

SHORE TALK

MEMORIAL DAY Lagoon Beach PARTY

MAY 29TH | 11AM - 4PM

Open to ALL Desert Shores Residents and their Guests

MUSIC **PRIZES** **GAMES** **FUN** **FOOD***

Available for Purchase!

SAVE THE DATES!

- | | |
|--|--|
| CRC Meeting
Monday, May 1st | Bulk Pick Up
May 9th & 23rd |
| Ready, Set, SPLASH!
Lagoon Pool Opens
Friday, May 5th | BOARD OF DIRECTORS
Meeting In Person & Via Zoom
Wednesday, May 24th |
| Community Wide
Yard Sale
May 6th & 7th | Catfish Day
Get Ready to Reel it in!
June 25th |

take a Sneak Peek inside!

- | | |
|--|---|
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DESERT SHORES

A PRIVATE COMMUNITY

Hello May!



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
Vince Pagone
Lee Bernstein
Brandi Begelman

Board Liaison

Mike Christian

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 and Patrol.

DSCA MANAGEMENT STAFF

General Manager

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

Accounting Manager

Jami Hannah
finance@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

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Notary Service is 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

In observance of Memorial Day, the Desert Shores Community Association office will be closed on Monday, May 29th, 2023.

We will reopen on **Tuesday, May 30th at 8 AM.**

Desert Shores wishes you and your family an enjoyable Memorial Day Weekend.

Starting May 1st at 8 AM, members can book picnic tables A, B, C and D, as well as the Clubhouse for August 2023.

Don't forget, members can also continue to reserve dates in May, June and July!

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



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.

It has been a busy Spring at Desert Shores!

The pool needed to be replastered and your Board made a fiscally sound decision to replaster the whole pool now for \$140,000 rather than making repairs now and replastering in the Winter, for a savings of \$110,000 based on estimates received. The new plaster consists of a layer of Pebble Tec with a layer of plaster on top, which should provide a longer lifespan to the plaster. We have a small sample in the office if you are curious as to how it will look.

During the Board Meeting on April 23, 2023, the Board is expected to vote on a contractor to reconstruct the 34-year old front entry sign monuments. This project is a planned reserve expense. Following the completion of this project, the remaining areas of turf conversion at Buffalo and Regatta will be finalized.

As was included in the April 2023 online version of the Shore Talk Newsletter, the 2023-24 Budget was a very difficult budget to prepare and present. With inflation, the increase in the cost of materials and labor, and just overall increase in everything right now, the Board and Management looked for line items to cut and determined that to maintain the common elements and provide the established level of service to the community, there weren't areas to eliminate. In an effort to obtain a more realistic view of expenses for the upcoming fiscal year, the Board went out to bid for two of the community's largest contracts - Landscape and Patrol.

Fourteen Request For Proposals (RFPs) were sent out to landscape companies for the Landscape Maintenance Contract and six (6) companies submitted sealed bids. On April 5th, the Board interviewed each of the six (6), with a decision expected to be made at the April 26th Board meeting.

Nine (9) RFPs were sent out to patrol companies for the Patrol Contract. Each hour that the DSCA office is closed, there is a patrol officer on duty. The sealed bids for this contract will be opened at the April 26 Board Meeting.

As was noticed in the Budget Mailer, the Association has received notice that Philadelphia Insurance Company will not be renewing the Umbrella Policy and the Package Policy. Even though there have not been any judgements against the Association, the reason for the non-renewal is "due to loss experience and program guidelines." The Broker is actively searching for a new insurance carrier however, the Association has been told to expect an increase.



Lagoon Pool Replaster

How to pay your monthly assessments:

Coupon Books: New assessments coupon books will be mailed during the month of May.

ACH – Autopay: Owners enrolled in ACH (auto withdrawal) through Desert Shores will not receive a coupon book and will not be required to take any action.

Your Bank Bill Pay: Owners using their bank electronic pay will not receive a coupon book, however, will need to make the required adjustment to the new amount of \$115 for Single Family Units and \$57.50 for Condos, beginning June 1, 2023.

Want to sign up for ACH Autopay? You may download the ACH authorization form from the DSCA website at www.mydesertshores.com. Once completed submit it to the DSCA office along with a voided check. If you need assistance, please contact the DSCA office at 702-254-1020. We are happy to help!

UPCOMING BOARD OF DIRECTOR'S MEETING: May 24th, 2023 & June 28th, 2023 at 6 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:

- ◆ April 26, 2023 Board Meeting Minutes
- ◆ January and February 2023 Financials
- ◆ SRA Update
- ◆ Phase 3 RFP
- ◆ Insurance Policy

Special Reserve Assessment Payments Update

SRA PAID IN FULL

Total	1485	\$2,092,800
Condos	354	\$283,200
SFU	1131	\$1,809,600

SRA PAYMENT PLANS

Total	1244	\$521,955
Condos	310	\$76,587
SFU	934	\$445,368

Update on the Mandatory Turf Conversion to comply with AB356

The majority of Phase 1 has now been completed. The Southern Nevada Water Authority (SNWA) has provided confirmation of a rebate for this area of \$93,417. Once the actual check is received, it will be deposited into the Special Reserve Assessment Account to help pay for the next phase of the project.

Phase 2 is Lake Sarah lake sides and south lake end. This phase is scheduled to begin the first week of May. If you live on Lake Sarah, you will be receiving a letter shortly regarding your dock area, so watch your mail.

Phase 3 will be determined at a future board meeting and cannot start until after Phase 2 has received final approval from SNWA.

The tracking for each of the phase estimates, bids, payments to contractors, and rebates is available on the website at www.mydesertshores.com. You will need to sign in to see the information or you may contact the DSCA office if you have any questions.

To date, 2729 owners have either paid in full or signed up for the 24 month payment plan. If you are one of the remaining 622 owners, please contact the DSCA office immediately. This Special Reserve Assessment (SRA) is an assessment and therefore follows the Delinquency Policy and can be turned over to collections if not resolved in a timely manner. No one wants that!

COMMUNITY CORNER

Community Relations Committee

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.

There is no CRC meeting held in January.

Upcoming CRC Meeting Schedule

CRC Meeting Date	Deadline to Submit Application
MAY 1 st	APR 26 th
JUNE 5 th	MAY 31 st

Desert Shores is Sprucing Up!

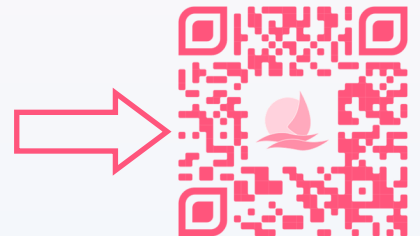
The Community Relations Committee has reviewed the following items during the month of March

- Painting - 6
- Landscaping - 8
- Architfctural - 4
- Solar - 1

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**.

Ready to make some changes?

Scan the code to get the forms and information you need!



DRIP IT

DON'T DROWN IT

Plants and trees need **MUCH LESS WATER** than grass



SUMMER

MAY 01 - AUG 31

6 DAYS OR LESS A WEEK

NEVER ON SUNDAY



NOTARY SERVICES

Residents of Desert Shores can take advantage of our notary services, provided free of charge at the Desert Shores Administrative Office.

We know how important your documents are, so we kindly ask that you schedule an appointment prior to your visit to ensure that we can give them the attention they deserve. For questions or to make an appointment, please contact us at ecc@mydesertshores.com or call **702 254-1020**.



We start and end with family.

THE CHADWICK FAMILY INSURANCE AGENCY

Auto • Property • Life | 702-451-4409
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Born and raised Nevadans

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.

DECLUTTERING, ORGANIZING, TIDY UP



Call Jennifer Toma at (702) 762-8960

BOAT FOR SALE



EMBRACE the Desert Shores lifestyle on this lovingly cared for CLASSIC MOTORBOAT!
15' of luxury TEMPTINGLY priced @ \$2,993.00
Contact 702-308-6047 for details today and FLOAT YOUR BOAT IN 2023!

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

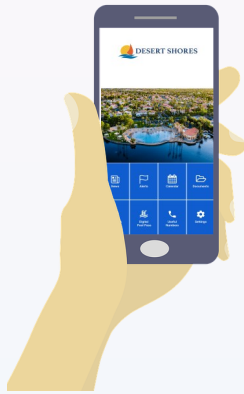
Providing the intellectually challenged of all ages with equal opportunities & homes!

***call for details**

DESERT SHORES HAS GONE...

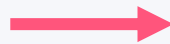
Say **Good-Bye** to physical Membership Cards and **Hello** to our Digital Cards!

Digital!

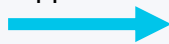


Download the App and Sign Up today!

Download the iOS App Here



Download the Android App Here



Sign Up for Your Digital Membership ID!

Don't forget to sign up for our digital membership! We have already introduced our brand new Digital Membership ID! You no longer have to worry about losing your ID cards. Simply follow the easy instructions below to sign up for your Digital Membership ID and enjoy access to our Desert Shores Amenities!



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.

Unable to Download the App?

You can still sign up for the Digital Membership from the comfort of your home by visiting desertshores.mokopass.com from your computer and following the steps above!

Don't have computer access?

No Problem! We are just a visit away and are always more than happy to assist! The DSCA Administration Office is open M-F 8 AM to 5 PM.

Going digital means saying Goodbye to the hassle of always carrying a physical card with you! By downloading the app you will have access to fantastic features such as:

- ✓ Receiving alerts straight to your phone
- ✓ Checking the Calendar for Events and BOD Meetings
- ✓ Submitting non-emergency requests regarding common areas and facilities
- ✓ Accessing your Digital Membership Card at any time!

RESIDENTS



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

Please note, memberships created without a self-identifying photo will be invalidated.

See below for examples of valid and invalid photos.

✓ Almost done!

Your membership will need to be validated by Desert Shores. You will receive an email or see "Valid" on your membership once approved!

Once approved by Desert Shores, you will be able to add additional members within your household by clicking on Add Members. All members of your household will need to add a valid picture.

Invalid Photos



Avoid

- × Group Photos
- × Couple's Photos
- × Photos of/with pets
- × Photos with Sunglasses, face coverings or hats
- × Far Away Photos
- × Inappropriate or explicit photos
- × Photos of objects
- × Other people
- × Costume/Cosplay/unidentifiable makeup

Valid Photos



- ✓ Color Pictures
- ✓ Taken within the last year to reflect your current appearance
- ✓ Full Face View
- ✓ Clear, Smiling Face with both eyes open
- ✓ If using a group photo or a full body photo, please crop so your face can be easily identified
- ✓ Clear Background
- ✓ Pictures from the chest area and above

If your account has been invalidated, please see below for potential reasons. If you have additional questions or need further assistance, please reach out to the main office at (702) 254-1020 or email ecc@mydesertshores.com

- × Name does not match the Homeowner's name on file. The homeowner will need to create an account and then add additional members within the household.
- × Address is not a Desert Shores Address
- × Photo is invalid
- × If you are a tenant it is likely we do not have updated documents
- × An account already exists with your name/ address

Landlords or Tenants

All tenants are required to be registered with the DSCA Office if they would like to use the facilities or participate in any Association Activities.

As a landlord, if you would like to assign privileges to your tenant, you will need to submit the following:

- ✓ Assignment of Membership Privileges Form
- ✓ Lease Agreement
- ✓ Property Management Agreement (if managed by a Property Management Company)

Once the information is received by the HOA, the landlord will need to create a digital membership. After the membership is created, a reference ID number consisting of two letters followed by a series of numbers will be visible. This reference number can now be shared with the tenant to facilitate their sign up process.

If you are unable to create a membership or have multiple properties, please contact the DSCA office.

After providing the tenant with a Reference ID Number, the tenant can now create their own Digital Membership by following the instructions above and signing up as a tenant! Once approved, the tenant may add additional members listed on their lease agreement.

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

May Trade-in Weekends!

Make the switch to your Digital ID during May weekends! DSCA staff will be available during open park hours to help you sign up for your new Digital Card.

READY, SET, SPLASH!

Lagoon Pool Reopens Friday, May 5th! Park and Boats Open 7 Days a Week!

SUMMER IS JUST AROUND THE CORNER!

Exciting news for Desert Shores residents: The Lagoon Beach and Park is back! To enjoy the Lagoon Beach and Park, simply sign up for our Digital Membership ID. Friendly Reminder: members are allowed to bring up to 10 guests per day, per household. We kindly ask that members stay with their guests while enjoying the beach and park.

LOOKING TO RESERVE A PICNIC TABLE?

The Desert Shores Park has 6 picnic tables with BBQ grills and coverings. Reservations for Tables A, B, C and D can be made in the DSCA Office by a Desert Shores resident. Only one reservation, per day, per household can be made.

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

*Guest Limit does not include household members registered on the Digital Membership!

MAY
MAY
JUNE
TO
AUG

Lagoon Beach Park Hours

Pool: Open FRI, SAT & SUN 10 AM to 6 PM
Park & Boats: Open 7 Days 10 AM to 6 PM

Lagoon Beach Park Hours

Pool, Park & Boats
Open 7 days 10 AM to Dusk

SPECIAL NOTE ABOUT ATTIRE

Desert Shores Lagoon Beach Park is a family friendly facility. Please keep this in mind when choosing your swim attire. To ensure a comfortable and appropriate atmosphere for everyone, we ask that you wear clothing that is intended for swimming. (no cutoffs, etc.) and is family friendly in nature. Overly revealing clothing is not allowed in the park.

Thank you for considering your fellow neighbors and helping to make the Lagoon Beach Park a fun and enjoyable place for everyone to cool off, enjoy and have a fun time!



Enjoy the Shores!

CATFISH DAY!

MARK YOUR CALENDARS
FOR JUNE 25TH AND GET
READY TO REEL IN
SOME BIG CATCHES!
CONTACT THE DSCA OFFICE
FOR MORE INFORMATION!



DETAILS
COMING
SOON!



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

Reuel M. Aspacio, M.D., F.A.A.D.
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Residents of Desert Shores Since 2001

WATERFOWL IN YOUR POOL

WHY IS IT BAD?

- **It's unhealthy for you**—waterfowl feces create an unsanitary environment and can effect the water quality of your pool.
- **It's unhealthy for them**—pools lack the nutrients that other bodies of water offer, and can become a drowning hazard for young ducklings. Excessive chlorine exposure can irritate the skin and eyes of animals.



DON'T LET THEM NEST!

- Check under shrubs frequently to look for signs of nest building.
- Remove nests **before** eggs are laid—it is illegal to relocate/destroy a nest with eggs because they are protected under the Migratory Bird Treaty Act.

ENCOURAGE THEM TO RELOCATE

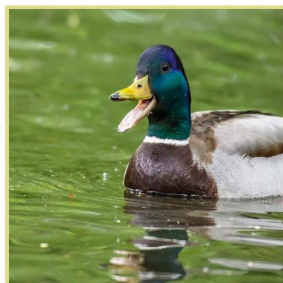
- Keep your pool covered—long-term exposure to swimming pool chemicals or becoming trapped in an uncovered pool can be fatal to waterfowl.
- Remove attractants—shrubs that can be used to nest under, fruits & berries from plants, and fountains to name a few.
- Use hazing techniques—make sharp, loud noises or use commercial noise makers to scare them.
- Don't let them get settled. Act immediately.

LIVING WITH WATERFOWL

HELP! THERE'S A DUCK IN MY POOL!

Waterfowl, which include ducks, geese, and other large aquatic birds, can be found year-round throughout Nevada. Although most waterfowl base themselves around our lakes, ponds, and canals, there are instances that we may find them frequenting our own property.

If you see waterfowl making themselves at home around your pool in the spring, you can assume that they may be attempting to build a nest. It is in your and their best interest to intervene as soon as possible.



Under no circumstance should you feed waterfowl or any other wild animal.

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NDOW.org Nevada Department of Wildlife



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Let's partner for life's moments.

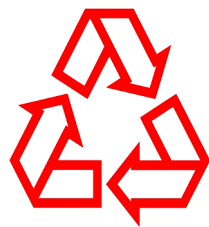
Together, we'll help you prepare for the next one — big or small.



Jeremy Woods, CFP®, AAMS™
Financial Advisor

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

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- General Electric Repair
- Upgrades or Remodels
- New Panel Upgrade
- Electrical Remodel
- Underground Wire
- Ceiling Fans



The Real (Estate) Facts

Did your spring-cleaning turn into thoughts of remodeling? Be aware that remodeling is often more costly and complicated than people think, even if you are planning to do much of the work yourself. Here are a few suggestions to help you avoid mistakes commonly made in improving or expanding your home.

The General Contractor

While a licensed General Contractor is essential for big remodeling projects, many small and medium sized jobs can be tackled without one. "Do it yourselfers" can cut costs by a large percent. The key here is how much time, patience, and know-how do you have to do the job.

Being overly ambitious

If homes in your neighborhood sell in the \$400,000 range, it is financially unsound to spend \$150,000 to \$175,000. You most likely will not recoup your costs if you decide to sell your home. It is more sensible to undertake projects that make your home more livable without boosting the value above other homes in the area.

Doing too much at once

If you are planning extensive remodeling, consider breaking it into several smaller projects. Though gradual remodeling may take longer to finish, it is usually less disruptive to the household.

Being trendy

Following the latest fashion when remodeling can lower your home's resale value. Many homes languish on the market because their once "in" features have become dated. Stick to conservative designs and colors.

Lastly, don't forget to go over the latest version of the policies, guidelines, CC&R's of your community association.

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



LOCAL HOUSING MARKET UPDATE

Southern Nevada home prices jumped again last month as prices stayed flat with buyer activity still well below year ago levels. The median sales price of previously owned single-family homes was \$425,000 in March unchanged from February but down 7.6 percent from March of last year, according to trade association Las Vegas Realtors.

Las Vegas Realtors President, Lee Barrett, said in a news release that home prices haven't changed since December 2022, following a monthlong slide. "This may be a sign that we are near the bottom of this cycle," he said.

After a cheap money fueled buying binge in 2021 that sent prices soaring, Southern Nevada's housing market hit the brakes hard last year amid a sharp jump in mortgage rates. Buyers pulled back, sellers slashed their prices and available

inventory soared.

The market started 2023 on a slow note and though mortgage rates have been volatile lately, buyers have been returning.

Among the previously owned homes that changed hands last month, 49.8 percent had been on the market for 30 days or less, compared with 82.8 percent in March 2022.

New home builders report sales were down 23 percent from February of last year. It was noted that builder's sales incentives and a now sliding inventory on the resale market have helped draw buyers to new subdivisions. But people who want a newly built home have fewer places to shop than they did last year.

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

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DESERT SHORES

MAY

8AM - 2PM

6th 7th

COMMUNITY WIDE YARD SALE!



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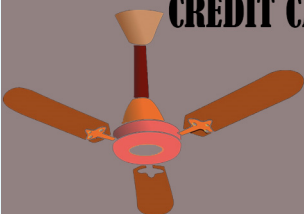
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Tips for Success!

Preparing for a community yard sale can be a fun and rewarding experience. Here are some tips to help you get started:

Gather your items: Start by going through your home and gathering items that you no longer need or use. This can include clothing, books, toys, furniture, and other household items.

Clean and organize: Once you have your items, clean and organize them so they look their best. This can help attract buyers and make your items more appealing.

Price your items: Decide on prices for your items based on their condition and value. You can research prices online or visit other yard sales in the area to get an idea of what similar items are selling for.

Set up your space: On the day of the sale, set up your items in an organized and attractive manner. Consider using tables or racks to display your items and make them easy for shoppers to see.

Be prepared: Have plenty of change on hand, as well as bags and boxes for customers to carry their purchases. Consider having refreshments available for shoppers as well.

Stay safe: Remember to practice safety measures like wearing a mask, social distancing, and sanitizing frequently. You may want to provide hand sanitizer for shoppers as well.

MEMORIAL DAY Lagoon Beach PARTY

MAY 29TH | 11AM - 4PM

Open to ALL Desert Shores Residents and their Guests

MUSIC

PRIZES

GAMES

FUN

FOOD*

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Desert Shores Wine Club

Wine Pairings in the Stone Age Simple Rule of Thumb:

If it tries to eat us, serve with *Red*

If it runs away, serve with *White*

Eli Hardof - Guest Speaker

Thursday, May 18th @ 6:00 PM

@ Desert Shores Clubhouse

Bring a bottle, appetizer, friend and/or neighbor! For more information contact

Janice or Michael at

mjmusante@aol.com or (702) 338-1813.



Jennifer Toma

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MAY 2023



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	Line Dancing 1 PM- 4 PM CRC Meeting 4:30 PM- 6:30 PM	Line Dancing 1 PM- 4 PM		Line Dancing 1 PM- 4 PM Knitting Club 9 AM-11AM		Community Yard Sale! 8 AM to 2 PM 
Community Yard Sale! 8 AM to 2 PM 	Line Dancing 1 PM- 4 PM	Line Dancing 1 PM- 4 PM		Line Dancing 1 PM- 4 PM Knitting Club 9 AM-11AM		
	Line Dancing 1 PM- 4 PM	Line Dancing 1 PM- 4 PM 	Diamond Bay BOD Meeting 6:00 PM	Line Dancing 1 PM- 4 PM Knitting Club 9 AM-11AM Wine Club 6:00 PM		
	Line Dancing 1 PM- 4 PM	Line Dancing 1 PM- 4 PM		Line Dancing 1 PM- 4 PM Knitting Club 9 AM-11AM DSCA BOD Meeting 6:00 PM		
		Line Dancing 1 PM- 4 PM 	ARC Submittal Deadline		Scan to visit our online Event Calendar! You will find upcoming events, association meetings, and clubhouse and picnic table reservation availability. Check it out!	