

## WHAT IS THE LATEST ON OUR TURF REDUCTION PLANS (AB356)?

This is a question that many of you may be wondering about. Recently you received your Special Reserve Assessment coupon book along with your regular assessment coupon books. Yes, you do need both. The Special Reserve Assessment covers the cost of removing grass along streets in the community to comply with the law (AB356). You can pay your Special Reserve Assessment by mail/check, online, or with a scheduled payment.

As for the landscaping, you will begin to see that LandCare is modifying the irrigation throughout the community in areas where turf will be removed, to reduce water waste and avoid water company fines. This may result in some grass dying along streets and sidewalks in advance of removing it.



The water company is providing us with guidance for the order in which to do turf reduction. The current plan is to start at Rampart and Lake Mead, followed by Lake Mead, Mariner, and last Harbor Island. You will begin to see these changes over the next six months starting in February.



Along with the removal of grass, the new areas will start out with less plant material than the previously landscaped areas. This is a money-saving strategy so that once the project is complete (anticipated around early Fall), we will reassess our options to add or subtract plant materials as needed. Be assured that with these changes, we are making every effort to preserve and protect the trees that are currently in place.

As always, if you have any questions, you are more than welcome to join our Turf Reduction meetings which are held on the second Wednesday of each month at 3:00. Regular meetings are held on the third Tuesday of the month at 3 pm, and if you've been invited to a hearing that meeting is at 4 pm. The Zoom link can be found in your correspondence from Terra West or in the Terra West portal.

### SPECIAL RESERVE PAYMENT SCHEDULE

Date:	April 1, 2024	June 1, 2024	Oct. 1, 2024	Jan. 1, 2025
Amount:	\$115.00	\$115.00	\$115.00	\$115.00

#### South Shores Board of Directors

**Verena Bryan**  
President

**Joyce Lush**  
Treasurer

**Jeannie Epstein**  
Director

**Calvin Zurich**  
Director

Terra West  
Management  
SouthShores@  
terrawest.com  
702-856-3838

**Martha Ayon**  
Manager  
**Alena Dickson**  
Assistant

Customer Service  
After Hours  
702-362-6262  
702-385-5555

or text

CRIMENV + your tip to  
CRIMES (247637)  
Crime Stoppers of Nevada

**HELP! I GOT A VIOLATION AND I DON'T KNOW WHAT TO DO.**



by: Jeannie Epstein, Director

So you received the dreaded “violation” notice in the mail and you don’t know what to do. Let’s start from the beginning.

1. Read the violation carefully. What is the violation for? Most violations are for landscaping issues.
2. Have you recently made changes to your home or landscape and did not submit an ARC Application? Go to your Homeowner’s portal, find the Architectural Forms folder and in the "Document" section you will find the ARC application.
3. Is the violation for your yard because you do not meet the minimum plant requirement? The minimum plant requirement is 12 plants with desert landscape, 8 plants if fully turfed, or 10 for partially turfed. (Please read ARCHITECTURAL STANDARDS AND GUIDELINES, Landscaping for particulars.)
4. Is your violation for general maintenance of your yard? It is important to keep up your yard by pulling weeds, pruning trees, and caring for plants. Or maybe your dead plants need to be removed and replaced? This goes to the general standards of our community.
5. If you are unsure or have questions, please contact Terra West so you can get clarification and assistance with your violation. The ARCHITECTURAL STANDARDS AND GUIDELINES will give you detailed information regarding modifications to your home and yard. Terra West and your Board are here to help you.

**IDENTITY THEFT TIPS- LVMPD**



Here are a few tips from LVMPD to help prevent identity theft.

1. Don’t carry SSN or health card unless needed.
2. Limit your cards to two credit and one debit.
3. Pick up mail promptly.
4. Don’t give out personal information to unknown callers.
5. Use strong passwords
6. Give your mail out items directly to your mail carrier.
7. Go to:

**<https://www.lvmpd.com/services/financial-crimes-section/identity-crimes-overview/identity-theft-prevention-tips>**  
for additional information.

**NEW BOARD MEMBER**

Happy New Year. With a new year comes new board members. Let’s all welcome our newest board member, Calvin Zurich. Our 2024 Board of Directors are: Verena Bryan, Joyce Lush, Jeannie Epstein and Calvin Zurich.

# South Shores Community Association

## 2024 MEETING SCHEDULE

February 14, 2024 Turf Meeting  
February 20, 2024  
March 13, 2024 Turf Meeting  
March 19, 2024  
April 10, 2024 Turf Meeting  
April 16, 2024  
May 8, 2024 Turf Meeting  
May 21, 2024  
June 12, 2024 Turf Meeting  
June 18, 2024 4PM EXE 5PM BOD  
July 10, 2024 Turf Meeting  
July 16, 2024 4PM EXE 5PM BOD  
August 14, 2024 Turf Meeting  
August 20, 2024 4PM EXE 5PM BOD  
September 11, 2024 Turf Meeting  
September 17, 2024  
October 9, 2024 Turf Meeting  
October 15, 2024  
November 13, 2024 Turf Meeting  
November 19, 2024  
December 11, 2024 Turf Meeting  
December 17, 2024

### **To join Zoom Meeting with video:**

Click on: <https://bit.ly/2024SSOMeeting>

and reply to the prompts.

Or launch Zoom and enter Meeting ID: 872 9459 9386 and Passcode: 189068

### **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](mailto: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](mailto: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](http://www.terrawest.com)