



DESERT SHORES SHORE TALK

the **SAVE DATES**

Monday, August 3
Community Relations Meeting

Wednesday, August 26
Board Meeting

Wednesday, August 26
Deadline to Submit ARC Apps

Monday, August 31
Community Relations Meeting

Take a look **INSIDE**

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General Manager*

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Corner"*

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**CONTACT US
TODAY!**

702-254-1020
generalmanager@desertshores.org

**LANDSCAPE COMMITTEE
COMING SOON**

VOLUNTEERS NEEDED

Looking to get involved in the community?
We are looking for volunteers to serve on a
committee that will monitor the DSCA
common grounds/landscaping. Submit your
name if you are interested. More details to follow!



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** | **Jay Denen**
Christine Burnet

LAKES COMMITTEE

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

BOARD MEETING CALENDAR

Board of Directors Meeting
Aug 26 & Sept 23 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 Services702-735-5151
Traffic Engineering/Maintenance702-229-6331
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
Proud supporter of NewVistaNv.org

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

Message from the General Manager

“Like it or not, we live in interesting times.” - Robert Kennedy

It's my hope and prayer that everyone is safe and healthy as we continue to navigate through the pandemic and other social issues. As for Desert Shores, it sometimes can be a weekly or daily roller coaster of changes as we try to communicate any changes through our website, email blasts or Facebook. If you want know the latest, please follow us on Facebook, visit our website at www.desertshores.org and register on the website to get email or text messages. I want to thank all the owner/residents for your patience and understanding as we all navigate through these uncharted waters and I look forward to seeing you again when things are safer.

Lake Ends and Sidewalks

Over the last few months we are aware that the amount of people enjoying the lakes and sidewalks has increased significantly and we suspect many of them are not residents of Desert Shores. This has made social distancing harder in some areas and of course an increase in trash and those not respectful of our rules. Quickly after the lockdown occurred, we increased the lake patrol officer hours and that has made a big impact, but they cannot be in all places at all times so there have been a few complaints about feeding ducks or overcrowding in some areas. Thank you for keeping us informed when you see something out of place and we will continue to make your reports a priority.

It's unfortunate to report, that our waterfowl recently experienced a Duck Enteritis Virus (DVE) outbreak and we lost 52 of our fine feathered friends around Lake Sarah and Lake Madison. We had the same virus 3 years ago and it mainly effects our Muscovy species as they are the most susceptible. It's contagious in ducks but doesn't harm or effect humans or other pets. The biggest culprit in the spread of this virus is for the ducks to congregate in large groups, which is another reason we discourage feeding. If you see someone feeding the ducks, please ask them not to or report it immediately.

North Lake Jacqueline Greenbelt Test

We have resumed some of your renovation projects and the latest is a test project. Please take a look both sides of North Lake Jacqueline at 2 possible ways to renovate the green belts along the lakes. The greenbelts are small strips of grass areas between the homes and the lakes. These areas are maintained by Desert Shores, but allow owners living on the lakes access to private docks. They have deteriorated over the years and are in need of new irrigation lines. As you can imagine those areas are very costly in terms of turf maintenance, fence/wall damage and unwanted grass and chemicals entering our lakes. At this time we are asking for owner/residents input on a couple of options. Standing at the north end of Lake Jacqueline where Soaring Gulls ends at the lake and looking south, on the right side (NW) you'll see a more traditional xeriscape landscaping with different types of rocks and plants.

On the left side (NE) you will see a completely new ground cover product called Carpet of Stars (COS). COS is a succulent that is drought tolerant (drip irrigation is used), no mowing and provides a green grass look. Again on the left (NE), you'll see first where flats were used and then further down where plugs were used. We are testing both and to see how long it takes for the plugs to fill in completely or which installation will be more cost effective. The cost would be significantly higher for the left side vs. the right and we hope you like the alternatives over grass. We encourage you to let us know what you prefer, the reasons why and any other questions you may have by email to generalmanager@desertshores.org

This is the Northwest corner



This is the Northeast corner



For a complete look at all the test area photos please visit the website desertshores.org

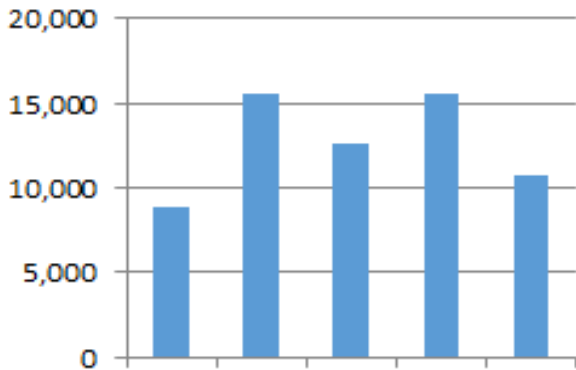
See **GENERAL MANAGER** continued on page 4

Quack Quack Corner

“The 411 on What's Happening”

Water conservation is on everyone's minds and it is certainly on the minds of Desert Shores. The water that fills our lakes comes from the same source as your residential water and we want to ensure that DSCA uses as little as possible but still maintain our lake and irrigation needs.

Below is the 4 year trend for the month of August on total Lake water usage.



Our junior fisherman Nathan catches a big fish on our lakes!



Online Newsletter

To provide more current information about what's happening in your community we are providing an online newsletter on alternating months that the printed newsletter goes out. If we have your email address you will be given a notice when the non-printed Shore Talk is posted on the website. Please help spread the word and provide us with your email address to get important updates and event notices.

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

Do you have something to say? Want to recognize an accomplishment? Share a book review or a special recipe? Please send us your thoughts and ideas for the next Shore Talk to am@desertshores.org.



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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.



Landscape Talk

After a couple of months of intense summer heat, a lot of plants may need a little extra something to help them make it through the last few weeks (8 or more but who's counting) of scorching temperatures. If you find that your trees, shrubs or grass are showing signs of nutrient deficiency, you can use a low nitrogen fertilizer to give them a boost. Signs of deficiencies include leaves that are yellowing from the base, spindly growth, small leaves and leaf scorch with curled edges. Use a balanced fertilizer like a 7-7-7 to deliver a dose of nutrients without risking burning the plant.

If you want to take advantage of the cooler temperatures that are just around the corner and get a crop of fall tomatoes and peppers, you can get the seeds started now. Either start them indoors or put them in a place where they'll get some morning sun and a lot of afternoon shade. Look for tomatoes that will either produce fairly quickly or that can tolerate some cold to ensure that you get a decent fall harvest.

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 Aug 3rd**
- **Next CRC Meeting is Aug 31st (due to Labor Day being Sept 7)**
- **Deadline to submit for "Sept" meeting is Aug 26th**



Kristine Moran
VA Realtor®



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Las Vegas, Nevada 89135 

Desert Shores is Sprucing Up!

The Community Relations Committee has reviewed the following items in the July meeting :

- Painting —6 applications
- Landscape —8 applications
- Architectural —8 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.

Happy Birthday!

Here are some other great facts for anyone born in August!

Happy birthday to all of you Leos and Virgos! Between the dramatic and energetic Leo (July 23 – August 22) and the caring and gentle Virgo (August 23 – September 22), you have a lot of great qualities worth celebrating!

Monthly observances that take place in August include National Family Fun Month, National Golf Month, National Romance Awareness Month, and National Peach Month.

The birthstone for August is the peridot, a beautiful gem that is typically several shades of green and symbolizes a great year to come!

August is named after Rome's first emperor, Augustus Caesar (heir to Julius Caesar, after whom July is named).

August's flower is the gladiolus, also known as the sword lily, which represents integrity.

Famous birthdays in August include Barack Obama, Antonio Banderas, Chris Hemsworth, Hulk Hogan, Mila Kunis, Jennifer Lawrence, Ben Affleck, Madonna, Robert DeNiro and Cameron Diaz.

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

WANTED: Electric Boat, must seat 5 minimum. Please call Lee at 702-400-1104

JUST LISTED: 7845 Surf Crest Court. Bright, open, end unit townhome. Features include: exposed concrete floor, high ceilings, 2 primary bedrooms & large yard. Located in Racquet Club Contact: Carmen Nichols, at 702-521-1841, or carmen@sellmevegas.com

Do you have an item or service to sell? Place your advertising here for \$10 for space in 2 issues



Assessment Payment Reminders

Single Family is \$83.50/month
Condo Unit is \$41.75/month

Due on the 1st | Late on the 30th

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





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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.

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The Real (Estate) Facts

When the time comes to price your home for sale, you may be tempted to start with the price you paid for it, mark it up and call it a day. Unfortunately, that strategy is unlikely to result in a true reflection of your home's market value. The following are six strategies that may help you figure out how much your home is worth:

- ◆ Abandon your personal point of view. How much will a ready, willing, and able buyer pay for your home? Buyers don't care how much you paid for the home, how much cash you need for the down payment on your next home, or how much time and money you have invested in your home's flooring, landscaping, or other improvements.
- ◆ Ask your Realtor for a CMA (Comparative Market Analysis). This shows the prices of comparable recently sold homes, homes on the market now and homes that were on the market but failed to sell. Look for the on the market homes as they are the "competition" for your home.
- ◆ Do your own market research. Try to make an impartial assessment of how homes in your neighborhood compare to yours in terms of location, size, amenities, and condition. Assuming all the asking prices, were the same, would you buy your home or someone else's?

- ◆ Calculate the price per square foot. The average price per square foot for the homes in your neighborhood should not be the sole determinant of the asking price for your home, but it can be a useful starting point. Keep in mind that various methods can be used to calculate square footage.
- ◆ Consider market conditions. Are home prices in your area trending upwards or down? Are homes selling quickly or staying on the market a long time. Are interest rates attractive? Is the economy hot or cold? Will you be selling in a buyer's market or a seller's market? Is the local job market strong?
- ◆ Sweeten the transaction terms. Some buyers have needs that go beyond the bottom line. If you are willing to close escrow quickly, you will attract buyers who want to move in right away. If you can offer seller-financing, your home will appeal to buyers who need to stretch their financial resources. Are you willing to pay some of the closing costs for the buyer? The more creative and flexible you can be in meeting the buyer's needs, the more success you will have in pricing your home to sell.

*Written by Industry Expert,
Shirley Kelly-Harold*

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

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LOCAL HOUSING UPDATE

A recent report released by the Las Vegas Realtors, (formerly Greater Las Vegas Association of REALTORS®), shows local home prices holding their ground amid the coronavirus pandemic and economic turndown, but fewer homes are selling. The Association reported that the median price of existing single-family homes sold in Southern Nevada through its Multiple Listing Service (MLS) during May was \$315,000. That was down from a record price of \$319,000 in March of this year but still up five percent from a median price of \$300,000 in March of 2019.

LVR confirmed that a total of 2,075 existing local homes, condominiums and town homes were sold during May-the second full month since Nevadans were ordered on March 17 to "stay at home" by Governor Sisolak. Compared with the same time last year, May sales were down 48.1 percent for homes and 51.3 percent for condominiums and town homes. Sales were also down from the previous month.

"This crisis has obviously had a big impact on home sales", said 2020 LVR President Tom Blanchard. At the same time, it is encouraging to see home values remaining steady, even with sales activity dropping." Blanchard pointed out how well the local housing market was performing just three months ago when home prices broke their all-time record of \$315,000 set back in June 2006. Statistics showed that March 2020 set a new high with a median single-family home price of \$319,000.

Palm Tree Trimming

It is coming to the time of year that the Association reminds homeowners of the need to trim their palm trees and check the trees around your home so the branches don't damage roof tiles of your home or the property of your neighbors.

Starting in early-mid August Desert Shores will begin sending out Courtesy Notices to residents who have not trimmed their palm trees.

There are several reasons for pruning palms:

- Removing dead and dying lower fronds improves the appearance of a palm.
- Dead and dying fronds and loose petioles are weakly attached to some palms and can place people and property at risk should they fall from tall palms. People have been severely injured by falling fronds. Dead and dying palm fronds should be removed regularly to reduce this risk.
- Pruning can remove fruit clusters, especially in public landscapes where falling fruit and flower debris can be messy as well as hazardous. Some palms generate copious amounts of seedlings near the plant. Removing flowers or fruit reduces the number of potential seedlings.
- It eliminates rats nesting in the dead palm fronds. Rats make a huge mess and anything that can minimize their cover helps move them along.



Remember! Do not drain your pool out on to the street or in to the gutters. It is against Las Vegas Municipal Code and you could be fined by Code Enforcement

Locate the clean out port that connects to the sewer line for the property. This connects to the underground pipes that take away all waste water. This is normally located in the front yard or at the side



of the house. It's normally a PVC pipe about 3 to 4 inches wide with a rubber cap or threaded cap on it. It can be hard to find if it's covered by landscaping. Sometimes there's a "W" marked in the side walk indicating where the sewer line is.

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Residents of Desert Shores Since 2001

Sub Association Management Information

Desert Shores Racquet Club

- FCCMI 702-365-6720
- Desert Shores Villas
- First Service Residential 702-791-5888
- Diamond Bay
- Terra West Management 702-362-6262
- Harbor Cove
- Level Management 702-433-0149
- La Jolla Classics
- Sierra Management 702-754-6313
- Mar-A-Lago
- Level Management 702-433-0149
- Pelican Point
- Prime Management 702-869-0937
- Ritz Cove
- Terra West Management 702-362-6262
- Spinnaker Cove
- CMG 702-942-2500

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





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www.summerlinderm.com

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.

Watch out for our waterfowl residents!

At any given time of the year you will see ducks that have called Desert Shores home. We ask that when you are driving around the community to please watch out for these tiny and slow moving friends.

They do not fly away like birds do when vehicles approach. Keep your eyes on the road and slow down for them.



Lagoon is currently open 6 days a week from 10-6 by reservation only

Labor Day will be the last day we are open for the season. Picnic tables are by reservation only, limited to 6 person and \$10 each. Reservations for Labor Day will begin Aug 24th and will fill up fast!

AUGUST 2020

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
						1 Office Open 10-2
2	3 CRC Meeting 5:30pm Lagoon Closed	4	5	6 Pelican Point 10:00 am	7	8 Office Open 10-2
9	10 Lagoon Closed	11	12	13	14	15 Office Open 10-2
16	17 Lagoon Closed	18	19	20	21	22 Office Open 10-2
23	24 Lagoon Closed	25	26 DSCA Board Meeting 5:30 pm CRC Deadline	27	28	29 Office Open 10-2
30	31 CRC Meeting 5:30pm Lagoon Closed					