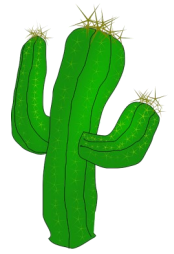


South Shores Community Association



Subject: Removal of grass from common areas

Board Of Directors

Verena Bryan
President

Robert Perkins
Vice President

Joyce Lush
Treasurer

Roswitha Calhan
Secretary

Jeannie Epstein
Director

South Shores will remove most of the remaining grass in common areas of the community to comply with AB 356 . To allow the Board of Directors sufficient time to address this turf reduction project in addition to regular community activity, an additional monthly HOA meeting will be held with a focus on turf reduction. Please see the attached meeting schedule for all of the HOA meetings. Homeowners are invited to attend either or both of the monthly meetings.

Current Information:

- With the assistance of JW Zunino Landscape Architecture, **the Board has prepared a request for proposal and sent it to six vendors.** We anticipate receiving bids by 07/28/2023.
- The Board has also requested bids for on-going landscape maintenance from the same six vendors.
- The **landscape design** is available on the South Shores homeowners' portal or via the weblink at bit.ly/3Nx0RGn. If you don't have access to the homeowners' portal, you can email Southshores@terrawest.com or call Terra West to get a copy.
- All of the grass along **Harbor Island and Mariner, and at entrances to the neighborhoods,** will be removed.
- The Las Vegas Valley Water District initially required removal of grass at both the Roundabout Park on Soft Winds and the park on Lady Lake. The HOA submitted waiver requests to keep the grass at both parks. **The LVVWD has approved keeping grass at the Roundabout Park if we add a bench or other amenity. The LVVWD has approved keeping grass at the North and South ends of the park on Lady Lake, but we need to remove the turf on the sloped section in the middle.**
- A **schedule** for doing the turf reduction will be established after selection of a vendor.



Association Email

SouthShores@terrawest.com

Association Phone Number

702-856-3838

Community Manager

Martha Ayon

Community Assistant

Alena Dickson

Customer Service/After Hours

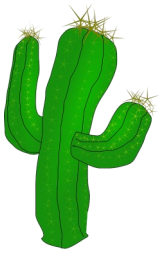
702-362-6262

Crime Stoppers of Nevada

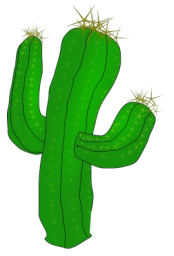
702-385-5555

Or text

"CRIMENV" + your tip to:
CRIMES (274637)



South Shores Community Association



Costs:

- We will have a better understanding of cost when bids are received, but **this will be expensive**. As this expense is unexpected and far beyond our normal budget, the Board is planning a Special Reserve Assessment. A **Special Reserve Assessment** is an additional amount that each homeowner must pay to the HOA. The Board is working through many details, including the amount of the assessment, the length of time homeowners are given to pay, whether or not the anticipated LVVWD rebate is included, how to account for inflation, and what to do with any leftover funds.
- While costs are not known at this time, we anticipate that costs will be higher than a 2021 cost estimate of around \$900,000 before LVVWD rebate.
- The Board, which consists of volunteer homeowners, has vetted out every possible option to lessen the impact of this mandate and regrets the necessity of collecting additional payments for this work. The Board investigated securing a loan to perform this work, which could allow us to repay over time. Unfortunately, this option was unavailable to us as a Homeowners Association. We also considered what doing nothing would result in. The cost of penalties would be far costlier, and the rebates provided to us by Southern Nevada Water Authority may not be available in the future. We regret to inform you that our only remaining option is to implement a Special Reserve Assessment.
- We anticipate a reduction in future water costs, and hope that irrigation main line leaks and repair costs are also reduced.

Newsletters will include updates, and homeowners will receive additional communications about the Special Reserve Assessment. Please refer to the homeowner portal instructions included in this newsletter. The best approach to answering your questions and staying informed of progress is to attend the turf reduction focused monthly HOA meeting on zoom. You may also email Terra West at Southshores@terrawest.com or call 702-251-4507 with questions and the Board will do our best to respond.

Respectively,

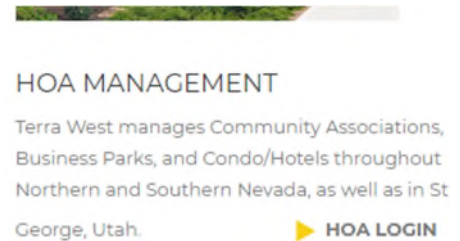
South Shores Community Association Board of Directors




YOUR COMMUNITY ASSOCIATION WEB PORTAL

Terra West Management Services (“Terra West”) is proud to provide your community association with a **FREE** personalized web portal. You can access your account, personal compliance information, important announcements, as well as obtain copies of important governing documents, meeting minutes, financial information, newsletters, architectural improvement applications (any exterior alterations must be submitted in writing & approval must be received before work can begin) and much more!

To register your account, please visit <https://terrawest.com>. On the Home Page, on the top menu bar, select “HOA Login,” then select “Click here to obtain initial log in.” You will need your Terra West account number, last name or company name as it appears on your account statement, and a valid email address as well as the Management Company and Association ID. The ID information can be found at the bottom of your account statement (please refer to the example below). Once you have entered the information in the required fields, click on “Get Initial Login Info.” You should receive an email with your user name, password, and a link to the login page. You can always change your password later once you have accessed the website.



MGMT CO ID 

2117 000005 0000000004152242 SMITH0000000 021650 3

ASSOCIATION ID ACCOUNT # (When obtaining login, do not include the preceding zeroes or the dash/hyphen)

We trust you will find the Association’s web portal to be a convenient source of useful information.

TERRA WEST OFFERS eCOMMUNICATIONS AND eSTATEMENTS!

To enhance timely and effective communication between the Association and the membership, including saving the association funds (and ultimately YOU!!) by minimizing postage whenever possible, the Association would like to send email “blasts” to all owners, which contain official notices previously required by law to be delivered by the United States Postal Service.

By providing your email to the Association, you will automatically defaulted to receive electronic (email) communications as your primary means of contact with the Association. If you prefer hard copy communication, you can elect to OPT OUT by following the instructions below:

If an email address has been entered in the owner’s “Profile” within the Association’s web portal, Terra West Management Services will be sending Association information and notifications via email per NRS 116 below. Please ensure the entered email address is complete.

If no email address has been provided in the owner’s “Profile”, this will be the owner’s acknowledgement that they have opted out of electronic communication and will continue to receive hard copies in the mail. You will not receive general community alerts. Association publications will be sent via hard copy mail only.

If you would like to OPT OUT of email communication as your primary means of communication with the Association. In the owner's "Profile", under the "Settings: Preferences" menu option, please check the box under Electronic Communications marked "I wish to OPT OUT of receiving emails as my primary communication and request hard copies be mailed." and select Save.

Please note, the following information will continue to be sent via hard copy to the mailing address of record per NRS or Terra West policy for all members: (1) Notice of change to governing documents, (2) Amendments to bylaws, articles, CC&Rs, plat plans, etc., (3) Restriction on voting or common area use, (4) Elections – nomination form, ballots, etc., (5) Removal of board members, (6) Annual Budgets, (7) non-compliance notices and (8) All policies and resolutions. As further provided per NRS116.31068, 3116, 31168, 31031(3)(4), 31151(3), 31034(15), 31151(3)(4), 31065(31).

If you would like to enroll in **electronic billing statements** (assessment reminders), for those Association's that do not use coupon books, please select eStatements under your Profile Settings on the web portal. If you have enrolled in auto-pay through Terra West Management Services, you will continue to receive electronic statements. Once logged in, select "Profile" from the left menu, then "Preferences" under the "Settings" menu on the right side of the screen. Under the "Electronic Communication" menu, please check your preference box for "I wish to receive communications electronically including my newsletters, assessment and reminder statements, and other community notifications."

Please ensure noreply@eunify.net, customerservice@terrawest.com and your Association's email addresses are added to your email's safe sender's list. Terra West Management Services has no way of knowing if an email notice failed to be received due to your individual security settings. The Association has a duty to send to the email provided but, not guarantee delivery. If you need to update your mailing address or email(s) in your profile/contact information, please submit your request in writing to customerservice@terrawest.com."

IMPORTANT! If you have previously provided the Association an eConsent form and you did not complete your registration for the web portal, please ensure you complete this step in order to receive the full benefits of electronic communications. Furthermore, if you provide the Association a written request to add an "Alternate" or second email to your account or you have added this to your Profile on the web portal, this email will also receive all electronic communications you have registered for. Please ensure any change requests to your profile contact information are provided to the Association in writing.

Should you have any questions regarding the above or need assistance with your initial login, please contact Terra West Management Services at customerservice@terrawest.com or by calling (702) 362-6262 for further assistance.

IMPORTANT NOTICE FOR OWNERS WITH MULTIPLE ACCOUNTS:

If you own multiple properties within in the same Association or have multiple Associations for the same property that are managed by Terra West, you can link your accounts in your portal by emailing helpdesk@terrawest.com.

Your Association's Email: _____

Your Association's ID: _____

Your Account Number (no preceding zeroes or dashes/hyphens): _____

South Shores Community Association

2023 MEETING SCHEDULE

July 12, 2023 3PM REGULAR SESSION
July 18, 2023 4PM EXECUTIVE SESSION 5PM REGULAR SESSION
August 2, 2023 3PM REGULAR SESSION
August 15, 2023 4PM EXECUTIVE SESSION 5PM REGULAR SESSION
September 13, 2023 3PM REGULAR SESSION
September 19, 2023 3PM REGULAR SESSION 4PM EXECUTIVE SESSION
October 11, 2023 3PM REGULAR SESSION
October 17, 2023 3PM REGULAR SESSION 4PM EXECUTIVE SESSION
November 8, 2023 3PM REGULAR SESSION
November 21, 2023 3PM REGULAR SESSION 4PM EXECUTIVE SESSION
December 13, 2023 3PM REGULAR SESSION
December 19, 2023 3PM REGULAR SESSION 4PM EXECUTIVE SESSION

Meetings will be held on Zoom

To join Zoom Meeting with video:

Click on: bit.ly/2023SSOMeeting

and reply to the prompts

Or launch Zoom and enter Meeting ID: 850 4660 2099 and Passcode: 081217

To Join Zoom Meeting with telephone (Audio Only):

Call (346) 248-7799

Regular Session will be 3:00pm

Regular Session Agenda: An agenda is made available to the association's membership in accordance with NRS 116.3108. You may obtain a copy of the agenda from Terra West Management by calling (Association Direct Line at 702-362-6262) or by email from southshores@terrawest.com

Homeowner Forums: There will be two forums for homeowners in the Regular Session. One at the beginning of the meeting where homeowners may comment on agenda items only and one at the end of the regular session for comments on general topics. No action can be taken upon a matter raised during the second forum until the matter has been included on a future agenda. Comments will be limited to three minutes each and a total time of 30 minutes. No owner can give their allotted time to expand another owners' time.

Minutes/Audio Recordings: The Regular Session will be audio recorded by Management. Copies of the minutes and/or the audio recording will be available from Terra West Property Management by calling (Association Direct Line at 702-362-6262) or by email from southshores@terrawest.com

Executive Session will be 4:00PM

The Board meets in Executive Session which is closed to homeowners to discuss only: matters of litigation; the conduct of a community manager or employee; violations of the governing documents; delinquent assessments; penalties for failure to adhere to construction schedules. **EXECUTIVE SESSIONS MAY NOT BE RECORDED.** Minutes of the Executive Session are confidential and are not available to homeowners. A homeowner may request a copy of the part of the record that pertains to himself.



Henderson: 11135 S. Eastern Ave. Suite 120, Henderson NV 89052

Sky Pointe: 6628 Sky Pointe Drive. Suite 280, Las Vegas, NV 89131

Corporate Offices: 6655 S. Cimarron Blvd Suite 200, LV NV 89113

Phone: 702-362-6262 Fax: 702-362-5046

www.terrawest.com