



# DESERT SHORES SHORE TALK

## *the* **SAVE DATES**

**Monday, June 1**

*Community Relations Meeting*

**Sunday, June 21**

*Father's Day*

**Wednesday, June 24**

*Board Meeting*

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## *Take a look* **INSIDE**

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**WE ARE**

**BACK!**

**Our office is now open to the public. Please note when visiting our office, we will limit the number of people in our lobby to one person at a time. Visitors should wear a face mask when entering our building. If you have any questions, please feel free to contact us at 702-254-1020.**

**LAGOON & PARK—OPENING JUNE 16th**

**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**  
**June 24th & July 22 at 5:30 PM**

In the event that any Board meeting will be conducted virtually (by Zoom Meetings) we will communicate this prior to the date on our website and registration info will be available to attend. 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).

**CITY OF LAS VEGAS**  
**IMPORTANT NUMBERS**

**Abandoned Cars..... 702-229-6431**  
**Animal Control..... 702-229-6444**  
**Code Enforcement.....702-229-6615**  
**Councilman Anthony's Office ..... 702-229-2524**  
**Fire Department (Non-Emergency)...702-383-2888**  
**Graffiti Hotline..... 702-455-4509**  
**Health Hazard Reporting ..... 702-229-6615**  
**Illegal Dumping ..... 702-759-0600**  
**LV Building Permits..... 702-229-6251**  
**Neighborhood Response..... 702-226-6615**  
**Neighborhood Watch Program.....702-828-4305**  
**Northwest Area Command ..... 702-828-3426**  
**NV Energy Graffiti Hotline.....702-402-2021**  
**Parking Enforcement.....702-229-6431**  
**Pot Holes.....702-229-6227**  
**Republic Services .....702-735-5151**  
**Traffic Engineering/Maintenance .....702-229-6331**  
**Water District.....702-870-2011**  
**Water Waste..... 702-258-SAVE**

**MOLD**  
**ELIMINATORS**

- **Water Damage 24hr/7days 365**
- **Sewage Clean Up**
- **Mold Removal**
- **Remodels of Your Home**
- **Painting Interior and Exterior**
- **Licensed Contractor Construction by Mirage #0059782**



**702-222-1007**

**FREE ESTIMATES**

**30 Minutes Response 24/7**

**19 year resident of Desert Shores**

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# Lagoon Opening

Under the State of Nevada's Phase 2 Roadmap to Recovery the Governor has allowed the reopening of aquatic facilities WITH modifications. In following with the required restrictions at this time the Lagoon will be opening with the following guidelines:

- ◆ The Lagoon and Park will be opening on June 16<sup>th</sup> and the 2020 pool season will be from June 16 – Sept 7 (including Labor Day).
- ◆ The hours of operation will be from Tuesday to Sunday from 10 am to 6 pm.
- ◆ Reservations are required in order to enter the park and/or pool and they are limited to 200 people per day. No walk in or same day reservations are allowed. We must have your reservation by the close of business the day prior in order for you to enter.
- ◆ Reservations by phone are preferred and recommended. You will be permitted to book no more than 2 weeks in advance.
- ◆ Once the office has your reservation confirmed you will receive an email confirmation (if you do not receive your confirmation please call the office to ensure we have your booking).
- ◆ Groups/families are limited to 6 people maximum, names of all attendees will be required at the time of booking.
- ◆ The playground, boat rentals, basketball, and volleyball will be closed.
- ◆ Drinking fountains will not be working, you are encouraged to bring water for the day.

- ◆ All chairs will be removed, you will need to bring your own chairs and blankets for the day.
- ◆ The 6 picnic tables will be available for rental for \$10 each and will be closed off when not in use. They all have a limit to 6 max.
- ◆ Social distancing is required at all times and if the Life-guards or DSCA Management feel that the safety and well-being of the residents or staff are in question, the pool and park will be closed.

## Volunteering in Desert Shores?

Coming Soon our Community Relations Committee will have 5 openings to serve on the committee. Each member will be appointed for 1 year terms for a maximum of 5 consecutive years.

This is a great opportunity to serve your community and get to know some of your fellow neighbors.

If you are interested please contact Keri Pete at [communityrelations@desertshores.org](mailto:communityrelations@desertshores.org) for more information and to place your name on the list.



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# 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](http://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 large groups.

Please remember to keep your distance to do your part to flatten the curve as this is the only way we can ease the strain on resources and return to normal activities.

*Do not feed the ducks.*



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

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***Medical & Cosmetic Dermatologist***

[info@summerlinderm.com](mailto:info@summerlinderm.com)

[www.summerlinderm.com](http://www.summerlinderm.com)

# Reminders and General Info

## Greenbelt & Lake Reminders

- ◆ This area is not a dog run.
- ◆ This is for ingress/egress to the dock only.
- ◆ Your dock must be kept clean at all times.
- ◆ Do not run extension cords across the greenbelt.
- ◆ Landscaping in rear yards is treated the same as front yards.
- ◆ Accent lighting in your backyard must not exceed the design guidelines and must not be intrusive to your neighbors beside or across the lake.
- ◆ Do not feed the ducks, this is against the rules of Desert Shores. It is harmful to the ducks and it spreads disease.



## 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.



## Community Relations Meeting Information

The Community Relations Committee "CRC" meets the 1st Monday of each month to review ARC Applications submitted by a homeowner along with conducting CC&R 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 check or \$10.50 when paid by debit/credit card by the **Wednesday prior to the CRC meeting by noon.**

**Note: that if you live in a gated community you MUST receive approval from your Sub Association first in order to submit your application to the CRC.**

- CRC Meeting is June 1st
- Deadline to submit for July meeting is July 1st
- Next CRC Meeting is July 6th

## Summer Landscape Watering Schedule

With the change of seasons upon us, Southern Nevada residents and businesses are reminded that the community's summer watering restrictions are in effect now through Aug. 31.

The seasonal restrictions prohibit landscape irrigation between 11 a.m. and 7 p.m. Monday through Saturday (Sunday watering is prohibited year-round), when water can be lost to intense heat and high winds; to avoid water loss, the SNWA recommends you water your landscape in the early morning hours before sunrise to reduce evaporation.

While landscape irrigation is permitted six days a week, SNWA Conservation Manager Doug Bennett said watering landscapes fewer days per week may in fact promote healthy plants, trees and shrubs. "Over-watering plants can do more harm than good," Bennett said. "Drought-tolerant plants only need thorough watering once or twice per week and true desert plants may go weeks between watering's, even in summer heat."

Exceptions to the mandatory season restrictions include hand-watering using a hose with a positive shut-off nozzle, supervised sprinkler system testing, and watering new or reseeded landscapes for up to 30 days.



# Happy Birthday!

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

Happy birthday to all the June babies out there! With summer kicking off this month, we hope the warmer weather brings you a sunny birthday! For those who love to know all about their birth month, here are some awesome June birthday fun facts you might not know:

- June birthdays actually claim two birthstones: pearl and alexandrite, both of which are particularly beautiful gemstones that represent loyalty and friendship.
- The flower of June is the rose, which is widely recognized as a symbol of love and/or sympathy.
- The zodiac signs for June are the quick-witted and clever Gemini (May 21-June 20) and the intuitive and sentimental Cancer (June 21-July 22).

Celebrity birthdays during June include Morgan Freeman (6/1), Wayne Brady (6/2), Angelina Jolie (6/4), Mark Wahlberg (6/5), artist Mary Engelbreit (6/5), Liam Neeson (6/7), Natalie Portman (6/9), Blake Shelton (6/18), Macklemore (6/19), Meryl Streep (6/22), artist Kathy Davis (6/22) and Ariana Grande 6/26).

We hope this next year is full of happiness and excitement, and that your birthday is a blast!

# 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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[lakesiderealty1@gmail.com](mailto: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.*

# The Real (Estate) Facts

As you can imagine the housing industry is facing new struggles. Many analysts feel what the mortgage industry is going through right now is likely going to change the face of the industry forever. Mortgage lenders industry-wide are tightening up their product offerings as investors leave the marketplace and lenders concentrate on the strongest possible loans to make their pipelines valuable. Everyone is talking about a very important word: Forbearance.... It is defined as a **temporary** postponement of mortgage payments. It is a form of repayment relief granted by the lender.

As part of the stimulus package, the Federal government passed what's called the CARES Act. This would allow borrowers to simply skip their payments for up to a year and just have the payments added on the back end of their loans. It is causing massive confusion for homeowners thinking they don't have to take any action and assuming this is meant for everyone. The U.S Department of housing and Urban Development, along with Fannie Mae, released specific guidelines for those who are in need of Government assistance during this time.

These were the instructions the Federal Housing Authority (FHA) gave to mortgage servicers:

- Delay submitting Due and Payable requests for Home Equity Conversion Mortgages by six months, with an additional six-month delay available with HUD approval; and

- Extend any flexibility they may have under the Fair Credit Reporting Act relative to negative credit reporting actions.

Here's what Fannie Mae has sent out as guidelines:

- Homeowners who are adversely impacted by this national emergency may request mortgage assistance by contacting their mortgage servicer
- Foreclosure sales and evictions of borrowers are suspended for 60 days
- Homeowners impacted by this national emergency are eligible for a forbearance plan to reduce or suspend their mortgage payments for up to 12 months
- Credit bureau reporting of past due payments of borrowers in a forbearance plan as a result of hardships attributable to this national emergency is suspended
- Homeowners in a forbearance plan will not incur late fees
- After forbearance, a servicer must work with the borrower on a permanent plan to help maintain or reduce monthly payment amounts as necessary, including a loan modification.

*Written by Industry Expert,  
Shirley Kelly-Harold*

## *Selling the Desert Shores lifestyle since 1991*



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## LOCAL HOUSING UPDATE

The local housing market hit a record high again in March 2020, but the pipeline of sales shrank as the Coronavirus Pandemic played havoc on the economy. A recent report released by the Las Vegas Realtors, (formerly Greater Las Vegas Association of REALTORS®), the trade association stated the median price for existing single-family homes sold in Southern Nevada through its Multiple Listing Service (MLS) in March was a record \$319,000. This figure is up 6.3 percent from March 2019.

A total of 2,758 homes changed hands during March 2020. Many were in progress before the outbreak hit Clark County. Unfortunately, the tally of canceled transactions nearly doubled from a year ago, and the number of newly signed contracts dropped sharply. LVR President, Tom Blanchard, said in a statement that despite increased cancellations, the jump in closed sales shows us how good our market has been though he expects different figures in the coming months as the virus affects the pipeline of sales. He added, "it makes one wonder how good the numbers would have been without the virus hitting us".

These statistics include activity through the end of March 2020 based on data collected through the MLS system which does not always include newly constructed homes by the local builders or homes for sale by owners.





### *Desert Shores is Sprucing Up!*

The Community Relations Committee has reviewed the following items in the last couple of months:

- Painting —9 applications
- Landscape —17 applications
- Architectural —27 applications

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!

**All exterior projects, whether in the front yard or backyard, require the submittal of an application for review.**

### 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](mailto:finance@desertshores.org) for the forms

Pay by eCheck or Credit Card: visit [www.desertshores.org/finance/pay](http://www.desertshores.org/finance/pay) your assessments for info

### How to Handle a Green Pool

Today green pools are more common than a few years ago. As an owner or tenant of the property you are responsible for maintaining your pool in a clean & healthy condition. Also other standing water sources and green pools can be a breeding site for mosquitos.

To report a green swimming pool, standing and/or stagnant water contact City of Las Vegas Code Enforcement contact (702) 229-6615 to file a report.

**Visit and Like Us on Facebook**

[www.facebook.com/desertshoresca](http://www.facebook.com/desertshoresca)



# Your Home is an Asset—Protect It

One of my personal favorite things to do is help people understand their home owners insurance. Our homes are, for most of us, are our biggest asset. Our homes deserve the best protection, not all policies are equal.

Here are a few things to look for on your policy:

- ◆ **Dwelling:** Does the dwelling amount cover the replacement of your home? Does it keep up with the cost of replacement over time? Compare what you have with the market value of your home; it should be 75-80% of the market value.
- ◆ **Building Code Protection:** Most of our homes were built between 1988-1990. Certainly building codes have changed since then. If you have a covered loss, and did not have this coverage, you could have thousands of dollars out of pocket and it is very inexpensive to add.
- ◆ **Personal Property:** Does it replace your belongings or depreciate the value? Don't wait to find out that your valuables are not covered. Do you need an inventory or receipts proving ownership after a loss? The more documentation the better, and in most cases reasonable coverage will be given even without documentation.

- ◆ **Jewelry:** Most policies cover a small amount of coverage for jewelry/watches and only if in the home. This can be extended to cover anywhere in the world. A bill of sale or current appraisal is required.
- ◆ **Liability:** This covers you against lawsuits for bodily injury or property damage that you or family members cause to other people. Examples would be someone trips in your backyard and breaks a leg; if your dog bites someone at the dog park. Most people don't realize the coverage extends off of the property. Have enough liability to cover your assets.
- ◆ **Additional Living Expenses:** This important coverage pays the additional costs of living away from your home if you cannot live there due to damage from a fire, storm or other insured disaster.



*Written by Industry Expert,  
Misty Chadwick*

## JUNE 2020

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	1 CRC Meeting	2	3	4	5	6 Office Open 10-2
7	8	9	10	11	12	13 Office Open 10-2
14	15	16 LAGOON OPEN*	17 Lagoon Open 10-6	18 Lagoon Open 10-6	19 Lagoon Open 10-6	20 Lagoon Open 10-6 Office Open 10-2
21 Lagoon Open 10-6 FATHERS DAY	22 LAGOON CLOSED	23 Lagoon Open 10-6	24 Lagoon Open 10-6 DSCA Board Meeting 5:30 pm	25 Lagoon Open 10-6	26 Lagoon Open 10-6	27 Lagoon Open 10-6 Office Open 10-2
28 Lagoon Open 10-6	29 LAGOON CLOSED	30 Lagoon Open 10-6				

\* at this time, you must have a reservation in order to enter the lagoon