

SHORE TALK

Land of the Free

Because of the Brave!



Thank you to our Desert Shores Veterans!

SAVE the DATES

Mon., November 6
CRC Meeting - 4:30 PM

Tue., November 7
Lakes Committee Meeting - 5:30 PM

Tue., Nov 7 & 21
Bulk Trash Pick Up

Sat., November 11
Veteran's Day Pancake Breakfast

Mon., November 13
Ballots due by 5 PM
Board Meeting- 6 PM

Wed., November 15
Annual Meeting & Election- 6 PM

Mon., November 20
Boar Organizational Meeting- 6 PM

Thu & Fri , November 23 & 24
Thanksgiving Day - Office Closed

TAKE A INSIDE look

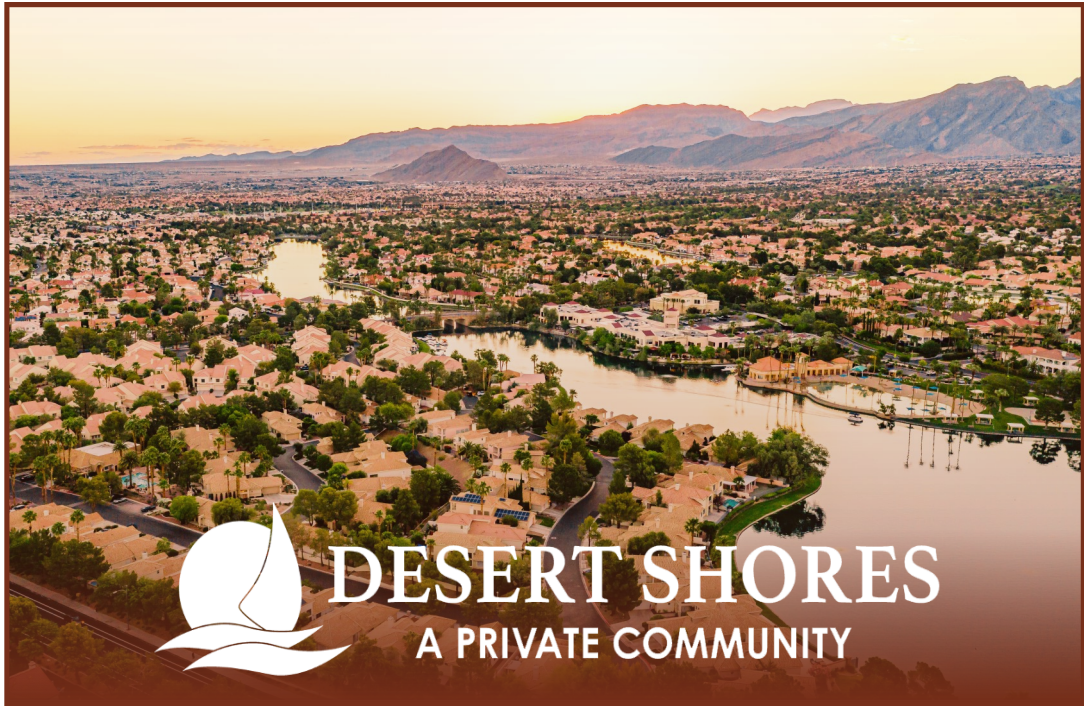
Page 4
Message from the GM

Page 5
SRA Update

Page 6
Annual Meeting Notice

Page 10
Fishing Derby Event Recap

Page 12
Veteran's Day Information



DESERT SHORES

A PRIVATE COMMUNITY

November 2023 CONTENTS

- 4 Message from the GM
- 5 SRA Update
- 6 Annual Meeting Notice
- 10 Fishing Derby - Event Recap
- 12 Veteran's Day Pancake Breakfast
- 14 Mosquito Mitigation
- 16 Event Calendar

BOARD OF DIRECTORS

Serves a two year term

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Jim Davenport (2024)

Vice President

Donna Toussaint (2023)

Treasurer

Mike Christian (2023)

Secretary

Sharon Rennie (2023)

Director

Christine Curtis (2024)

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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

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

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
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Accounting Manager

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Community Relations

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Events & Communications

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Maintenance

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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 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

Happy's Home Repair
Your Hometown Handyman

Neil and Sharon Colica
Managing Partners
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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

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www.infinityhealing.live

Message from the GM: Update on the Mandatory Turf Conversion Project:

Phase 3 is Soaring Gulls Drive between Cheyenne and Coral Shores. The contract was awarded to Park West and the work was scheduled to begin by the end of October.

Phase 4 is Lake Jacqueline sides, north of the Breakwater bridge. The design has been approved and the RFP has been sent out.

There has been quite a bit of talk of the SNWA rebate program going away. Even though the decision has not been made, the Association is making every effort to secure any of the rebate funds possible, by applying for each of the remaining areas. This means that all of these Phases will need to be completed within the next year. This is a very aggressive goal, but the Board and Management believe that this goal can be accomplished. In an effort to be proactive and able to begin some of the projects over the winter months, the remaining Bermuda grass areas that we are required to convert to drought tolerant landscape, have been sprayed. Bermuda grass cannot be successfully sprayed while it is dormant, so if not sprayed now, it would need to wait until the ground warms up. This past year, that was not until June.

The Board has been working with Park West Landscape to provide designs that are not only functional but will be esthetically pleasing for the remaining areas. For the area along Regatta Drive between Mariner and the Lagoon Park, there are some challenges, such as the slope of this area that needed to be addressed. The Association received SNWA approval to keep the lower tier of the landscaping between the sidewalk and the lake. The grass on the upper tier between the street and the sidewalk is required to be removed because of the proximity to the street (minimum of 10' from the street is required).

Here are some of the preliminary designs. Due to the slope of this top tier, consideration is being made to allow access by way of steps. The handicap access points at both ends of this sidewalk will remain the same.



Main Entrance Sign Monuments: Thank you for your patience! In working through the approval and permitting process through the City of Las Vegas, the contractor ran into more than a few delays. There were design changes required by the engineers, that stemmed from how these sign monuments were originally built in 1988. The design now requires a drain to be built directly behind the walls where rain and irrigation water have caused irreparable damage, requiring a rebuild on the walls. The good news is that we now officially have the required permits, and it is just a matter of scheduling the work! Hopefully, when you are reading this, the work will have begun!

If you have not already done so, please make sure to sign up for the Moko App. The old ID Cards are no longer valid and if you like to fish or use the amenities, you will need the app. If you still have a flip phone or prefer not to have another app on your phone, that's okay! Please contact the DSCA office and we will assist you in getting signed up. When asked for your access credentials, you just need to inform the Patrol or Staff that you are in the Moko App and we can look you up.

Your office staff is here to assist you, so if you have any questions, please feel free to reach out to myself or any of the office staff, we are always happy to help!

ANNUAL MEETING - NOVEMBER 15, 2023 AT 6:00 PM

The Desert Shores Annual Meeting & Election will be held **Wednesday, November 15, 2023 at 6:00 PM in the DSCA Clubhouse.**

What is the difference between a board meeting and an annual meeting?

Annual meetings or annual membership meetings are required by our governing documents, which specify when they're conducted and how and when members are to be notified about the meeting. This is the main meeting of the year when members elect a board, hear a recap of the year's activities and projects, and to discuss items of common interest.

Board meetings - most of the business of the association is conducted at regular board meetings. Board members have a fiduciary duty to make decisions on behalf of the association for the greater good of the whole community. Nevada Law allows

for a period devoted to comments by unit owners regarding any matter affecting the common-interest community at the beginning of the board meeting, with comments limited to 3 minutes per owner and a period at the end of the board meeting, not to exceed 30 minutes.

Meeting Notice Reminder:

Monday, November 13, 2023

6:00 PM - November Board Meeting

Wednesday, November 15, 2023

6:00 PM - Annual Meeting & Election

Monday, November 20, 2023

6:00 PM - Organizational Meeting

There will be not be a Board Meeting held in December

Wednesday, January 17, 2024

6:00 PM - January Board Meeting

Please note, that this is a date change.

Update: Special Reserve Assessment Payments

	Number of Owners on a payment plan	Amount paid by Owners on a payment plan
Condos	296	\$128,513
SFU	939	\$794,603
Total	1235	\$923,116

A total of 3,216 owners have responded.

	Number of Owners who paid in full	Amount paid by Owners who paid in full
Condos	526	\$420,080
SFU	1455	\$2,328,000
Total	1981	\$2,748,080

A total of \$3,671,196 has been received.

BOARD OF DIRECTORS ELECTIONS AND ANNUAL MEETING NOTICE

Desert Shores Community Association Clubhouse

2500 Regatta Drive, Las Vegas NV 89128

Wednesday, November 15, 2023, at 6:00 PM

During the week of October 12, 2023, all homeowners were sent the 2023 Desert Shores Board of Directors Election Ballot and Annual Meeting Notice.

Our Board of Directors comprises of dedicated volunteers responsible for a wide range of tasks, some of which you may or may not be familiar with. One of their primary functions is to establish and enforce the association's rules. While some residents may have reservations about rules and regulations, it's essential to recognize that the board's primary objective is to safeguard the community's overall well-being. By upholding these rules, the board strives to maintain property values and minimize conflicts. The board's goal is to ensure that these rules benefit the majority, if not all, of our residents. Another significant responsibility is the collection of assessments from homeowners. This financial contribution is vital for our association's stability, as it funds the maintenance of common community elements and contributes to the reserve fund, which covers major repairs. By overseeing the association's finances and collecting assessments, the board

ensures our association's financial health.

Community associations operate on the principles of representative government, akin to the foundation of our broader democratic system. It begins with entities like community associations and extends through school boards, city, county, and state governments, all the way to the federal government. We elect individuals who will represent our interests in these positions.

In fulfilling their fiduciary duty, the board often faces challenging and sometimes unpopular decisions, necessitated by our governing documents and Nevada law. **Six of your neighbors have volunteered to run for the three open positions on the board.** We encourage you to take the time to review the ballot information and the candidates' statements. You can submit your ballots to the DSCA office until **5:00 PM on Monday, November 13, 2023.** Please place your completed ballots in the Secret Ballot Envelope and then enclose it in the Return envelope, ensuring your name and property address are clearly marked on the outside.

**Save the Date! The annual Meeting will be held on
November 15, 2023 at 6:00 PM!**



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Las Vegas, NV 89117
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Reuel M. Aspacio, M.D., F.A.A.D.
Board Certified
Medical & Cosmetic Dermatologist
info@summerlinderm.com www.summerlinderm.com

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 12:00 PM.**

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.

Upcoming CRC Meeting Schedule

CRC Meeting Date	Deadline to Submit Application
NOVEMBER 6	NOVEMBER 1
DECEMBER 4	NOVEMBER 29

Desert Shores is Sprucing Up!

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

- Painting - 2
- Landscaping - 7
- Architectural - 7
- Solar - 8

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.

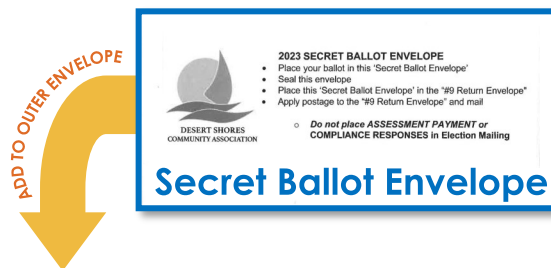
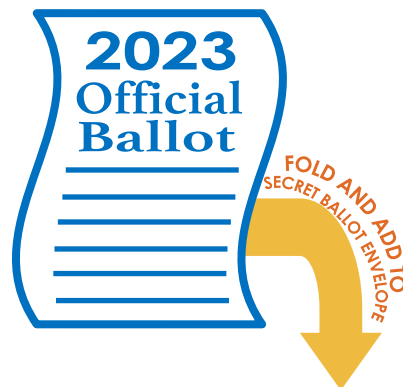
For more information or guidance, please contact the Community Relations Coordinator, **Terry Brobeck**, via email crc@mydesertshores.com or by phone at **(702) 254-0628**.

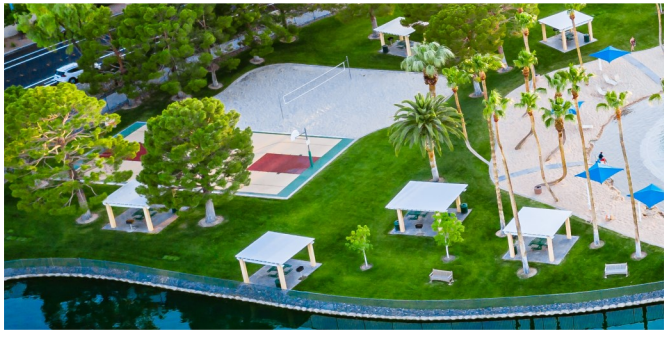


BEFORE YOU DROP OFF YOUR BALLOT, MAKE SURE...

- ✓ Your completed Ballot is inside the Secret Ballot Envelope
- ✓ Your Ballot and Secret Ballot Envelope are sealed inside the Outer Envelope which is labeled with your Name and Property Address/Account Number.
- ✓ Please be certain to closely follow instructions included in the election mailer, in order for your ballot to be valid.
- ✓ Ballots can be submitted to the main office in person/drop box or mailed to the main office!

**Deadline to return Ballots is
Mon., Nov. 13, 2023 @ 5 PM!**





Lagoon Beach Park Hours

NOVEMBER

Park & Boats

Open Sat & Sun
10 AM to 4 PM (boats will close 1 hour before)

Pool

Closed for the Season until May 2024

DECEMBER & JANUARY

Park & Boats

Closed for the Season until February 2024

Pool

Closed for the Season until May 2024

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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



Don't forget to
Turn your clock
back one hour on
November 5, 2023!



Leak Detection Critical for Saving Water

In recent years, the Las Vegas Valley Water District (LVVWD) has enhanced its efforts to ensure the efficient and uninterrupted flow of water through the community's complex underground grid of pipes and valves. While the nature of this work may appear complicated, the LVVWD deploys various high-tech tools to detect and repair leaks in a timely manner to avoid major shutdowns and loss of service.

One of these tools is an acoustic monitoring system, which "listens" to water as it flows through pipes and alerts technicians in the event of a leak. Typically, water flowing through pipes generates a low-frequency sound; however, the system can detect a high-frequency sound wave if water is leaking from a pipe. LVVWD technicians can then trace the leak's location and work quickly to repair it.

For residents, detecting leaks on their property is also crucial to conservation efforts and to reduce water-waste in the community. To help residents detect, locate, and repair leaks, the Southern Nevada Water Authority (SNWA) offers a rebate for smart leak detectors of 50 percent off the purchase price or \$200, whichever is less. To receive the smart leak detector rebate coupon, applicants must participate in a 60-month research study related to consumer leak detection devices.

The program allows for one coupon per address. Coupons are redeemable only for the purchase of a qualifying product. The date of purchase from the customer receipt must be within 30 days of the coupon's printed date.

The smart leak detector rebate program is important to the community as the leak detectors can help provide alerts to residents of potential water waste. This can help prevent you from incurring an excessive usage charge as the thresholds for seasonal water use were reduced earlier this year. For more information, visit snwa.com



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WINTER
NOV 01 - FEB 29
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Sign Up for Your Digital Membership!

Say Hello to Hassle-Free, Seamless access to our amenities! Simply download the App (or visit our website below) and Sign up. After you sign up, follow the prompts to register and add your photo! Once you are approved by Desert Shores, you may add additional Members within your household.

Physical cards are no longer accepted as of September 30, 2023!

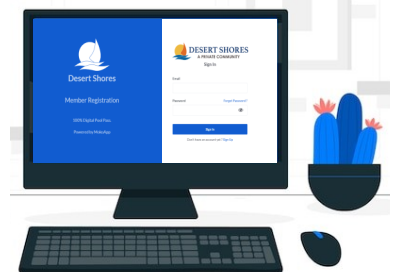
If you are renting your home, please contact the office for additional assistance with your Digital Membership.

Download the App



Can't Download the App?

Sign up from home by going to desertshores.mokopass.com



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.



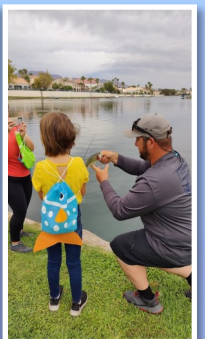
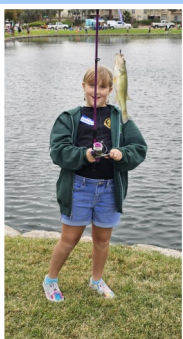
IN PARTERSHIP WITH NEVADA DEPARTMENT OF WILDLIFE



The Annual Kid's Fishing Derby was held on Saturday, September 30, 2023. On this beautiful, Saturday afternoon, over 40 kids and their parents gathered at South Lake Lindsey. Nevada Department of Wildlife kickstarted the event with a clinic and taught all of our young anglers the ins and outs of fishing! Supplies were provided for all and a training area was set up for our novice fishers. Our more experienced fishers started right away. Before the end of the event, Chloe caught 7 total fish, catching the Most fish and the First Fish; Myla took the prize for the Biggest Fish! Our winners received gift cards to Yonutz and a tackle box! Missed us this year? No worries! This event is held every year! Keep an eye out for next year's date!

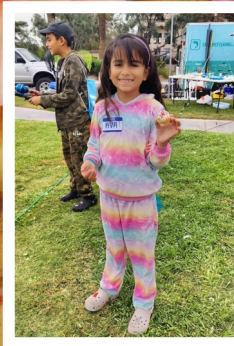



More than 40 children from Desert Shores joined in for the Annual Fishing Derby! Despite the overcast weather, nearly every young angler who took part managed to reel in a catch.





Thank you for the wonderful Yonutz donation! *Yonutz!* @ Centennial Hills!

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HOW 2 SMASH A DONUT

- 1 SLICE IT**
- 2 FILL IT**
- 3 SMASH IT**
- 4 TOP IT**
- 5 EAT IT**

Honoring our Desert Shores **VETERANS**

November 11, 2023



As a Nation we owe a great, unpayable debt to those who have served and are currently serving in the United States Armed Forces. As a community, we celebrate all those who have served.

For the last two years, Desert Shores has honored our vets by placing a flag and a 'Thank you' sign in front of our Veteran's homes. We are excited to continue this tradition this year. To make this possible we are seeking the assistance of our community!

If you or any member of your household is a Veteran, whether retired or currently serving, we invite you to join us in honoring them. Share the Veteran's name, photographs, service images, dates of service and property address with the DSCA office via email at ECC@MyDesertShores.com.

As we approach November 11th, we will take steps to display a flag and 'Thank You' sign in the Veterans front yard.



Veteran's Day Pancake Breakfast

All Veterans and their immediate families are invited to join us for a pancake celebration on Saturday, November 11, 2023 from 8 AM to 10:30 AM as a thank you for your service. Please RSVP at the Main Office or email ecc@mydesertshores.com.





2620 Regatta Dr #102
Las Vegas, NV 89128



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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.

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'Tis almost the Season!



The Holidays are not too fa-la-la-la away!

As your inner Holiday Spirit comes out, please keep the following policy in mind:

Holiday lighting and decorations may be displayed for **30 days prior** to the holiday and must be removed within **15 days following** the holiday!

Holiday Lights

NV

Light Your Home For The Holidays!

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All Materials,
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Removal

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MOSQUITO MITIGATION

Desert Shores Community Association has contracted with Rentokil Pest Control to provide pest control for the common areas in our community. Every two weeks, particularly during the warmer months, a Rentokil technician treats each of the DSCA lakes for midge fly and mosquito larvae. The reports back are the lakes remain clean, with minimal Mosquito larvae, meaning their treatments are effective.

All over the Las Vegas Valley, Mosquitoes has been very prominent topic this past Summer and Fall. The main cause has been attributed to the rains we've had this year. Did you know that Mosquitoes can breed in as little as a bottle cap amount of water and they will rest under leaves and foliage in preparation of finding their next meal? Mosquitoes specially enjoy stagnant standing water in pools and other outdoor areas. Have you checked on your or your neighbor's pool lately?

Rentokil

The Experts in Pest Control

Trish Hyman
(725) 500-8997

Special Offer: Rentokil has put together a discounted pest control program for all residents within the Desert Shores community. To find out more information and set up an inspection for your front and/or back yards, please contact **Trish Hyman**, Rentokil Account Executive, directly at **(725) 500-8997**.



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Desert Shores Wine Club

November Meeting

11/09/2023 | 6:00 PM



Desert Shores Clubhouse

Bring a bottle of your favorite wine and tell the group why you enjoy it!
All Desert Shores Residents and their guests are invited to attend.



REVERSE MORTGAGE LOANS FOR SENIOR HOMEOWNERS GENERATING WELL BEING AND PEACE OF MIND

What is a reverse mortgage?

Designed especially for seniors, 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 numerous reasons:

- Debt consolidation
- Home improvements
- Healthcare expenses
- Property taxes
- New home purchase
- Foreclosure avoidance
- Wealth management

What are the eligibility requirements?

Qualification is easy because your credit score is not considered. Nearly any homeowner 62 or older is eligible.

How much money can I receive?

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

Is it true I will no longer have mortgage payments?

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. For example, second homes, cars, investments and other valuable possessions cannot be taken from the estate to pay off the remaining loan balance.

Discover for yourself how a reverse mortgage could make your life more comfortable.



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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NOVEMBER 2023

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Scan to visit our online Event Calendar! You will find upcoming events, association meetings, and clubhouse and picnic table reservation availability. Check it out! 		1	2	3	4	
 FALL BACK	5 Line Dancing 1 PM- 4 PM CRC Meeting 4:30 PM - 6:30 PM	6 Lakes Committee Meeting 5:30 PM BULK TRASH PICK-UP	7 Harbor Cove BOD Meeting 6:00 PM	8 Knitting Club 9 AM - 11 AM Line Dancing 1 PM- 4 PM Wine Club 6:00 PM	9 Line Dancing 1 PM- 4 PM	10 VETERANS DAY <small>THANK YOU FOR YOUR SERVICE</small>
12	Line Dancing 1 PM- 4 PM BALLOTS ARE DUE! AT 5:00 PM DSCA BOD Meeting 6:00 PM	13 Diamond Bay BOD Meeting 6:00 PM	14	15 Annual Meeting & Election 6:00 PM	16 Knitting Club 9 AM - 11 AM Line Dancing 1 PM- 4 PM	17 Line Dancing 1 PM- 4 PM
19	DS Organizational Meeting 6:00 PM	20 BULK TRASH PICK-UP	21	22	23 HAPPY Thanksgiving DAY DSCA OFFICE CLOSED	24 DSCA OFFICE CLOSED
26	26 Line Dancing 1 PM- 4 PM	27	28 Garden Club 6:00 PM ARC Submittal Deadline	29 Knitting Club 9 AM - 11 AM Line Dancing 1 PM- 4 PM	30	