

DESERT SHORES



SHORE TALK

Dear Desert Shores Residents,

In the best interest of the community, the Board, in consultation with the General Manager, Attorney, Insurance Provider, and other business partners, has been planning for contingencies that may arise in the community as a result of the spread of COVID-19. Based on advice that has been circulated by the Centers for Disease Control and Prevention, the Southern Nevada Health District and the Governor of Nevada, we have detailed some possible scenarios and our current plans to deal with them. These plans are subject to change based on CDC guidance and advice from our professional partners.

Association Operations

1. **Cleaning.** The Association has been extensively cleaning, disinfecting, and wiping down surfaces in common areas and amenities. Owners are responsible for their private property.
2. **Common Areas and Amenities.** The Association has closed the lagoon, playgrounds, clubhouse, boats and other common areas and amenities effective March 16, 2020 until at least April 18, 2020. Upon which time it will be reviewed and further decisions will be made. All clubhouse reservations through April 20th have been canceled and full refunds will be processed. Currently we are not taking any clubhouse reservations for future dates.
3. **Meetings and Events.** The CDC has recommended against any gatherings of 10 or more people through the middle of May. Therefore all events have been canceled through June 1, 2020 to include the shred event, community yard sale, movie in the park and the lagoon opening party. Until further notice meetings have been restricted for the next 30 days to include crime prevention workshop, coffee with the manager and the March board of directors meeting.
4. **Social Distancing.** Many experts also are urging people to practice "social distancing," which is the idea of maintaining a roughly 6-foot distance between other people. It also means limiting nonessential travel, avoiding public transportation when possible, working from home, and skipping social gatherings.
5. **Staffing.** The Desert Shores office has closed to the public. Our staff is on hand for business over the phone and via email during this time. If you have any documents that need to be delivered to the office we ask that you use our drop box located at the office. There will be no notary services during the office closure.

If you get sick

Medical authorities are strongly urging all persons who exhibit symptoms to stay home and avoid public spaces unless you need medical care. You also should separate yourself from other people and pets in your home. If you need to visit a doctor or get tested for COVID-19, develop a plan before you go:

Call ahead before visiting your doctor; wear a facemask if you are sick; cover your coughs and sneezes; clean your hands often; avoid sharing household items, such as utensils, plates, glasses, and towels; clean all "high-touch" surfaces, such as counters, tables, doorknobs, bathroom fixtures, phones, keyboards, and remotes.

If appropriate, the Association may notify residents that an individual in the community has contracted the virus.

The Association has prepared to reasonably accommodate an owner who is sick by postponing violation hearings, extending deadlines on architectural applications, or granting payment extensions if appropriate. The Association will not and does not make any of the decisions mentioned above lightly. These actions are being taken to ensure the health and welfare of the residents of this community. We pledge to keep residents informed of all relevant developments and how they affect association operations through email notifications and notices on our website (www.desertshores.org)

It is also incumbent upon residents to take this situation seriously and do their part to minimize the spread of this deadly disease. The association highly encourages you to review safety guidelines and look for updates from the CDC, the local health department, and the World Health Organization.

If you have any questions on this or need assistance for anything, please contact our office at 702-254-1020 or visit our website at www.desertshores.org as we will be posting all updates and important information for review. Thank you for your cooperation and understanding. Stay safe and healthy.

Sincerely,

The Desert Shore Community Association Board of Directors

Desert Shores Community Association
2500 Regatta Drive | Las Vegas NV
www.desertshores.org | 702-254-1020

BOARD OF DIRECTORS

(Serves a two year term)

Gail Qualey, President (2020)
Donna Toussaint, Vice President (2021)
David Harrington, Treasurer (2021)
Beth Borysewich, Secretary (2021)
Bill Smith, Director (2020)

DSCA MANAGEMENT STAFF

Cary Brackett, CMCA, AMS, PCAM General Manager
Karen McClain, CMCA, AMS Assistant Manager
Jeannie Sladek, Accounting
Keri Pete, Community Relations Coordinator
Necole Dunklin, Facilities Coordinator
Kevin Blanchard, Maintenance
Paul Farley, Maintenance

COMMUNITY RELATIONS COMMITTEE

Gail Qualey, Board Liaison | **Fred Newburgh**, Chair |
Gwen Christian, Secretary | **Kristine Driscoll**
Beth Jordan | **Tricia Trowbridge** |
Chris Cleveland | **Jay Denen**

LAKES COMMITTEE

David Harrington, Board Liaison | **Greg Toussaint**, Chair
Danny Amster | **Sheila Klein** | **Sharon Rennie** | **Don Parker**
Odman Leyva | **Mike Gardner**

BOARD MEETING CALENDAR

Board of Directors Meeting
Apr 22nd & May 27th at 5:30 PM

Agendas are available 24 hours prior to the board meeting. They will be 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).

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FREE ESTIMATES

30 Minutes Response 24/7

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Community Services Update

While non essential services have been canceled during this time, Desert Shores has not cut our courtesy patrol, landscape services, pool service, lake management or office staff. These services are essential to the safe and continuous operation of the community.

Though the office is physically closed this is a great time to update us with your contact information such as email and cell phone so you can stay up to date on the latest communications we are providing on a regular basis. There will be minimal disruption of normal office services, we are just shifting to electronic and phone services. Accounting operations are still functional, architectural applications are still being processed, resale packages are being processed, maintenance is still on hand around the community.

If you have not completed your ballot regarding the restating of our governing documents this is a great time to give the office a call to review the ballot questions. Return the completed ballot to the office via email or our drop box at the office.

What have you been doing during the social distancing? Head over to our Facebook page and send us your comments and pictures of what social distancing means to you and your family.



Visit and Like Us on Facebook www.facebook.com/desertshoresca

Keeping up with communication

Don't forget we have a whole lot of information posted to the Desert Shores website, such as upcoming events, notices, all of our documents, event calendar, account information in real time, and a lot of general information about Desert Shores. If you haven't already registered on the new website, what are you waiting for?

All we need to get you set up is your email address and you'll receive a welcome letter allowing you to get registered. If you do receive a Robocall, Desert Shores is not trying to sell you something, but letting you know about an upcoming event or possible emergency.

Remember, you can change your preferences on the website and choose either email or text (available in multiple languages) and not receive a Robocall.

Please register on the website or call the office to provide your email address so that we can notify you of important information and events.

www.desertshores.org

What Has Been Canceled?

Safety Town Hall—March 23rd
DSCA Board of Directors Meeting—March 25th
Community Relations Meeting—April 6th
Coffee with the General Manager—April 7th
Shred Event—April 11th
Community Yard Sale—May 2nd & 3rd
Movie in the Park—May 15th
DSCA Volunteer Appreciation Dinner—May 21st
Memorial Day Lagoon Party—May 25th

All clubhouse and park reservations have been cancelled at this time. Please contact Necole for all your rental concerns at facilities@desertshores.org

Restating the Governing Documents ...

If you are unsure as to what each question is asking, please refer to the summary below to aid you in completing the ballot. The summary is listed in order of the ballot question for quick comparison.

1. Vote **YES** to remove all the references to declarant, delegates, builders, and apartments phases of the development as this no longer pertains to the community since we are 100% developed.
Vote **NO** to not change the CC&RS and keep the outdated references in the documents.
2. Vote **YES** to bring the CC&RS up to date with the current State and Federal Laws. We are required to follow Federal and State laws first, then City Codes, then Governing Documents. This change will match the laws that are required for us to follow.
Vote **NO** to not alter the CC&RS to comply with State and Federal laws.
3. Vote **YES** to allow a majority vote (50% plus 1) to pass on voting items, which would be 1,676 homes
Vote **NO** to maintain the 67% or 75% needed to pass on voting items which would be 2,245 or 2,513 homes depending on the issue up for voting.
4. Vote **YES** to allow new technology for existing utilities that benefit the association.
Vote **NO** to maintain currently used technology.
5. Vote **YES** to allow the board to approve capital expenditures that are less than 5% of total budget without the vote of the membership. This will allow the Association to enhance and improve the community over time without the vote of the membership. The 5% has been suggested as a safeguard for Association Funds
Vote **NO** to have membership vote on all capital improvements, which would be costly in time and money spent to obtain the necessary percentage of membership to respond with an affirmative vote.
6. Vote **YES** to restrict the Association from selling the land development should the water district prohibit the lakes from being filled with water
Vote **NO** to allow the Association the option to sell the land should the water district ever say the lakes can no longer be filled with water.
7. Vote **YES** to allow electronic communication when an owner has provided an email address.
Vote **NO** to disallow electronic communication whether we have an email or not; it must be mailed and therefore costly.
8. Vote **YES** to have new home buyers contribute reserve contributions equal to (4) months of the current assessment.
Vote **NO** to keep it as it is currently with no reserve contributions.
9. Vote **YES** to increase the amount of domestic pet ownership to 3. Currently City Code is 3 so we would be in line with Municipal restrictions.
Vote **NO** to keep pet ownership to 2, which is less than the city requirements and therefore unenforceable.
10. Vote **YES** to better define "nuisance" by adding the terms "offensive", "dangerous" and "unsafe" to that section.
Vote **NO** to keep verbiage as is.
11. Vote **YES** to require rental leases be for a minimum term of (6) months.
Vote **NO** to keep rental requirements at a 30 day minimum.
12. Vote **YES** to restrict garage converting to Community Relations Committee approval.
Vote **NO** to keep garages for vehicles and storage and disallow any garage conversions.

continued on page 6

... A Helpful Guide to the Restate Process

13. Vote **YES** to have lake view obstruction defined in the Architectural Guidelines. It is better to have it defined in the Guidelines as they can be changed by the board overtime as the definition changes.
Vote **NO** to keep definition of obstruction in the Master Declaration. It will not be able to be changed without going through the amendment process and meeting the required vote of membership.
14. Vote **YES** to have the owner pay the deductible for a claim they make on the Association Insurance. This way they bear some financial risk on filing a claim.
Vote **NO** to have Association pay the deductible. This would be an operating expense that would be paid by all owners, not just the involved party.
15. Vote **YES** for a simple majority (50%) for future Master Declaration amendments and only require lenders to vote if they have previously indicated they wish to receive notices.
Vote **NO** to maintain membership voting at 67% for future amendments and maintain lender voting requirements of 75% as it is currently.
16. Vote **YES** to allow the Association via the Board to bring claims against LVVWD if required.
Vote **NO** to disallow legal action against LVVWD.
17. Vote **YES** to amend current Bylaws to be into compliance with Nevada state laws.
Vote **NO** to keep document written as is.

There are 2 main goals during this restate process

1. Receiving 67% of the membership to vote yes on the ballot questions.
2. Receiving ballots back—regardless of the direction of the vote. We require 51% of the homeowners to return a ballot before we can go to the courts to seek approval to amend the Governing Documents. We currently have received 24% of the required ballots.

Below are some answers to frequently asked questions on the process:

Q: Why do the Governing Docs need to be changed?

A: Our documents are 30 years old and changes are being proposed to be compliant with State statutes, improve how the community is managed for the next 30 years, and will benefit everyone.

Q: I received the ballot but where can I review the proposed draft changes?

A: The draft documents were not mailed out with the ballot due to the sheer cost of printing. They are posted on the website to view, they are available to be emailed, or they are available at the office if you require a hard copy.

Q: Will my vote increase the assessments?

A: No. There is no relation to the restate process and the annual budget process. By you completing and returning a ballot, it will have no reflection on the current or future assessments for the Association.

The Board of Directors has approved the proposed amendments to the CC&R's and Bylaws along with the Ballot and they are confident that voting YES will be a positive impact for Desert Shores now and for the future.

Reminders and General Info

For Sale Signs

- ◆ Only one (1) "For Sale/Lease" sign is allowed in each front yard
- ◆ All signs must be professionally prepared and shall not exceed customary dimensions of 36" x 36"
- ◆ Signs shall be displayed only on the lot listed for sale
- ◆ No signs may be placed on Lake Ends
- ◆ 4 "Open House" signs may be used as follows: one (1) may be displayed on the lot, and three (3) additional signs may be used in the common areas. Any more than 4 signs will be removed by the DSCA Courtesy Patrol or Staff
- ◆ Property owners are responsible for the actions of their real estate agents with regard to marketing a property in DSCA

Shore Talk is Available Online!

To register for the website and gain access to exclusive homeowner information visit the website and click the "Register Here" icon on the top right side of the main page.



www.desertshores.org

Respect Your Neighbors

Recently we have seen an increase of dogs being allowed to wander on to other homeowners property to take care of their business. It is important to know that you are trespassing if you or your animal are on someone's property without their expressed consent.

Elements of Trespass include:

Unauthorized entry -- stepping onto land without permission, regardless of whether or not it knew that it wasn't allowed, is an unauthorized entry.

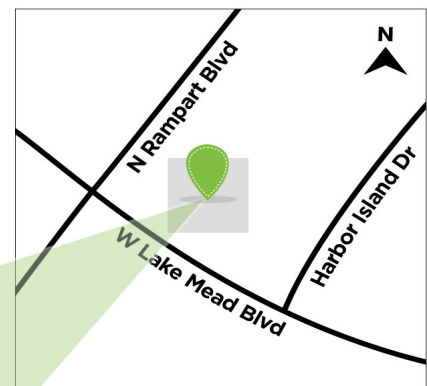
Actual Damages -- If a dog causes any damage to the land while trespassing, the owner could be liable for the cost of repairs.

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Social Clubs

Do you have an idea for a club but are not sure where to begin? Do you want to participate in a club but need suggestions? Contact Karen McClain at the office to discuss club ideas. We have several ideas but need volunteers to manage the clubs.

The deadline for social clubs to submit articles for the newsletter is the 10th of the month prior to printing. If you have any questions, contact Karen McClain, Assistant Manager, at 702-254-1020 or am@desertshores.org

Bocce Ball Club

Bocce, also known as Italian lawn bowling, is one of the most widely played games in the world and is one of the oldest lawn or yard games. The game is simple, can be played by people of all ages and skill levels, and you can use just about anything as a bocce court. Join your fellow Desert Shores neighbors at the Wayne Bunker Family Park on the 2nd Saturday of the month for a friendly but competitive game.

Club Organizer: Vee Trevino at v4mozart@gmail.com for additional information.

Garden Club

If you share an interest in gardens, gardening, plants, herbs and flowers then you need to be involved in the Desert Shores Garden Club. The purpose of this club is to stimulate the knowledge and love of all things garden based.

Club Organizers: Julie Dow at juliedow@cox.net or Cheryl Duroff at cduro@aol.com

Knitting Club

Despite the name, this club is not limited to just knitting. Participants in the club can either have a knack for knitting or crochet or both. Our knitters meet weekly at the Desert Shores clubhouse to get inspiration on new projects or learn a new stitch.

Club Organizer: Tami Jacobson 952-288-3039 or tamij@bhhsnv.com

Desert Shores "BLC" Club

The name is unique but the concept is simple. Breakfast, Lunch or Cocktails, the BLC Club meets at various establishments monthly to enjoy food and drink. Events are typically held on the 10th of each month, however, contact the club organizer for more information and details on the next outing.

Club Organizer: Maria Hain at buyer789@hotmail.com

Line Dancing Club

Residents meet at the Clubhouse on a weekly basis for some good ol' fashioned dancing fun. No matter what level of dancer you are, come and enjoy the fun for all. One of the requirements of this club is you must enjoy great music and like to move and have fun.

Club Organizer: Tita Virata at titavirata@yahoo.com

Wine Tasting Club

The Desert Shores wine tasting club meets monthly to taste, judge, and discuss various types of wine. Each month a theme is chosen and participants will bring a wine of their choice to sample with the group.

Club Organizer: George Michael at dswineclub@gmail.com

ALL CLUBS AND SOCIAL GATHERINGS ARE CANCELED UNTIL APRIL 20TH. PLEASE CHECK WITH CLUB HOST OR THE OFFICE FOR INFORMATION BEYOND THIS TIME.



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Happy Birthday!

The 4th month of the year brings us April Fools' Day, Earth Day, and the chance for some rain.

According to the early Roman calendar, April was the second month but became fourth when they started to use January as the first month. The name originally came from Aprilis, meaning 'to open'.

With the nice warm weather of April, amateur athletes begin to go outside while the professional baseball begins. People usually do huge spring cleaning and mowing.

Fun Facts about April:

- ◆ The birthstone for April is the diamond
- ◆ The zodiac signs for April are Aries (March 21 - April 19) and Taurus (April 20 - May 20)
- ◆ The birth flower of April is typically the Sweet Pea or the Daisy
- ◆ Famous birthdays this month: Pharrell Williams (4/5), David Letterman (4/12), Emma Watson (4/15), James Franco (4/19), Kelly Clarkson (4/24), Channing Tatum (4/26), Jet Li (4/26), Jerry Seinfeld (4/29), and Penelope Cruz (4/28)

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

NANNY SERVICES: Desert Shores resident, experienced, caring, dependable, reliable, enjoy arts/crafts and outdoor activities. Can assist with cleaning, cooking, pets. CPR certified, background check and references available. Call or text: Ruth S. (702-821-5884)

FOR SALE: GE Water Softener, 1 1/2 year old in pristine condition. \$200 Contact Dan at 702-861-6404



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"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.