold in December 2022 was \$246,950. Down from the all-time record price of \$285,000 in May 2022.

Prices have slid amid a pullback from buyers. A total of 1,534 houses traded hands last month down 51.7 percent from December 2021, the association reported. Also, 6,211 houses were on the market without offers by year's end, up a staggering 175.9 percent year over year, according to LVR.

After a cheap-money-fueled buying binge in 2021, Las Vegas' housing market hit the brakes hard last year. A sharp jump in mortgage rates sparked big drops in home sales, widespread price cuts and huge increases in available inventory.

Housing markets across the United States also slowed. But Las Vegas, which has a track record of speeding up then hitting the brakes, retreated faster than the nation overall in some keyways, including the share of sellers who slashed their prices and the speed that sales volume fell.

Las Vegas Realtors President Lee Barrett said in a news release that the market is cyclical, and "the sky is not falling." He said with prices "leveling off" and more homes available for sale, Las Vegas is seeing "a more balanced market that makes things easier for buyers." "It's also a supply issue," he added. "We have more listings and fewer buyers."

Southern Nevada's homebuilding sector has also slowed, amid the jump in borrowing costs. Builders' sales cancellation rate increased for the fourth consecutive month 40 percent, up from just 12 percent in November of 2021, wrote the firm's president, Andrew Smith.

Written by Industry Expert, Shirley Kelly-Harold of Signature Real Estate Group.

Selling the Desert Shores lifestyle since 1991



Experience · Commitment · Integrity · RESULTS

- Our priorities are simple... they're yours.
- We match clients with the home of their dreams.
- At no cost to you - home evaluation, relocation referral, investment information, or just some friendly advice.
- We are waiting for your call!

Search the MLS and Desert Shores
Featured Homes at www.lasvegashomz.com



Shirley Kelly-Harold, CRS, GRI

Jack Harold

Broker-Salesman

8912 Spanish Ridge Ave. Ste. 210
Las Vegas, NV 89148

702-498-2028 CELL

shirleyandjackharold@gmail.com



Happy's Home Repair

Your Hometown Handyman

Neil and Sharon Colica

Managing Partners

Happy@Happyshomerepair.com

www.happyshomerepair.com

Summerlin - Las Vegas - Queensridge

702-412-2378



Desert Shores Social Clubs

Do you have a Green Thumb? Know how to get Jiggy? How about Wine Tasting? The Desert Shores Social Clubs can be your next outing! Join your fellow neighbors, make new friends and create everlasting memories!



Desert Shores Wine Club

This is a Happy Hour type event for Desert Shores residents and friends. Invite your neighbors and drop by to make some new friends! Everyone is asked to bring a wine or an appetizer to share. We will provide plates, napkins, and wine glasses.

There is no admission or membership fee. (As a social club, it is requested that participants NOT attempt to sell or conduct their personal business at the party.)

Thursday, February 16th @ 6:00 PM
@ Desert Shores Clubhouse



Come learn about Native and Desert Adaptive Plants presented by Gail Brandy, Master Gardener.

New location and time at the
DSCA Clubhouse
Wednesday, February 1, 2023
at 6:30 PM



2500 Regatta Dr.
Las Vegas 89128



RSVP Cheryl: cduroff@icloud.com

LINE DANCE

The Line dancers strut their stuff every week on Monday, Tuesday & Thursday! Put your dancing shoes on and join us in the Clubhouse!

Schedule varies week to week to accommodate functions in the clubhouse. If you are planning on dropping in, contact Social Club host, Tita to verify meeting time. Tita can be reached at 702-523-1273 or via email: titavirata@gmail.com.

Knitting CLUB

Whether you are new to knitting or just too legit not to knit... this group is for you! The Knitting group meets every Thursday from 9:00 am - 11:00 am, in the Clubhouse.

For more information contact Willy at willy13w@gmail.com.



Auto Theft Prevention Tips...

10 things you can do to protect your car:



- 1) **ALWAYS** lock your car!
- 2) **NEVER** leave keys in your car! (Spare keys should **NOT** be hidden in/on a car, but away from the vehicle.)
- 3) **CLOSE** all car windows!
- 4) **NEVER** leave the car running and unattended!
- 5) **PARK** in a well-lit area and near an entrance whenever possible!
- 6) **TAKE** or **HIDE** your belongings! (Do **NOT** leave things in open view.)
- 7) **ACTIVATE** the alarm if you have one!
- 8) **USE** your garage (if you have one)!
- 9) **DO NOT** attach a tag with your name and address to your keys! (If keys are lost they can then be used to take your vehicle.)
- 10) **TURN** your wheels sharply towards the curb and apply emergency brake when parking on a street.

Additional prevention suggestions:

- ◇ Steering wheel locks
- ◇ VIN etching
- ◇ Ignition Cut-Off (Kill Switch)

For more information contact Heidi Straif, SEAC Crime Prevention Specialist, at 828-3134 or via email at H15920S@lvmpd.com.

We start and end with family.

THE CHADWICK FAMILY INSURANCE AGENCY

Auto • Property • Life | 702-451-4409
Local family owned since 2003

Born and raised Nevadans

GO-FURR-YOU.COM
ANGEL TASK ? - JUST ASK ?

SHERI
GO-FURR ANGEL

ANGEL WALKS 4 FURRY FRIENDS
APPOINTMENTS-VETS-GROOMING
GO-FURR YOU-SHOP-PRESCR-DRIVE

702-281-6033
SheriOz@cox.net



*Specializing in
General Electrical Services
and Troubleshooting*



Renew Electric LLC
NCL0088361 License Bond Insured

(725) 577-2578
CALL FOR *FREE ESTIMATE*

services@renewelectriclv.com
www.renewelectriclv.com

SPECIAL OFFER!
Panel Inspection only \$49.99

INSTALLATION | REPAIR | RELOCATION

- New Light Fixtures
- New Panel Upgrade
- Outdoor Lighting
- Electrical Remodel
- Outlets and Switches
- Underground Wire
- Electric Car Charger
- Ceiling Fans
- Restore Power
- General Electric Repair
- Upgrades or Remodels



Northwest Area Command

First Tuesday

This months topic is “VIPER” Unit. Learn what you can do to protect your vehicle from thieves.



****NEW LOCATION AND TIME****

Tuesday, February 7, 2023 at 6:00 PM
Meeting to be held at J. Harold Brinley Middle
School (Inside The Theater)
2480 Maverick St, Las Vegas, NV 89108

“First Tuesday” is presented as a monthly community meeting for the citizens of our community. We share topics of information regarding police and community safety issues. There is a question and answer portion with different police representatives on hand to answer questions.

****Doors open at 5:30pm****

HELLO February

February 2023

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			Pelican Point BOD Meeting 10:00 AM DS Garden Club 6:30 PM ARC Submittal Deadline			
	5 Line Dancing 1 PM- 4 PM CRC Meeting 4:30 PM - 6:30 PM	6 Harbor Cove BOD Meeting 6:00 PM Line Dancing 1 PM- 4 PM		8 Line Dancing 1 PM- 4 PM Knitting Club 9 AM-11AM		
	12 Line Dancing 1 PM- 4 PM	13 Line Dancing 1 PM- 4 PM  Bulk Trash Pickup		15 Line Dancing 1 PM- 4 PM Knitting Club 9 AM-11AM Wine Club 6:00 PM BOD Budget Workshop 9:00 AM		
	19  DSCA Office Closed	20 Line Dancing 1 PM- 4 PM		22 DSCA BOD Meeting 5:30 PM		
	26 Line Dancing 1 PM- 4 PM	27 Line Dancing 1 PM- 4 PM Bulk Trash Pickup				