

SHORE TALK

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Lagoon Park Opens Feb 3!

Save The Dates!

Lantern Festival

February 3rd
5:00 PM - 7:00 PM

CRC Meeting

February 5th
5:30 PM

Bulk Pick Up

February 13th & 27th

Valentine's Day

February 14th

BOD Workshop Mtg

February 14th
9:00 AM

President's Day

DSCA Office Closed


February 19th

DSCA BOD Meeting

February 28th
6:00 PM



A graphic for a townhall meeting. The background is dark blue with a large, glowing white moon. Below the moon is a silhouette of a town with several houses, each with yellow lights in the windows. The word "Safety" is written in a large, white, cursive font at the top. Below it, "TOWNHALL MEETING" is written in a bold, yellow, blocky font. At the bottom, the date and location are listed in white text: "Wednesday, March 13, 2024 at 6:00 pm" and "At the DSCA Clubhouse".



Don't Forget to purchase your Lantern for the Water Lantern Festival on Saturday, February 3rd!



BOARD OF DIRECTORS

Serves a two year term

President

Jim Davenport (2024)

Vice President

Teodoro Armeni (2025)

Treasurer

Lisa Finger (2025)

Secretary

Sharon Rennie (2025)

Director

Christine Curtis (2024)

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Jay Denen

Fred Newburgh

Lynn Rosenberg

Ronnie Wagner

Michael Tolliver

Board Liaison

Christine Curtis

LAKES COMMITTEE

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Danny Amster

Cheryl DuRoff

Sheila Klein

Mike Osias

Odman Leyva

Vince Pagone

Lee Bernstein

Mike Christian

Paul Kelleher

John Mazur

Board Liaison

Sharon Rennie

DSCA MANAGEMENT STAFF

General Manager

Ann Copeland CMCA, AMS, PCAM

gm@mydesertshores.com

Community Relations

Terry Brobeck CAM

crc@mydesertshores.com

Events & Communications

Pricila Castaneda

ecc@mydesertshores.com

Amenities Coordinator

Sherry Armstrong

amenities@mydesertshores.com

Maintenance

Nick Hernandez

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

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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 Prestige Management Group	702-988-0321
Desert Shores Villas First Service Residential	702-791-5888
Diamond Bay CAMCO	702-531-3382
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 Community 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

Save the Date for this Year's Events!

Mar 13	Safety Town Hall Meeting	6:00 PM
Apr 13	Shredding Event	10:00 AM - 12:00 PM
May 4 & 5	Spring Community Yard Sale	8:00 AM - 2:00 PM
May 27	Memorial Day Lagoon Party	11:00 AM - 4:00 PM
Sept 2	Labor Day Lagoon Party	11:00 AM - 4:00 PM
Sept 8	Patriot Day Boat Parade	1:30 PM - 3:00 PM
Sept 24	Desert Shores Night Out	4:30 PM - 6:30 PM
Oct 5	Kid's Fishing Derby	9:00 AM - 11:00 AM
Oct 9	Meet the General Election Candidates	6:00 PM - 8:00 PM
Oct 16	Meet the DSCA Board Candidates	6:00 PM
Oct 31	Trunk or Treat	5:30 PM - 7:30 PM
Nov 2 & 3	Fall Community Yard Sale	8:00 AM - 2:00 PM
Nov 11	Veteran's Day Pancake Breakfast	8:00 AM - 10:30 AM

SRA Turf Conversion Update: Enhancing Our Community!

Excitement is brewing as the SRA's turf conversion project progresses, promising to redefine the landscape of key areas within our community. Here's a brief update on the transformation unfolding in four distinct zones:



Regatta & Breakwater



Stay tuned for more updates as the SRA Turf Conversion project takes shape!



San Marino



Clubhouse Northside



Clubhouse Southside

THE BOARDROOM

UPCOMING BOARD OF DIRECTOR'S MEETING: FEBRUARY 28, 2024 & MARCH 27, 2024 @ 6:00 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:

- ◆ January 17, 2024 BOD Meeting Minutes
- ◆ Update on Turf Conversion
- ◆ SRA Payments
- ◆ Update on Main Entry Sign Monument

SPECIAL RESERVE ASSESSMENT PAYMENTS UPDATE

	Number of Owners on a payment plan	Amount paid by Owners on a payment plan
Condos	277	\$148,406
SFU	859	\$896,622
Total	1,137	\$1,045,028

A total of 3,260 owners have responded.

	Number of Owners who paid in full	Amount paid by Owners who paid in full
Condos	551	\$441,600
SFU	1571	\$2,512,000
Total	2,123	\$2,953,600

A total of \$3,998,628 - has been received.

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www.happyshomerepair.com
Summerlin - Las Vegas - Queensridge
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COMMUNITY CORNER

UPCOMING CRC MEETINGS: FEBRUARY 5, 2024 & MARCH 4, 2024 @ 5:30 PM

Community Relations Committee

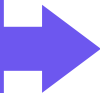
Mission Statement: To promote and encourage a mutually satisfactory resolution of non-compliance issues within the community with the intent of maintaining and protecting the value of the property and to promote community, harmony, spirit, and pride. To review Architectural Review Committee (ARC) submittals 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 12:00pm.

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.





Terry Brobeck
Community Relations
(702) 254-0628
crc@mydesertshores.com

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 items during the month of December:

			
PAINTING	LANDSCAPING	ARCHITECTURAL	SOLAR
3	10	6	2

There was no Meeting Held in January 2024

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 5, 2024	January 31, 2024
Mar 4, 2024	February 28, 2024
Apr 1, 2024	March 27, 2024



DV2 PRO LLC.

HANDYMAN SERVICE



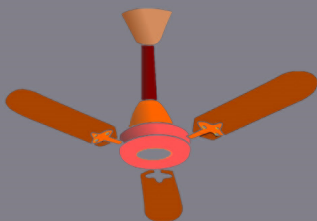
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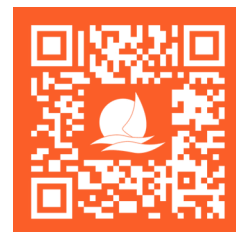
Download the App and Sign Up today!

Desert Shores is now Digital! The Digital Membership replaces all physical ID cards. The new system prevents previously issued cards from staying in circulation for access to Desert Shores' private amenities.

Download the iOS App Here



Download the Android App Here



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



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

As of September 2022, Desert Shores is no longer accepting Physical ID cards for access to the amenities.

Please note that each household is allowed only one Login Account which must be created by the Homeowner.

Going digital means saying Good-bye to always carrying a card with you! Downloading the App gives you access to many great features such as:

- ✓ Receive alerts directly to your phone
- ✓ Check the Calendar for Events and BOD Meetings
- ✓ Submit non-emergency requests regarding common areas and facilities
- ✓ Access your Digital Membership Card

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 and be picture ready! We are open Monday through Friday 8 AM to 5 PM.

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 **C** - 10 People Maximum (excluding members) \$10.00
 Picnic Table **D** - 10 People Maximum (excluding members) \$10.00

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

The Lagoon Park and Boats will be open starting February 3 on Saturdays and Sundays from 10 AM to 4 PM!



Lagoon Picnic Tables

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Lagoon Beach Park Hours

FEBRUARY
Starting Feb 3

Park & Boats
 Open Sat & Sun 10 AM to 4 PM (boats will close 1 hour before)
 Pool
 Closed for the Season

MAR-APR
Until May 3

Park & Boats
 Open Sat & Sun 10 AM to 4 PM (boats will close 1 hour before)
 Pool
 Closed for the Season

The Real (Estate) Facts:

It is that time of year again...New Year's resolutions abound! If you are planning to sell your home in 2024 here are some resolutions you should make – and keep.

Get your home in shape. Start by packing away, giving away, throwing away anything you have not used in the past few years. Thoroughly clean and address any small fixer-upper projects you have been putting off. Assess what kind of other work needs to be done. This could include window washing, wood floors polished, carpets cleaned, trimmed landscaping or painting. The real estate professionals you interview will be your “wow” test. If they walk into your home and say “wow” what a magnificent home you have here, you will know you have done it right.

Know what your selling timetable is before you list your home. If you need to move in three months or less, you will need an aggressive marketing plan with a competitive listing price. Knowing when you have to move – and sharing that critical bit of information with your real estate professional allows you to choose a correct pricing and marketing strategy.

Know where you are going. Often people move to another home within the same general area, but if you are moving to a different city or state, information gathering must be done.

Read all documents thoroughly before you sign them. Take the time to read and understand the listing contract. A mistake could seriously affect your finances.

Consider your minimum sales price. Everyone wants you to get list price. To negotiate effectively, it helps to determine the minimum amount you will be happy to get for your home. The psychological benefit of a minimum acceptable price helps put you in control of an emotional situation by helping you distance yourself from the negotiation process.

Do not be driven by greed. Consider all offers very carefully, the price is not everything. There are factors including terms of the contract, financial strength of buyer, closing date, inclusion or exclusion of repairs and many other points that make up the total transaction. A successful sale means everyone walks away feeling happy!

The Real Estate Facts & Local Housing Market update written by Industry Expert, Shirley Kelly-Harold of Signature Real Estate Group.

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Shirley Kelly-Harold, CRS, GRI

Jack Harold

Broker-Salesman

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Las Vegas, NV 89148

702-498-2028 CELL

shirleyandjackharold@gmail.com



LOCAL HOUSING MARKET UPDATE

As predicted by the experts, 2023 was the slowest year for home sales in the Las Vegas Valley since 2008, dropping 18 percent from the previous year. But despite that, sale prices went up.

The median home price of a single-family home in December was \$449,900, a nearly 6 percent increase from the same month last year (\$425,000), according to the latest statistics from Las Vegas Realtors. But this is down from the all-time high set in May 2022, when median home prices rose to \$482,000.

A tight housing supply is to blame for current market conditions, said Las Vegas Realtors President Merri Perry, president of the association. She said she is hoping for a comeback in sales this year.

"It was good to see interest rates coming back down late in the year," Perry said. "That helps more buyers afford a home. While we still need more homes on the market, many national experts are predicting at least some increase in the housing supply as we get into 2024. That should help buyers and help us sell more homes."

December was a particularly rough month as new home listings were down 10.3 percent from November and 30 percent from December 2022, according to the latest data. However, the average list price for a house rose 1.3 percent from November and 19.5 percent from December 2022.

In 2023, 29,069 existing homes, condominiums and townhomes were sold in Southern Nevada, down roughly 18 percent from the 35,584 homes sold in 2022, following a record year for home sales in 2021, when 50,010 homes were sold. That was the first year the valley had recorded more than 50,000 residential property sales in a single year, going back to 2011.

Redfin reported the 30-year fixed mortgage rate was sitting at 6.7 percent to end the year, but as Perry suggested, the online brokerage is starting to see signs that home sales may be picking up.

February 2024

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Nov – Feb

WATER ONLY 1 DAY A WEEK IN WINTER

IT'S THE LAW!



Watering Group B: Tuesdays

A Five-Word Watering Rule of Thumb For **Green Thumbs**

When it comes to landscape irrigation, you can help the community conserve water and prevent water waste—while saving money on your monthly bill—by following a simple five-word rule: **Drip It, Don't Drown It.**

Most residential landscapes in Southern Nevada feature a variety of drip-irrigated plants and trees. It's essential to recognize that plants and trees need much less water than grass to flourish. Knowing how much to "drip it" can help you avoid "drowning it."

You can determine how long to set your drip irrigation by identifying whether your drip emitters have a high- or a low-flow rate, based on gallons per hour (gph). A consistent flow or stream-like release of water means your emitters are high-flow, while a slow drip or a bead-like release of water drops indicates a low-flow emitter.

Once you've determined the flow rate of your emitters, follow these suggested watering times

and adjust as needed:

High-flow emitter (up to 20 gph): 20-40 minutes or less

Low-flow emitter (up to 4 gph): 30-90 minutes or less

Drip irrigation systems deliver water slowly and more efficiently, and they should run longer but less frequently than sprinkler systems used to irrigate grass. Water your drip-irrigated plants and trees in winter every seven to 14 days. Water grass in short cycles for no more than 12 minutes per watering day. Check your trees and plants monthly and adjust your drip irrigation as needed.

Don't forget, mandatory winter watering restrictions, which limit landscape watering to one assigned day per week, are in effect through Feb. 29. Sunday watering is always prohibited.

For more information on drip irrigation watering, visit snwa.com



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How to File a Police Report

REPORTING OPTIONS:

- **9-1-1:** If there is an active Emergency or Crime taking place, call 911 immediately!
- **3-1-1:** If you think the Police need to be aware of suspicious or a nuisance behavior, but it does not rise to the level of an Emergency, call our 311 Non-Emergency line.
- Submit an Online Service Request to your local Area Command Community Oriented Policing Team (COP): This is designed to address long-term problems with long term solutions.
- Visit www.LVMPD.com to "Find your Station" and submit a "Service Request" Together, we can partner to make every community one we can enjoy living in peace.

To remain anonymous, submit a "tip" to "CRIMESTOPPERS of N e v a d a . "

www.CrimeStoppersOFNV.com or (7 0 2) 3 8 5 - 5 5 5 5 (does not replace 9-1-1)

LVMPD PROVIDES A VARIETY OF WAYS TO FILE A REPORT FOR CRIMES THAT OCCURRED WITHIN THE LVMPD JURISDICTIONS:

- Online
- In Person
- Telephonic
- Courtesy Reports



Information Needed to File a Report

- **Gather** as much information as you can prior to filing your report date, time, and location of incident.
- **Personal** Information
- **Victim(s)** information and physical description.
- **Suspect(s)** information and physical description.
- **Witness** information and physical description.
- **Vehicle** information, license plate state number, VIN number.
- **Detailed** listing of damages and/or injuries.
- **Detailed** listing of property lost or stolen to include value, serial numbers, or unique identifiers.
- **Additional information** that is specific to the incident that should be included in the report.

There is no fee for filing a report. All reports will be assigned an LVMPD Event Number. The Event Number will be your point of reference when inquiring about your case.

MARKETPLACE

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DECLUTTERING, ORGANIZING,

TIDY UP

Call Jennifer Toma at (702) 762-8960





Desert Shores Wine Club

Thursday, February 22nd @ 6:00 PM
Desert Shores Clubhouse

Bring a Bottle of Wine
Bring Friends and/or Your Neighbors
For a Pleasant Evening!



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Call or Text: 702-523-1273

Email: titavirata@gmail.com



NORTHWEST AREA COMMAND FIRST TUESDAY PROUDLY WELCOMES

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City of Las Vegas • Department of Planning

CODE ENFORCEMENT

**TUESDAY, FEBRUARY 6, 2024 AT 5:30PM
(DOORS OPEN AT 5:00PM)
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LIGHT REFRESHMENTS WILL BE SERVED



WE ARE HERE TO HELP

HOW WOULD A REVERSE MORTGAGE BENEFIT YOU?

A reverse mortgage loan allows homeowners age 62 and older to convert a portion of their home equity into tax-free money to use for any number of reasons:

- Debt consolidation
- Home improvements
- Property taxes
- Foreclosure avoidance
- Wealth management

How much money can I receive?

The amount that can be borrowed is determined by an FHA formula that considers age, the current interest rate, the appraised value of the home and government lending limits. Typically, the more valuable the home, the higher the loan amount will be.

With a reverse mortgage loan, your existing mortgage will be paid in full. Borrowers are responsible for paying property taxes, homeowner's insurance, and for home maintenance. The loan does not need to be paid back until you choose to move or sell your home, or when your estate is settled. At that time, no other assets are affected.



Gabe Tulli
 Branch Manager
 367563
 Cell: 702-592-0013
 Office: 702-750-1702
 gabe@myloan.expert
<https://topflitefinancial.com/gabe/>



Deborah Tulli
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Join Us For The 5th Annual

Lantern Festival

February 3, 2024 5pm-7pm

Between Lake Sarah & Lake Maddison

FEBRUARY 2024

Sun	Mon	Tues	Wed	Thurs	Fri	Sat	
<p>Visit our online Event Calendar at mydesertshores.com! You will find upcoming events, association meetings, and clubhouse and picnic table reservation availability. Check it out!</p> 				<p>Knitting Club 9AM - 11 AM Line Dancing 1 PM - 4 PM</p>	<p>1</p>	<p>2</p>	<p>3 Lantern Festival 5PM - 7 PM</p> 
<p>4 Line Dancing 1 PM - 4 PM CRC Meeting 5:30 PM</p>	<p>5 Line Dancing 1 PM - 4 PM</p>	<p>6</p>	<p>7</p>	<p>Knitting Club 9AM - 11 AM Line Dancing 1 PM - 4 PM</p>	<p>8</p>	<p>9</p>	<p>10</p>
<p>11 Line Dancing 1 PM - 4 PM</p>	<p>12 Line Dancing 1 PM - 4 PM</p>  <p>Bulk Trash Pick Up</p>	<p>13</p>	<p>14 <i>Happy Valentines Day!</i></p>	<p>Knitting Club 9AM - 11 AM Line Dancing 1 PM - 4 PM</p>	<p>15</p>	<p>16</p>	<p>17</p>
<p>18 HAPPY PRESIDENT'S DAY DSCA Office Closed</p>	<p>19</p>	<p>Line Dancing 1 PM - 4 PM</p>	<p>20</p>	<p>Knitting Club 9AM - 11 AM Line Dancing 1 PM - 4 PM Wine Club 6:00 PM</p>	<p>22</p>	<p>23</p>	<p>24</p>
<p>25 Line Dancing 1 PM - 4 PM</p>	<p>26 Line Dancing 1 PM - 4 PM</p>  <p>Bulk Trash Pick Up</p>	<p>27</p>	<p>28 DSCA BOD Meeting 6:00 PM ARC Submittal Deadline</p>	<p>Knitting Club 9AM - 11 AM Line Dancing 1 PM - 4 PM</p>			