



# Shore Talk

## New Lakes Committee Formed —Volunteers Needed—

At their March 24 meeting, in response to community concerns about waterfowl and other issues involving the Desert Shore lakes, the Board of Directors approved formation of a Lakes Committee. The purpose of this new, ad hoc, committee is to:

- Serve as a community forum for issues involving the lakes.
- Collect relevant information and assess feasible alternatives.
- Make recommendations to the Board of Directors.

The Lakes Committee's overall goal is to proactively determine what Desert Shores Community Association can do to assure our continued enjoyment of the lakes. This includes issues such as waterfowl, resident and non-resident usage, and the threat of water restrictions.

Volunteers are needed to serve on this committee, especially from the following districts: Crosspoint, Villa Finestra, Mar-A-Lago, Gull's Landing, Moonlight Bay I, Desert Shores Racquet Club, Ritz Cove, LaJolla Classics, Sage Pointe, Reflection, Harbor Point and Spinnaker Cove.

The organizational meeting of the Lakes Committee will be held Wednesday, June 2, 6:00 p.m. in the DSCA Clubhouse. Please call Debbie at 254-0628 to tell her that you will be attending.

## IMPORTANT DATES

**May 1:** Lagoon Opens

**May 12:** Budget Ratification Meeting

**May 26:** Board of Directors Meeting

**May 31:** Memorial Day Celebration

## Lagoon Opens Saturday, May 1

**May 1** — (weekends only):  
10:00 a.m. - 5:00 p.m.

**May 31** — Memorial Day Celebration:  
11:00 – 4:00 p.m.

**June 1** – Lagoon opens full time:  
Tuesday - Sunday, 10:00 a.m. - 7:00 p.m.

On pages 9 and 10 you will find general information and rules for use of the recreational facilities and lagoon. Please take a few minutes to review the rules with your family. Please cooperate with the lifeguard staff when asked to comply with the rules. The rules are in place to ensure all members an enjoyable day at the beach.

On Memorial Day, May 31, the gates will open at 11:00 a.m. to the sounds of Davey the DJ, who will host a series of activities for kids and adults alike. Pedal boats will be available on Lake Jacqueline.

Join your neighbors for a day on the beach at Desert Shores. Las Vegas Entertainment will be putting on a DSCA Carnival with a lemonade and snow cone stand, carnival game booths, high-striker, kiddie flying swing ride and kiddie bounce. Hamburgers, hot dogs, cotton candy, nachos and other goodies will be available for purchase.

Events will occur from 11:00 a.m. to 4:00 p.m. Don't miss out on this annual event and the start of our summer season.

# Desert Shores Member Community Associations

## Community Relations Committee

Irving Blatt	Barbara Lonigro
Suzanne Duskey	Jackie Plotkin
Carol Evans	Doris Tarleton
John Fareio	Connie Vaillancourt
Diane Hertz	Betty Wagstaff
Carol King	

## Board of Directors

Mitchell Kuhn, *President*  
Peter Kurbikoff, *Vice President*  
John Phillips, *Secretary*  
Mark Klein, *Treasurer*  
Lee Bernstein, *Director at Large*

## DSCA Staff

Rita Peterson, PCAM®, *General Manager*  
Debbie Lathigee, *Administrative Assistant*  
Betsy Katz, *Accounting Administrator*  
Diane Meswarb, *Facility Manager*  
Paul Farley, *Maintenance*  
Phil Bruce, *Patrol*

## Important Telephone Numbers

DSCA Office, 24-Hour Number ..... 254-1020  
Accounting Department..... 254-0657  
Community Relations ..... 254-0628  
Emergencies ..... 911  
Metro Police Non-Emergency ..... 311  
Abandoned Cars ..... 229-6615  
Animal Control ..... 229-6348  
Neighborhood Watch Program ..... 229-3507  
Street Light Service ..... 229-6331  
Parking Enforcement ..... 229-6431  
Pot Holes ..... 229-6227

## Desert Shores Community Association Mission Statement

The Desert Shores Community Association is a non-profit corporation specifically established by Covenants, Conditions and Restrictions filed on June 1, 1988, in Book 880601, as Document No. 00011, of the Official Records of Clark County, Nevada, for the purpose of operating the business affairs of its homeowners association.

## BOARD NEWS

The Desert Shores Community Association Board of Directors meeting was held Wednesday, March 24, 2004.

A presentation was made by a representative from Investment Equity Builders on the proposed commercial development for the NE and SE corners of Smoke Rank and Buffalo. The Tech Retail Center would include a 24 hour Becker's Steakhouse requiring a Special Use Permit. Darcy Hayes, City Council Liaison Ward 4 answered residents questions and encouraged them to call Councilman Brown's office to express their opinion regarding the proposed development. Petitions were distributed "for" and "against" the project and will be forwarded to Councilman Brown's office.

Mitch Kuhn read the following statement from the Board of Directors regarding the waterfowl controversy:

"Before we begin the meeting I have something to say regarding the waterfowl controversy. At our January meeting we had a presentation by Wildlife Service representatives. They told us how they could solve the coot overpopulation. The board rejected their solution. The board decided to take no action. There was no decision made to do anything harmful to the waterfowl. At the present time they are migrating and present no immediate problems.

As you know, many of the homeowners received a flyer containing some false accusations which I will not go into at the present time. We have not authorized any actions which will harm the waterfowl population, nor do we expect to do so in the future.

## Board Meeting Calendar

Desert Shores Community Association  
2500 Regatta Drive

**Wednesday, May 26 at 6:00 p.m.**

*The agenda will be available on  
Monday, May 17, at the DSCA office.*

A unit owner has the right to:

- Have a copy of the minutes or a summary of the minutes distributed to him upon request and upon payment to the association of the cost of making the distribution.
- Speak to the Board of Directors at the beginning of the meeting, unless the Board is meeting in executive session.

## BOARD NEWS, ctd.

We hope this will calm those of you who fear we will take some harmful action. I repeat, we do not intend to harm the waterfowl.

We have included on the agenda a proposal to form a Lakes Committee addressing issues covering the lakes and waterfowl.

We will also seek the advise of PETA and other humane organizations.”

Homeowner, Lynette Brand spoke in defense of the waterfowl and gave a power point presentation addressing waterfowl behavior.

Mitch Kuhn called the meeting to order. Board members present: Bernstein, Kuhn, Kurbikoff and Phillips.

### Action was taken on the following:

- The resignation of Joe Butler was accepted and Mark Klein was appointed to the Board of Directors to serve until the November election. Mark will serve as Treasurer and Lee Bernstein, Member at Large.
- Minutes of the January 28, 2004 Board of Directors meeting approved.
- Minutes of the January 5 and February 2, 2004 Community Relations meeting approved.
- Treasurer’s Report for month ending February 29, 2004 accepted subject to audit.
- Action on proposed CC&R’s amendment tabled.
- 2004 lagoon maintenance contract awarded to Aquatic Services in an amount not to exceed \$76,000.00.
- Clubhouse seal coat contract awarded to Lamb Asphalt Maintenance Inc. in the amount of #2,605.00.
- Las Vegas Entertainment proposals for Memorial Day and Labor Day events tabled.

The meeting adjourned at 8:30 p.m. The next regularly schedule meeting of the Board of Directors will be held May 26 at 6:00 p.m. in the DSCA Clubhouse.

## Sub-Association Management Information

### *Desert Shores Racquet Club*

Real Property Mgmt ..... 933-7764

Diamond Bay

Pelican Point

Terra West Property Mgmt ..... 362-6262

Harbor Cove

FCCMI ..... 365-6720

La Jolla Classic

Ritz Cove

Key Management ..... 562-1264

Spinnaker Cove

Julie DiMartino ..... 454-9005

Mar-A-Lago

CAMCO ..... 531-3382

Notary Service is available in the association office. Please call for an appointment.

### Advertisement Rates (Black & White)

Resident Business Card ..... \$50

Non-Resident Business Card ..... \$100

Quarter Page ..... \$200

Half Page ..... \$350

Full Page ..... \$600

The deadline for submission is the 10th of every other month. Ads must be paid in advance, be camera-ready, and conform to the measurements on our advertising agreement form.

*Shore Talk* is published bimonthly as the source of information to our Community Association. DSCA is not responsible for any services listed or rendered through this newsletter. Management reserves the right to edit articles submitted for the newsletter. We welcome your comments and suggestions.

## Community Relations Committee

### Trash and Windy Days

On windy days, your trash cans, trash can lids and trash bags can become airborne nuisances, clutter the sidewalks and streets, and make the entire neighborhood unsightly. On those particularly windy days, please make sure your trash is stacked, secured, and placed out for the trash service as close to pick-up time as possible. When storing your trash cans they must be stored out of sight from neighbors and the street.

### Due Process

Due Process begins with a written complaint and can end with fines to the homeowner for non-compliance. Therefore, it is important to distinguish between an event that requires intervention by the Community

### COMMUNITY RELATIONS COMMITTEE

The Community Relations Committee, made up of Desert Shores Community Association homeowner volunteers, does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design which will preserve and improve the appearance of our Community and the property values therein.

The Committee meets on the first Monday of each month and reviews all plans for exterior improvements and additions to residential lots and dwellings in Desert Shores. These improvements include without limitation, additions, modifications and alterations to residential dwellings such as fences, walls, room additions, patio covers, gazebos, pools and spas and pouring of all concrete; planting of trees as well as certain other landscaping, including all lake front landscaping. Submittals for exterior building painting and landscape retrofit are being reviewed and approved without having to wait for the monthly meeting.

Failure to submit plans to the Committee prior to start of construction or complete plans according to approval is a violation and may subject homeowner to additional fees or a minimum special assessment of \$40.00 which may be progressive.

Before entering into a contract for any type of work on your property please be sure to review the Contractor Checklist for Consumers (see page 8) provided by the Nevada State Contractors Board.

### MISSION STATEMENT

To promote and encourage a mutually satisfactory resolution of noncompliance issues within the community, with the intent of maintaining and protecting the value of the property and to promote community harmony, spirit and pride. To review ARC submittals as necessary.

Association and one that should be resolved either within the neighborhood or with the police.

The Community Association staff sends out Courtesy and Violation Notices. The staff can not follow-up on telephone call complaints because a WRITTEN complaint is required for due process. The Community Association staff also make monthly drives through each neighborhood and sends out Courtesy and Violation Notices for those infractions that are observed on the drive.

### Parking Restrictions

Just a REMINDER!! Recreational vehicles and boats are not allowed to be parked on streets or driveways. Recreational vehicles may be parked on property no longer than 24 hours to unload only.

### Does your Boat Have One of These?

DESERT SHORES  
COMMUNITY ASSOCIATION

255

### **ALL BOATS ARE TO BE REGISTERED WITH THE ASSOCIATION**

1. Read the Policies and Guidelines pertaining to boating allowed on the lakes, understand them fully and agree to abide by them.
2. Register the boat (one-time registration fee of \$15.00) and affix the sticker to the right side of the craft's stern.
3. Provide a certificate of insurance indicating current coverage in the amount of no less than \$100,000 for the purpose of bodily injury liability and property damage liability coverage in connection with ownership, maintenance and operation of the boat at Desert Shores Community Association. The insurance coverage shall be the primary insurance with respect to Desert Shore Community Association; the Association must be indemnified against any damage claim resulting from the use of this boat.

# The Real (Estate) Facts

By Shirley Kelly-Harold

**T**hought about buying a fixer-upper? You can probably save money buying a home that needs *some* work if it doesn't need *too* much work, that is, no defects in the foundation or high price repairs needed to the major systems in the home.

You might seriously consider homes that need painting, landscaping, minor or medium size repairs, carpeting, and other cosmetic improvements. Upgrading the kitchen and bathrooms can also add to the profits when it comes time to sell. Homes with potential look untended and slightly shabby but be aware of total disasters.

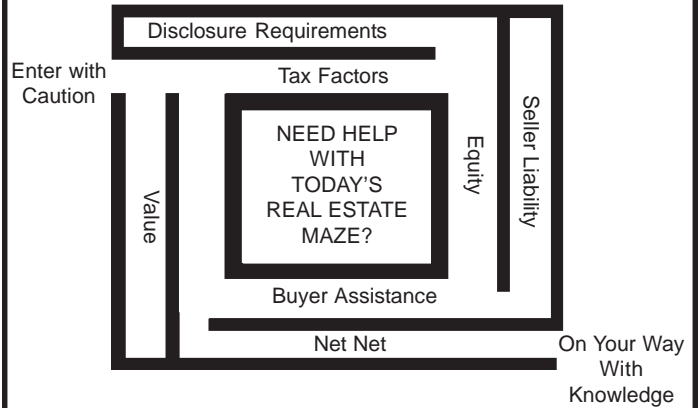
You will have to use your own judgment and determine how much fixing up you will be able to undertake both financially and emotionally.

A few pointers to consider before purchasing include:

- Do not overpay.
- Location, location, location.
- Make notes on items that need repair/replacement as you go through the home.
- Determine approximate cost of these repairs and who will do them. It is most cost effective if you do most of the minor repairs and hire the professionals for the major system work.
- Check into the zoning and community rules and regulations when finding a home that interests you to be sure there are no restrictions that conflict with your ideas and plans.
- Consider the time you have available time for devoting to the project.
- Before finalizing any transaction, have a professional home inspection.
- Transforming a house from an ugly duckling into a beautiful swan can be profitable!



**Shirley Kelly-Harold, CRS, GRI**  
**Jack Harold, ABR, CRS, GRI, SRES**  
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## ASSOCIATION NEWS

**2004/2004 Budget Ratification Meeting** — A meeting will be held Wednesday, May 12, 6:00 p.m. in the clubhouse to ratify the 2004/2005 Operating Budget. Once again we have carefully reviewed every line item in the budget in order to deliver a “needs based” budget to assure your money is being expended wisely.

As a result of increasing the reserve contribution last year to \$209,000 and continuing to contribute that amount in the 2004/2005 operating budget our reserves are now funded at 69.79%. Overall Desert Shores Community Association is in sound financial condition.

**2004/2005 Coupon Books** — During the month of May new payment coupon books and envelopes will be sent to those of you who send your monthly maintenance fee to the U. S. Bank lockbox in San Diego. Owners who have their monthly fee automatically withdrawn from their bank accounts and those who pay electronically will not receive coupon books or envelopes. Please call the office if you do not receive your coupon book by May 25.

Thank you to all of our owners who continue to pay their monthly fees in a timely manner. Your dollars pay for all of the budgeted maintenance of the property.

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Lillian Phillips Perlman  
Reflections II

## MORNING

Having always been an early riser, in the winter when I wake up to the smell of freshly brewed (with the help of the timer) coffee, I stroll into the kitchen, and pour myself a cup. Then huddling close to the fireplace, I drink it and read the morning paper. However from early spring, through summer, and as long as possible into fall:

*Each morning, at dawn  
I sit on the patio sipping coffee  
while watching the pale moon  
become transparent in the west.  
A crack of light appears in the east.  
as the sun slowly peaks out  
above the mountains.  
Soon I feel heat  
gently warming my body  
as the golden fireball rises  
in the clear cerulean sky.  
Peaceful silence surrounds me  
interrupted only by  
the cheerful chirp of early birds  
who, as I, find daybreak  
their most favorite time.  
Lillian Phillips Perlman*

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# Desert Shores Social Club

## MISSION STATEMENT

The mission of the Desert Shores Social Club is to provide an organization for adults who live in Desert Shores to meet and form friendships and plan events in which all members can participate in an atmosphere of a social and friendly environment.

## Social Club spreading their wings

Time flies when you are having fun. As the Social Club (formally the 50+Social Club) approaches the third year at Desert Shores, we have decided to make a few changes. We are planning to spread our wings and indulge in new adventures.

The Club is now open to groups of all ages!

Do you have an interest or an idea? We will help you find neighbors with similar interests. If you would like to know more about our club or have suggestions, please call Sandy Gratton, Events Chairperson @ 562-3477, Sue Carollo, Coordinator @ 838-9838, or Carol Sinchak, Club Founder @ 869-3688.

Look for our booth on the Lagoon lawn during the annual Desert Shores Memorial Day Celebration. Come visit with us at our June Social on Thursday evening, June 10 at 6:00 p.m. We will provide the cold cuts, beverages, etc. (you are always welcome to BYOB). This is the time to get to know some of your Desert Shores neighbors and make new friends.

- Bocce with Jim and Sue continues to be enjoyed by a growing number of our members.
- Hiking with Lorri has encouraged many of us “non-hikers” to learn to enjoy our great Red Rock area, Valley of Fire, Mt. Charleston, as well as other interesting areas around Las Vegas. (Lorri Vavak is a volunteer at Red Rock Canyon and wants to share her knowledge and love of the outdoors with our group).
- Lunches, Dinners, Theatre, Museums, etc continues to be a favorite for many of our members.
- Book Club with June meets once a month to discuss the newest book they have read.
- Bunko meets once a month. They would welcome other types of card games.
- We have a new Kayaking Group looking for new members.
- Arts and Crafts, Scrap Booking, Hot Air Ballooning, or even Bingo?

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You have many neighbors who are looking for someone just like you to join them. **Everything is much more fun when you do it with friends.**

The only requirements to joining the **Desert Shores Social Club** are being a resident of Desert Shores and having a desire to meet neighbors with similar interests.

# Contractor Checklist for Consumers

When planning your next project, from the smallest paint job to major remodeling or the installation of a new pool, protect yourself and your property. The following guidelines from the Nevada State Contractors Board can help.

- ✓ Obtain at least three written estimates for the job from different contractors. Read the fine print and know if there is a fee for estimates if you don't sign with that contractor.
- ✓ Verify the status of contractors' (and any subcontractors') licenses by contacting the Nevada State Contractors Board **AND** check with the city and county for business licenses.
- ✓ Check with (1) the Investigation Division of the Nevada State Contractors Board, (2) the Better Business Bureau and (3) the Dept. of Consumer Affairs for any complaints against potential contractors.
- ✓ Request references from contractors. Contact the contractors' references and/or inspect completed projects.
- ✓ Negotiate a clear, **detailed** contract in writing. Accept no verbal agreements.
- ✓ Read the entire contract, understand its terms and conditions and check for warranty coverage.
- ✓ Ensure that all documents are correctly signed and dated by involved parties.
- ✓ Examine the plans or drawings for accuracy prior to approval.
- ✓ Secure payment and performance bonds from the contractor.
- ✓ Confirm that your contractor has obtained the appropriate permits through the building department. With a licensed contractor, you should **not** have to obtain your own permits.
- ✓ Make frequent inspections to monitor the progress of the work, and do a thorough final walk-through.
- ✓ Require your contractor to provide you with unconditional "waiver and release" (lien release) forms when you make a payment for any completed phase of your project.
- ✓ Keep a job file and retain copies of all documents and correspondence.

## ***Need a Pair of Helping Hands in your Kitchen?***

- Preparing food for:
- A Party •
  - Meals for the Week •
  - Teach your teen to cook •

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# Desert Shores Community Association Recreational Facilities

## A. GENERAL INFORMATION

**1. Use** of the DSCA Recreational Facilities is limited to residents and their guests. Residents may use the DSCA Recreational Facilities during normal operational hours, except the Beach Club Facilities that are reserved for private parties or Desert Shores structured activities, or are posted “closed.”

**2. Desert Shores ID** card must be in your possession at all times when using any of the Recreational Facilities.

**All members must sign in and register their guests each time they visit the Facilities.**

**3. Events:** Special structured events and meetings of the Association have priority.

**4. Conduct:** Each resident is responsible for his/her own conduct, and that of any guest, at all times. Privileges may be suspended for violations of the Policies & Guidelines. Individuals or groups engaged in hazardous or destructive activities or, in the opinion of Management or a Member of the Board, are incapable of reasonable control of their actions, will be asked to leave the premises immediately.

**5. Pets** are not allowed in the Beach Club Facilities.

**6. Injuries** and/or accidents involving the Recreational Facilities, and/or amenities must be reported to Desert Shores Community Association, 2500 Regatta Drive, Las Vegas, 89128, within 24 hours in writing. DSCA will not be held responsible for any accident or injury in connection with the use of the facility or common area by residents or their guests. **MEMBERS AND GUEST ASSUME ALL RISKS INVOLVED IN SUCH ACTIVITIES.**

**7. Members** are responsible for any family members, guests, invitees, tenants, and/or agents who damage DSCA equipment and/or facilities and will be liable for all repair or replacement costs. Guest are limited to ten (10) per **household**.

**8. Health** regulations will be strictly enforced at all times.

**9. Littering** is prohibited at all DSCA Recreational Facilities. Proper trash containers must be used at all times.

**10. Lakes:** No wading, diving or swimming is permitted in the lakes by any person or animal.

**11. Abandoned Property:** Any personal property left unattended on any portion of the common areas of DSCA may be taken into control of the Association where it will be held for a period of fifteen (15) days. Any such property unclaimed by the owner during the fifteen-day period will be considered abandoned and the Association will dispose of as the Association sees fit.

**12. Glassware of any type is prohibited within the Beach Club Facilities with the exception of the Clubhouse. This includes drinking glasses, bowls, beer/soda bottles, pitchers, etc.**

**13. Damage** or vandalism should be reported immediately to Management.

**14. Gates:** Residents are responsible for closing facility gates when entering or leaving when the lifeguard staff is not on duty.

**15. Alcohol:** In accordance with Nevada State Law, no one under the age of 21 shall be served an alcoholic beverage while on the premises. Beer and wine are allowed, providing they are not in glass containers. If alcoholic beverages are served at reserved functions, no minors are to be present without parental permission. Use of controlled substances is prohibited.

**16. Soliciting** will not be allowed within the Beach Club Facilities.

**17. Vehicles** may not be parked in the DSCA parking lot for periods longer than 12 hours.

**18. Property** belonging to DSCA must not be removed from the Beach Club Facilities.

**19. Personal** items may not be left in the Beach Club Facilities overnight.

**20. Keep** the Recreational Facilities clean at all times.

*Continued to next page*

# Desert Shores Community Association Recreational Facilities

*Continued from previous page*

**21. Radio/stereo** noise must be kept at a moderate level. Management has discretionary power to limit noise levels.

**22. No commercial use** of the Recreational Facilities (including Beach Club Facilities) will be permitted without prior approval of the Board of Directors.

**23. Beach Club Facilities close** at 10:00 p.m. Tuesday through Sunday and are not available at all on Mondays. No residents and/or guests are allowed to enter Beach Club Facilities after this time.

**24. Fund Raising Events** sponsored by outside organizations require Board of Directors approval a minimum of six months in advance.

## B. GUEST POLICY

**1. Guests will not be invited** to Association functions unless otherwise specified. Guest fees and reservations may be required for attendance per the Social Committee.

**2. Residents must accompany** their guests and carry their Desert Shores ID card at all times.

Residents are responsible for their guests' compliance with all Policies & Guidelines and for any damage to DSCA property and/or personal injuries.

## C. SWIM LAGOON

**1.** Swimming is limited to specific hours posted at the lagoon entrance and subject to change without notice. No swimming is allowed when lifeguards are not on duty!

**2.** All swimmers must shower, using warm water and soap and shall rinse off all soap suds, before entering or re-entering the lagoon. Shower is located adjacent to the restrooms.

**3.** No person having skin lesions, sores, inflamed eyes, mouth, nose or ear discharges, suffering from colds, fever, or coughs or possibly carrying any communicable disease shall use the lagoon.

**4.** Spitting, soiling, or in any way contaminating the lagoon, walkways, or dressing room floors is prohibited.

**5.** Smoking within the lagoon area is prohibited, except in **designated areas** approved by the health authority.

**6. Per Health Department Regulations,** infants must wear diapers and waterproof rubber pants, with elastic at the waist and legs, at all times when in the lagoon. Infants without the required rubber pants will be removed from the lagoon. Diapers shall only be changed in the designated area in the restrooms.

**7.** No cut-offs or clothing other than normal swimming attire shall be worn in the lagoon.

**8.** Only sponge or beach balls are permitted in the lagoon.

**9.** No running, horseplay, or unruly conduct will be permitted. No throwing in the air, sitting on shoulders or dunking of persons in the water.

**10.** No residents or guests shall enter the pool equipment areas at any time.

**11.** No diving is allowed

**12.** Flotation devices are allowed provided that space permits.

**13.** Chairs are permitted at waters edge only.

**14.** Children under the age of twelve (12) years must be accompanied by a parent or a guardian over the age of eighteen (18) years. Members under eighteen (18) may bring one (1) guest.

**15.** DSCA is not responsible or an insurer of the safety of its members, their families, children, guests or tenants. Notwithstanding any age limitations set forth in these policies, it is suggested that parents accompany their children of any age at all times. DSCA members, their families, children, guests and MANAGEMENT HAS THE RIGHT TO SUSPEND PRIVILEGES IF CONDUCT IS DEEMED DISRUPTIVE OR DESTRUCTIVE TO OPERATING PROCEDURES tenants are each responsible for their own safety.

## DSCA Landscape Committee Update

The permanent Landscape Committee (Committee) met March 30 to move forward on the landscape upgrade project.

The Committee elected Jim Carollo as Chairperson. Jim is an excellent choice as he is a horticulturist with responsibility for implementing and managing landscaping at Angel Park golf course. Other Committee members are: Harold Adams, Lynn Rosenthal, Jane Snow, and Dennis Wentworth. Mark Klein serves as the Board of Directors liaison. The Committee has been working with the landscape architect firm J. W. Zunino & Associates to develop a master plan that presents the vision of how Desert Shores will look after the upgrade is installed.

Jack Zunino and Amie Wojtech, J. W. Zunino & Associates presented the master landscape plan to an open meeting of homeowners April 13.

An overview of the DSCA project was presented showing additional designs for typical areas: narrow and wide streets, and three- and four-way intersections. The designs continue to address the reasons we are moving forward on this project: water utility savings, wall maintenance savings, tree maintenance savings and liability issues. We also want to take advantage of the current water authority rebate.

Photographic-quality simulations of two areas were shown, the four-way intersection at Regatta and Mariner and a typical street. We saw how they would appear after initial planting and then after three years growth. The photos show the use of trees, plants, shrubs and rock mulch laid out to create a beautifully balanced presentation. The pictures showing the mature development illustrated how lush and appealing the new look will be (far different from the rock and cactus look that some people expected!). Trees planted between the pine tree's are planned to grow to 20' tall and eventually become a replacement for the pines as they need to be removed (due to dying, falling, disease or pose a danger to property). The final plant selection will be decided based on year-round appearance. We hope to have color all year, trees with minimal impact on maintenance and adjacent property concerns (i.e. pools, landscape, etc). The use of cactus or other desert-like plants with spikes is being discouraged due to liability issues.

The meeting addressed many aspects of the common area. The proposed design does not remove grass around the lakes in areas where people walk.

Mr. Zunino voiced concern about the health of the existing pine trees. Long term recommendations included not planting species that require extreme maintenance, using hydro zoning (mini oasis concept) for focal points, using plants tolerant to the local Las Vegas climate, doing more fertilization and pest control, and improving irrigation with a deep watering drip system. This approach will obtain as much SNWA rebate as possible. The design presented by Zunino is intended to preserve trees in our landscape, even as the existing pines are gradually removed.

The DSCA office will maintain a display of all the information presented at this meeting, past meetings and future meetings. It will include the original landscape committee recommendation that was adopted by the board, the budget estimate presented by Zunino and the overall plan and photos showing how the area will look at planting and then in three years. All residents are invited to visit the office and review this material. This should help them develop an accurate picture of what to expect.

See Landscape Committee, continued to page 14



**JACKIE PLOTKIN,**  
CRS, GRI, LTG

*Desert Shores Resident & Volunteer*

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**DYSON & DYSON**  
REAL ESTATE ASSOCIATES  
8225 W. Sahara Ave. #C  
Las Vegas, NV 89117



## Burglary Prevention Checklist

- ✓ Secure any sliding doors. Put a steel rod in the door channel. Install 2 or 3 screws in the overhead track to reduce the chance of the door being lifted out of the track.
- ✓ Look into installing a burglar alarm system. Some alarms even link to a law enforcement agency.
- ✓ Have a wide-angle door viewer (Peephole) installed in your front door so you can see who is at the door.
- ✓ Use an engraving pen to write your current driver's license number on your property. Burglars don't want marked merchandise.
- ✓ Keep bushes and trees near your house well trimmed. Thick, tall shrubbery provides cover for a burglar and lets him work undetected.
- ✓ Keep the area around your house well lit. This will discourage burglars.
- ✓ Organize a Neighborhood Watch program. Neighbors working together make one of the best crime-fighting teams around.
- ✓ Make sure that the locks on your doors and windows are strong and secure and then use them.
- ✓ Display "Beware" signs if you have a dog or an alarm system, put up signs that say you do. They deter thieves.
- ✓ Make a home inventory list, complete with photos or video. Store this list away from your home.
- ✓ Never leave a house key in an obvious place such as a mailbox or under a doormat.
- ✓ Be careful with your keys. Put your house and car keys on separate key rings and don't put identification tags on keys.
- ✓ Have a security plan for when you are on vacation. Ask a trusted neighbor to pick up mail, etc.
- ✓ Be wary of wrong numbers and teach children what to say to strangers on the phone.
- ✓ Know the steps to take if your home is robbed.

## Ways to keep your home secure while you are away

- Have mail and packages picked up by a trusted neighbor, forwarded or held by the post office.
- Lower the sound of your telephone ringer and answering machine so they can't be heard outside.
- Arrange to have your lawn mowed or the snow shoveled from your walk and driveway.
- Stop newspaper deliveries.
- Ask a friend to pick up "throwaway" newspapers and circulars.
- Leave a radio playing, preferably tuned to a talk show with volume low. This will create the impression of a conversation.
- Use automatic timers to turn lights (and radios and televisions) on and off in your living room and bedrooms at appropriate times.
- Ask a trusted neighbor to park in your driveway while you are gone.
- Have your neighbor come into your home daily to change the drapery positions (giving the house a "lived-in" look).
- Don't publicize your vacation.
- Remove anything of extreme value from the house and put it in a safe place while you are gone.
- Tell police and dependable neighbors when you plan to be away and ask them to keep a close watch on what's happening in your area.

## When Your Home Is Burglarized

If you've been burglarized, here are some tips to get you back where you belong.

### What to do at the scene

- If you come home to an obvious break-in, DO NOT ENTER your home. Go to a neighbor and call the police. The burglar may still be in your home.
- Wait until the police arrive before you enter and begin to take an inventory of what is missing.
- Don't touch anything. The police may dust for fingerprints.
- Provide police with whatever information they require. Ask the investigating officer where you can obtain a copy of the police report. Make sure you write down the names and badge numbers of the police officers.

- If you saw the burglar, you will be asked to provide a description that will include:
  - Height
  - Build
  - Clothing
  - Hair / Eye Color
  - Hair / Beard Style
  - Distinctive Markings
- Once the police have furnished the investigation, make your own inspection. Use the Home Inventory Checklist.

**Note:** *You may not discover the full extent of the theft until days or even months after the burglary.*

### If You Are Home During A Burglary

- If you are at home when the burglar strikes, pretend to be asleep. Unless there's immediate danger, pretending to be asleep may save your life.
- If you suddenly find yourself face-to-face with a burglar, try to stay calm. He's probably as startled as you are. Police recommend that you say to him very calmly, "Tell me what you want and I'll give it to you." Most burglars will just run out. It is far better to lose a possession than to risk the loss of your life. After the burglar is gone, call the police immediately.
- Again, do not touch anything. You may disturb some evidence.
- If you are attacked by the intruder, do anything and everything you can to escape.

## INSURANCE COVERAGE

### Special Items

Your agent can provide you with extra coverage for your fine jewelry. Most standard homeowners' policies limit the amount of coverage for jewelry and other special items. You can insure your jewelry for its full appraised value with a "floater" attached to your homeowners, condo or renters' policy. Please contact your agent for more information.

### Discounts

Many agents offer a number of premium discounts for adding protective devices such as alarm systems, deadbolt locks, local burglar alarms and central station burglar alarms. Discounts vary by state, so ask your agent for details.

## Desert Shores Resident Finds Success

Jennifer Olsen, a Desert Shores resident is just one person with an idea, whose invention is now on the shelves of seven Las Vegas Wal-Mart stores. The invention is the Bed Bra.

What is a Bed Era you ask? She combined bra straps with a bedskirt and created a one-size-fits-all slip-on bed skirt. That's right—it will fit any size bed, from a twin to a Cal king, and it eliminates the hassles of lifting the mattress to put it on. Because of the Bed Bra's three row elastic design, it also adjusts to different bed frame heights and can also be adjusted as a ruffled or tailored skirt, depending on your preference.

How did all this come about? Jennifer was in a car accident and injured her back. The idea came to her when she was unable to help her mother lift a heavy mattress to change a bedskirt. She realized how difficult this chore was, and why most people avoid it altogether.

It has taken her a few years to develop and market her product, but with her perseverance and determination, she now sees the light at the end of the tunnel. After her success on the Home Shopping Network in 2003, she approached Wal-Mart, and now the Bed Bra and coordinating one-size-fits-all pillow shams are available at seven local area Wal-Mart stores: Centennial Center, Cheyenne & Rainbow, Tropicana & Pecos, Spring Mountain & Rainbow, Charleston & Decatur, 215 & Tropicana, and Pahrump.

The Bed Bra has already helped many people, and we know that it will soon make life's little tasks a lot easier for many more. With her product, Jennifer hopes to help a lot of people, and spare them the agony of the back-breaking task. To find more information on our resident entrepreneur and the one size fits all slip-on bedskirts and pillow shams, see [www.BedBra.com](http://www.BedBra.com) or visit your local Wal-Mart.

# Summer Watering Restrictions In Effect May 1

It's that time of year. Time to adjust your thermostat, fire up your barbecue and change your watering schedule.

Summer watering restrictions go into effect May 1. May through August, you may water any day of the week, however watering restrictions prohibit watering between the hours of 11 a.m. and 7 p.m. Watering during the hottest part of the day isn't effective because most of the water evaporates before your landscape can absorb it.

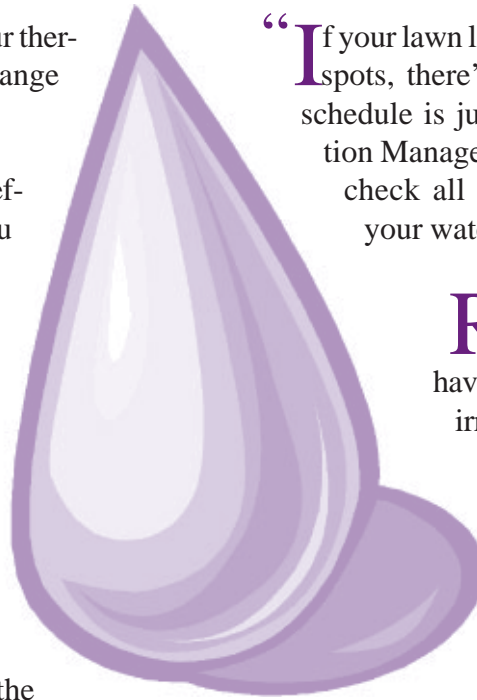
Water conservation is the key to surviving our fifth consecutive year of drought conditions. Southern Nevada is officially in Drought Alert, the second in a three-stage plan designed to help the community weather the drought.

While you may water your lawn on any day during the summer schedule, find what works for your yard before you start watering daily. Four or five days a week may be plenty, depending on temperatures that week.

Be sure to use the cycle and soak method of watering: set your irrigation clock to water in three cycles of four minutes. For example, water once at 4 a.m., then again at 5 a.m. and 6 a.m. when it's cooler and there's less wind. This allows each watering to soak into the soil before more water is applied. Desert soil is compacted and cannot handle a lot of water at once. Watering grass for one long period will produce wasteful run-off, which can result in a water-waste fee.

If you find your lawn is browning in some patches, check your irrigation system.

Your sprinklers may not be reaching those areas. Adjust sprinklers so the spray of one sprinkler just reaches the spray of another sprinkler and water isn't spraying on to driveways or sidewalk areas. To bring brown spots back to life, hand water the area.



"If your lawn looks great outside of a few brown spots, there's a good chance your watering schedule is just fine," said SNWA Conservation Manager Doug Bennett. "You'll want to check all your options before increasing your watering time."

Remember we are now in daylight-saving time. If you haven't already, be sure to adjust your irrigation clock to the right time for the season and change the back-up battery, which will save your settings in the event of a power outage.

For more conservation tips and for tips on maintaining a healthy landscape, visit [snwa.com](http://snwa.com).

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## Landscape Committee, *continued from page 11*

The current budget appears adequate to fund completion of the project in a reasonable time with no increase in dues.

The next step is for the Board of Directors to approve the master plan concept from Zunino and to award a contract for development of detailed construction documents. These will be necessary for the final step, the actual physical landscape changes. The project will be put out for competitive bids to insure DSCA gets a quality landscape company capable of following the master plan with a reasonable price.

We believe that this effort will make all who live in Desert Shores both proud and pleased that our community is both beautiful and responsible.

I will continue to write updates in "Shore Talk" for those who can't attend meetings.

*Victor Morris,  
member of the Landscape Committee*

# Marketplace

**Whirlpool Washer** (electric), large capacity thin over/under and **Dryer** (Gas). Never used. Retail \$1,100. Will sell for \$600. Call 658-1424.

**Roomate** to share: Bedroom, walk by Lakes, very quiet. Prefer senior, non-smoker/drinker, no pets. Call 222-3150.

**Acreage** for sale throughout Desert Shores residential and commercial. Call 255-8954 for further details and information.

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For adoption to a loving home, 2-1/2 year old adorable female (AKC) **Silver Mini Schnauzer**, house trained, spade, great with kids, and other pets, \$125. Please call Christine at 869-6363.

**Private Piano Lessons.** All ages, all levels. Call Ann Hagerty, 255-5727.

**Finishing Carpentry**, hardwood floors, crown moldings. 25 years remodeling experience. Available for miscellaneous jobs. Call Claude, 275-9177 or 222-3150.

**Sprinkler System Repair.** Honest, reliable work, reasonable rates. Call Mike, 810-4491.

**Wanda's Cleaning.** Honest reliable, free estimates. Service with a smile. References. 242-8238 or 241-9106.

## May 2004

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Lagoon Opens, 10:00 am
2	3 Boy Scouts, 7:00 pm Community Relations, 5:30 pm	4	5	6	7	8
9	10 Boy Scouts, 7:00 pm	11	12 Ritz Cove Board of Directors, 7:00 pm	13 DSCA Social Club 7:00 pm	14	15
16	17 Boy Scouts, 7:00 pm	18	19 Pelican Point Board of Directors, 7:00 pm	20	21	22
23	24 Boy Scouts, 7:00 pm Crime Task Force Committee, 6:00 pm	25	26 Board of Directors Meeting, 6:00 pm	27	28	29
30	31 Memorial Day Carnival					



Desert Shores Community Association  
 2500 Regatta Drive  
 Las Vegas, NV 89128

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# June 2004

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 Lakes Committee, 6:00 pm	3	4	5
6	7 Boy Scouts, 7:00 pm Community Relations, 5:30 pm	8	9 Diamond Bay Board of Directors, 6:00 pm	10 DSCA Social Club 6:00 pm	11	12
13	14 Boy Scouts, 7:00 pm	15	16	17	18	19
20	21 Boy Scouts, 7:00 pm	22	23	24 District Delegates, 6:00 pm	25	26
27	28 Boy Scouts, 7:00 pm Crime Task Force Committee, 5:30 pm	29				