



January 18, 2024

**South Shores Community Association
Special Reserve Assessment
Homeowners will pay \$460**

Dear South Shores Community Association Valued Homeowner(s),

The South Shores community association recently distributed a newsletter to announce that the special reserve assessment will be \$117 per quarter. It has been clarified that the accurate amount is \$115 per quarter.

Water is a valuable resource, and we thank the Nevada Legislature, Southern Nevada Water Authority, and Las Vegas Valley Water District for their leadership in its conservation. Now it is our turn to contribute to water savings, by removing much of the turf in our community. **A one-time Special Reserve Assessment must be paid by all property owners to cover the cost of compliance with Nevada Assembly Bill 356, which requires that non-functional turf be removed. Homeowners must pay \$460.00 in addition to their regular annual assessment amount of \$368. Commercial property owners will be notified in a separate mailing of the amount they must pay.**

This is what you can expect:

- You will receive two coupon books 2024: One for the Special Reserve Assessment and one for your regular assessment:
 - Special Reserve Assessment Due Dates are April 1, 2024; July 1, 2024; October 1, 2024; and January 1, 2025. The amount is \$115 per quarter.
 - Regular Assessment Due Dates are January 1, 2024; April 1, 2024; July 1, 2024; and October 1, 2024. The amount is \$92 per quarter.
- Payments must be made separately. Do not combine your payments.
- **The Special Reserve Assessment can be paid by check/mail using the coupons or online, and you can setup automatic payment for the Special Reserve Assessment.**
- Payments may be made in advance of the due dates.

Southern Nevada Water Authority has determined where our community must remove turf. Starting in January 2024 with estimated completion fall 2024, South Shores will convert turf to desert landscape along Mariner Dr, Harbor Island Dr, entrances to our neighborhoods, and the central portion of the park on Lady Lake. Turf will be retained at the Roundabout Park on Soft Winds Dr and at the north and south ends of the park on Lady Lake Dr.

Please see the attachment for more information.

Per Nevada Revised Statutes, the South Shores Board of Directors approved the 2024 budget on November 21, 2023, and approved the Special Reserve Assessment on December 19, 2023.



As a reminder, homeowners may not receive coupon books for the regular assessment before the January 2024 payment is due. To ensure that your \$92 January 2024 payment is received, mail it to

South Shores Community Association, PO Box 61533, Phoenix, AZ 85082, listing your Association Account Number on the payment.

Sincerely,

South Shores Community Association

Attachment with Additional Information

About the turf reduction project:

- Almost 100,000 sq ft of turf will be removed. Total cost of the planned work is \$825,804. It is possible that unanticipated changes will impact the cost.
- Southern Nevada Water Authority initially required that all turf in the community be removed. The HOA successfully appealed that to retain turf at the parks.
- The planting plan can be found on the homeowner portal (<https://southshores.myterrawest.com>; click on "Document" in the left-hand menu; click on the + sign next to Main; scroll down to the "Turf Reduction" folder and click on it; click on the document "South Shores Turf Reduction").
- To reduce costs, plants will not be as dense as the existing desert landscapes on Harbor Island and Mariner. We can add plants in the future if needed.
- Every effort will be made to save existing trees. The future irrigation system, the method used for turf removal, and installation one section at a time have all been designed to preserve the trees.
- Nine vendors bid on this project. After careful deliberation, the Board of Directors selected LandCare for this project and for continued ongoing land maintenance.

About the Special Reserve Assessment:

- If you can pay early, please do. This will help to ensure that our community has funds available to pay our vendor on time.
- Interest and late fees will be applied to late or missed payments.
- We anticipate receiving a water company rebate of \$1.50 per square foot. Because this is not guaranteed, we have not deducted it from the Special Reserve Assessment.
- Any leftover funds will be retained in the South Shores Reserve Fund, which is used to pay for maintenance of the community.
- Using water company estimates, we anticipate ongoing savings in water costs of \$30,000 - \$40,000 per year.
- If you have questions about payments, please reach out to Terra West Management Team at SouthShores@terrawest.com or (702) 856-3838.