

DESERT SHORES



SHORE TALK

Dear Desert Shores Residents,

As we advised in the last edition of Shore Talk, the Board, in consultation with various experts, has planned contingencies that may arise in the community as a result 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 our current plans on how we are dealing with them. These are subject to change based on CDC guidance and advice from our professional partners.

Association Operations

1. **Common Areas and Amenities.** The Association closed the lagoon, playground, clubhouse, boats and other common areas and amenities effective March 16, 2020 and will remain in effect until June 1, 2020. Upon which time it will be reviewed and further decisions will be made. All clubhouse reservations through June 1st have been canceled and full refunds were processed. Currently we are not taking any clubhouse reservations for future dates, or any picnic table reservations.
2. **Meetings and Events.** The official directive from the Governor was to limit gatherings of 10 or more people; therefore all community social events that were planned for May have been canceled. This includes the Community Yard Sale, Coffee with the Manager, Movie in the Park, and the Lagoon Opening Party. Board and Committee meetings in May and June are tentative and will be revisited if the original directive extends past April 30th. Please visit our website for up to date communication.
3. **Social Distancing.** Many experts also are urging people to practice “social distancing” and maintain roughly a 6-foot distance between other people. This also means limiting gatherings around the lake until further notice. We have added extra patrol during the day to monitor our lakes and amenities for any potential issues.
4. **Staffing.** The Desert Shores office is closed to the public until further notice; however the staff is available to conduct 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.

The Association is prepared to reasonably accommodate any owner that is in need of assistance either with the required assessments to architectural modifications to homeowner concerns. 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. **Stay home and stay inside.**

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
May 27th & June 24th 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).

Take a look **INSIDE**

Cover Page - Message from the Board

Page 3 - Community Services Update

Page 4 - Restate Process & FAQ

Page 6 - Reminders & General Info

Page 7 - Marketplace Items for Sale

Page 8 - Calendar

Assessment Payment Reminders

If you received a coupon book you must send your payment in (along with the coupon) to:

Desert Shores Community Association
PO Box 63485 Phoenix, AZ 85082-3485

Set up on ACH: email finance@desertshores.org for the forms

Pay by eCheck or Credit Card: visit www.desertshores.org/finance/ pay your assessments for info

**MOLD
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702-222-1007

FREE ESTIMATES

30 Minutes Response 24/7

19 year resident of Desert Shores

Proud supporter of NewVistaNv.org

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

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. In fact, in April we increased the presence of courtesy patrol during the daytime specifically around the lake ends. These services are essential to the safe and continuous operation of the community and to limit gatherings of people in 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

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What Has Been Canceled?

Community Yard Sale—May 2nd & 3rd

Movie in the Park—May 15th

DSCA Volunteer Appreciation Dinner—May 21st

Memorial Day Lagoon Party—May 25th

What is Tentative?

Community Relations Meeting—May 4th

DSCA Board Meetings—May 27th

Community Relations Meeting—June

If any meeting is cancelled we will communicate this to the community. Visit the website for the latest info

All clubhouse and park reservations have been cancelled at this time through June 1st. 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.

... 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.

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

Social Distancing

Social distancing is recommended in all areas across the country and here in Desert Shores according to the Centers for Disease Control and Prevention.

Everyone is asked to keep at least 6 feet between each other to avoid spreading the coronavirus. This effort includes working from home, closing schools, canceling events and not meeting in groups larger than 10.

Please remember to stay inside. This is not a holiday nor time to be gathering around the community. Please do your part to flatten the curve as this is the only way we can ease the strain on resources.

*When around the lake community rules apply.
Do not feed the ducks.*



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

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

info@summerlinderm.com www.summerlinderm.com

Reminders and General Info

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**Shirley Kelly-Harold, CRS, GRI
Jack Harold, ABR, CRS, GRI, SRES**
Broker-Salesman



9525 Hillwood Dr., Ste. 180
Las Vegas, NV 89134
Cell: 702 498-2028



E-mail:
shirleyandjackharold@gmail.com

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

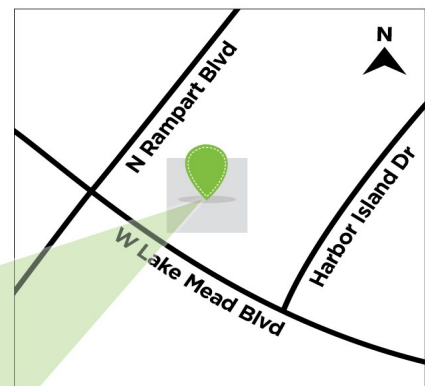


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Sun: 10:00 am – 8:00 pm



Happy Birthday!

Here are some other great facts for anyone born this month!

May's birthstone is an emerald, which symbolizes rebirth.

April showers bring May flowers, May's flower is the Lilly of the Valley, which symbolize sweetness.

Babies born in May are either a Taurus (April 20 - May 20) or a Gemini (May 21 - June 20). Taurus children are sweet, but a little stubborn. Gemini kids are smart and very curious.

Your May baby may share a birthday Dwayne "The Rock" Johnson (May 2), Adele (May 5), George Clooney (May 6) or Rosario Dawson (May 9)



Your May baby may be born on May Day (May 1), Cinco de Mayo (May 5) or on Mother's Day, which is the second Sunday in May. What a great way to celebrate! They could also be born on May 15 which is National Chocolate Chip Day or the last Monday of May which is Memorial Day.

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)

FIGHTING FOR YOUR VA BENEFITS ...

Was your VA Disability denied? Navigating through the VA appeal process can be daunting. If you have applied for Veterans disability and have been denied, you are not alone. Call V. Williams & Associates at 702-847-8929



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Residents of Desert Shores Since 2001



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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.



DESERT SHORES

COMMUNITY ASSOCIATION
2500 Regatta Drive | Las Vegas NV 89128

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MAY 2020

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	7	8	9
10 MOTHERS DAY	11	12	13	14	15	16
17	18	19	20	21	22	23
24 31	25 MEMORIAL DAY DSCA OFFICE CLOSED	26	27	28	29	30

* dates may change after publication, check the website www.desertshores.org to ensure accuracy of event dates